CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, July 21, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - Rental Apartments - 3000 Virginia Avenue

   b. Annexations (3) - Kings Highway Commerce Park #2 - 2313-332-0000-010-0, 2313-333-0001-000-7, 2313-332-0000-000-7

   c. Future Land Use and Rezoning - Kings Highway Commerce Park #2 - NE Corner of S. Kings Highway and White Road

   d. Annexations (5) - West Orange - 4918 and 5220 Orange Ave and TBD 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, 2407-231-0000-000-5

   e. Planned Development and Conceptual Site Plan - West Orange - 4918 and 5220 Orange Avenue and TBD

   f. Annexations (5) - Millcreek - N. of Orange Avenue and W. of Hartman Road 2407-124-0001-000-3, 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1

   g. Planned Development, Future Land Use and Conceptual Site Plan - Millcreek - N. of Orange Avenue and W. of Hartman Road

   h. Future Land Use and Rezoning - Zentex - 2326-130-0000-000-7 and 2326-130-0000-010-0

   j. Final Plat - Oak's at Moore's Creek - NW Corner of Means Court and Avenue B

Technical Review Committee **1. a.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Annexation - Rental Apartments - 3000 Virginia Avenue

LOCATION

3000 Virginia Ave

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 07/07/2022 03:30 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Vennis Gilmore, Senior Planner
FROM:	Ryan Altizer, Planner
RE:	**Rental Apartments- Annexation - 22-02000001** **3000 Virginia Ave**
MEETING DATE:	July 21, 2022

Annexation for Rental Apartments at 3000 Virginia Avenue

The above referenced project is being submitted for your review and comments. The applicant is requesting an annexation for 3000 Virginia Ave for the use of rental apartments.

Pleas send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, July 19, 2022

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 3000 VIRGINIA AVE

2. Legal description of real property for which annexation is being requested:
PLEASE SEE ATTACHED EXHIBIT "A"

Property Tax ID: 2419-111-0002-000-7

3. Size of described property: 17.83 ACRES

4. Project description: RENTAL APARTMENTS

5. Current St. Lucie County Future Land Use Designation: COM

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? NO

8. Appraised value: Tax Assessed Value: $1,631,000

9. Name of Owner(s): 11765663 CANADA, INC.,136681 CANADA INC., AND 135058 CANADA, INC., CANADIAN CORPORATIONS

Signature of Owner(s): _____
Mailing Address: PLEASE SEE ATTACHED SIGNATURE PAGE
City _____ State _____ Zip _____
Phone _____ Fax _____

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

10. Name of Representative: JEREMY MEARS

Signature of representative: [signature]

Mailing Address: 6517 MAPLERIDGE 1

City) HOUSTON State TX. Zip 77081

Phone 210-669-3081 Fax 318-855-5662

E-mail: JEREMY@TBSG.COM

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

OWNER:
11765663 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: Renee Greenberg 5A42FEBE07C541F...

Name (print): Renee Greenberg

Title: authorized director

OWNER:
136681 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

OWNER:
135058 CANADA, INC.,
a Canadian corporation

By (Signature): DocuSigned by: B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

DocuSign Envelope ID: DC4779A8-D4D4-4B66-99A5-BAB5BC17A05A

Exhibit "A"

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

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

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

LEGAL DESCRIPTION:

(ORB 4518, PG 2088)
THAT PART OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

EXCLUDING ADDITIONAL RIGHT OF WAY DESCRIBED AS PARCEL NUMBER 111 IN (ORB 787, PG, 57), (ORB 787, PG, 76) AND (ORB 808, PG 184) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS–OF–WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS–OF–WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER DESCRIPTION.
7. LOT DIMENSIONS ARE PER LEGAL DESCRIPTION "(D)" UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 1013329–44593.00002, DATED 12/12/21 AT 8:00AM PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF ANNEXATION, ENGINEERING DESIGN AND PERMITTING. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 02/21/2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE LOCATION: PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19–35–40

SITE AREA: 15.08± ACRES

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC (COMMERCIAL PROPERTY)

DATE OF DATA ACQUISITION: SEE FIELD DATE LISTED BELOW

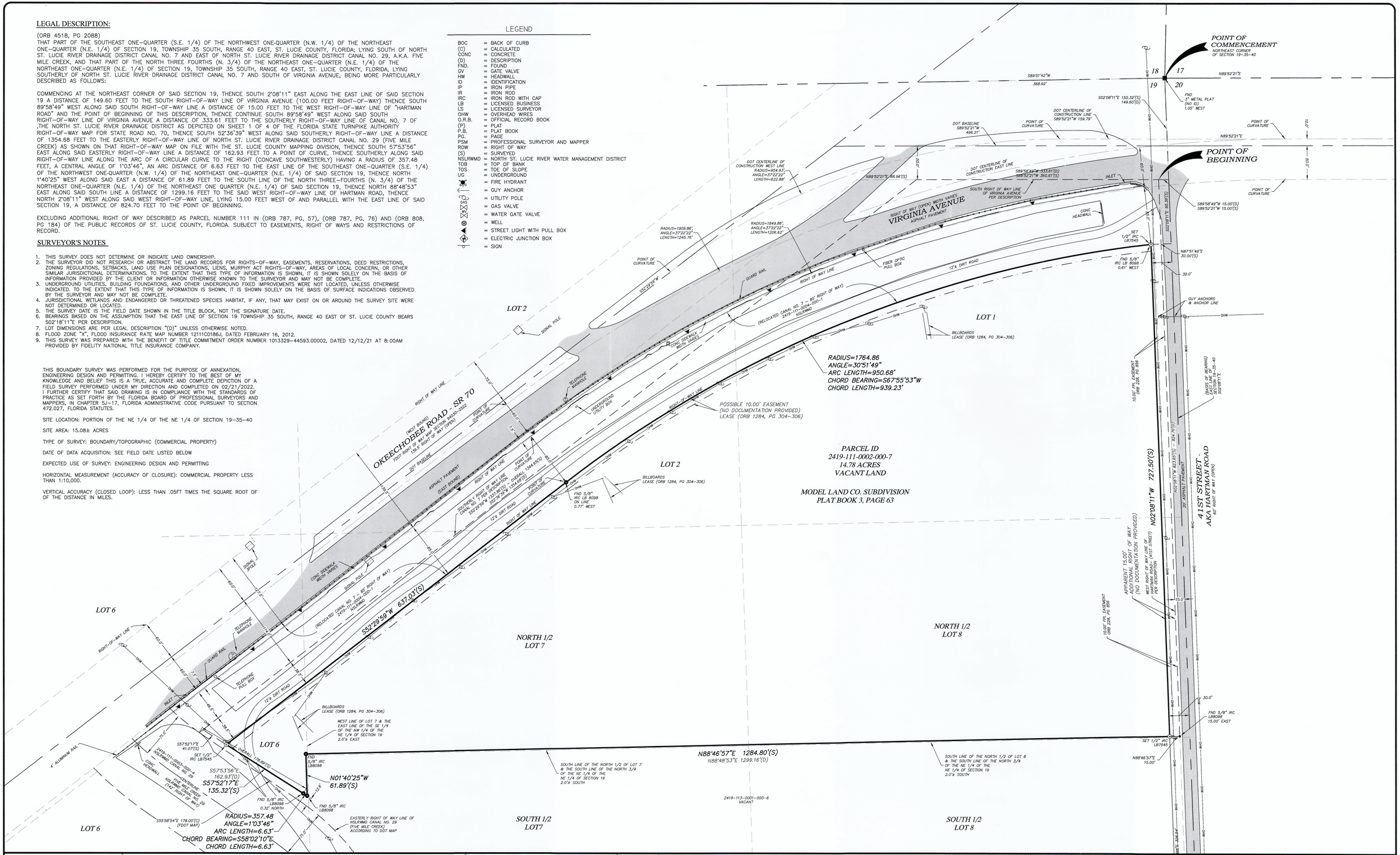
EXPECTED USE OF SURVEY: ENGINEERING DESIGN AND PERMITTING

HORIZONTAL MEASUREMENT (ACCURACY OF CLOSURE): COMMERCIAL PROPERTY LESS THAN 1:10,000.

VERTICAL ACCURACY (CLOSED LOOP): LESS THAN .05FT TIMES THE SQUARE ROOT OF OF THE DISTANCE IN MILES.

LEGEND

BOC	= BACK OF CURB
(C)	= CALCULATED
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
GAS	= GAS VALVE
W	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN



MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
.	.

CERTIFIED TO:
JEREMY MEARS

FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9	1"=60'
FIELD DATE	JOB #
02/21/22	22-100

SHEET 1 OF 1

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

4/19/2022
DATE

G:\SURVEYING\SURVEYS\PROJECTS\2022\22-100 Virginia Ave (CR712) (FPL 22-210)\22-100 Virginia Ave (CR712) (FPL 22-210).dwg Apr 19, 2022 - 2:32pm

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4789078 OR BOOK 4518 PAGE 2084, Recorded 12/04/2020 03:43:52 PM Doc Tax: $0.70

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

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

QUITCLAIM DEED

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

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

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

SEE ATTACHED EXHIBIT A

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

[*signature page to follow*]

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

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

138252 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON GISSER,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 138252 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

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

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

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON ITSEK,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 135641 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

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

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

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP
KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

15.

This instrument prepared by
CHESTER B. GRIFFIN, 311 South 2nd Street
Fort Pierce, Florida

799722

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of December, 1986, by ANJA, INC. and MISTEL, INC., both Florida corporations, hereinafter called the grantor, to 135641 CANADA, INC., 138252 CANADA, INC., 135058 CANADA, INC. and 136681 CANADA, INC, all Canadian corporation, each as to an undivided 25% interest, whose postoffice address is: c/o ANJA Properties, Inc., 5780 Decelles, Suite 305, Montreal Quebec H3S 2C7 Canada, hereinafter called the grantee:

50

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

STATE OF FLORIDA ... DEC 31 '86 ... 10523

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to wit:

As described on Exhibit A attached hereto.

Title to subject property has not been examined by the scrivener.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; tht the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985.

IN WITNESS WHEREOF, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Sara Ann Reuter

Mary Jeanette Lugt

ANJA, INC.

By Jack Greenberg
Jack Greenberg, President

MISTEL, INC.

By Jack Greenberg
Jack Greenberg, Vice President

STATE OF FLORIDA)
:
ST. LUCIE COUNTY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JACK GREENBERG,

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

Order: 10133279
Doc: FLSTLU:526-01171

Requested By: eklempert, Printed: 1/5/2022 10:00 AM

President of ANJA, INC., a Florida corporation, and JACK GREENBERG as Vice President of MISTEL, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of December, 1986.

Mary Louise Lee
NOTARY PUBLIC, State of Florida at Large
My commission expires: 4-7-90

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

Order: 10133279
Doc: FLSTLU:526-01171
Page 2 of 3
Requested By: eklempert, Printed: 1/5/2022 10:00 AM

DESCRIPTION:

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE-FOURTHS (N. 3/4) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E.¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST LINE A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. 3/4) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, SAID LANDS SITUATE IN ST. LUCIE COUNTY, FLORIDA; CONTAINING 17.3420 ACRES MORE OR LESS.

[illegible]

'89 DEC 31 P3:28

SURVEYORS CERTIFICATE:

WE HEREBY CERTIFY THAT WE HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT MARKERS HAVE BEEN SET AS INDICATED, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS; AND THAT THIS DRAWING IS A TRUE AND CORRECT DELINEATION THEREOF.

KEITH & SCHNARS, INC. - STUART DIVISION

BY [signature]

EXHIBIT A

OR BK 0526 PAGE 1173

NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
P.O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

Order: 10133279
Doc: FLSTLU:526-01171

Requested By: eklempert, Printed: 1/5/2022 10:00 AM

Technical Review Committee **1. b.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Annexations (3) - Kings Highway Commerce Park #2 - 2313-332-0000-010-0, 2313-333-0001-000-7, 2313-332-0000-000-7

LOCATION

NE Corner of S Kings HWY and White Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 10:35 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-02000002
BOARD DATE	:	July 21, 2022

Annexations (3 Parcels) – Kings Highway Commerce Park #2

Attached is an Application for a Annexation for the subject property located at the NE Corner of S Kings HWY and White Road.

Parcel ID: 2313-332-0000-010-0
Parcel ID: 2313-333-0001-000-7
Parcel ID: 2313-332-0000-000-7

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-332-0000-010-0
3. Size of described property: 0.83
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $43,575
9. Name of Owner(s): Matthew Lyle Wynne II LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 8000 S US Highway 1 Suite 402
   City Port St. Lucie State Florida Zip 34952
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative: _____

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Matthew Lyle Wynne II, LLC
8000 S US One Suite 402
Port St Lucie, FL 34952

June 17, 2022

RE: Parcel ID # 2313-332-0000-010-0
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Matthew Lyle Wynne II, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Matthew L. Wynne

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2022, by Matthew L. Wynne who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Susan LaFleur
Notary Public

SUSAN LAFLEUR
MY COMMISSION # GG 356204
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

Seal

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

Property Identification

Site Address: KINGS HWY
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-332-0000-010-0
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 174934
Map ID: 23/13S
Zoning: AG-1 Count

Ownership

Matthew Lyle Wynne II LLC

8000 S US Highway 1 Ste 402
Port St Lucie, FL 34952

Legal Description

13 35 39 FROM SW COR OF SEC TH N 89 44 39 E ALG S LI OF SEC 25 FT, TH N 00 11 05 W 614.19 FT, TH N 89 44 38 E 110 FT TO POB; TH N 00 11 05 W 68.22 FT, TH N 89 57 26 E 528.29 FT, TH S 00 56 56 E 68 FT, TH S 89 44 38 W 528.29 FT TO POB (0.83AC - 36,155 SF) (OR 3128-1592)

Current Values

Just/Market Value:	$43,575
Assessed Value:	$228
Exemptions:	$0
Taxable Value:	$228

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.83
Land Size (SF):	36,155

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 11, 2009	3128 / 1592	0001	WD	Agler Ben	$550,000
Sep 11, 2009	3128 / 1586	0130	WD	Matthew Lyle Wynne LLC	$100
Jan 9, 2008	2926 / 0055	XX02	WD	Agler Ben	$250,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0

Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$43,575
Just/Market:	$43,575
Ag Credit:	$43,347
Save Our Homes or 10% Cap:	$0
Assessed:	$228
Exemption(s):	$0
Taxable:	$228

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	0.83	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$43,575	$228	$0	$228
2020	$43,575	$228	$0	$228
2019	$43,575	$228	$0	$228
2018	$43,575	$228	$0	$228

Permits

Number	Issue Date	Description	Amount	Fee

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

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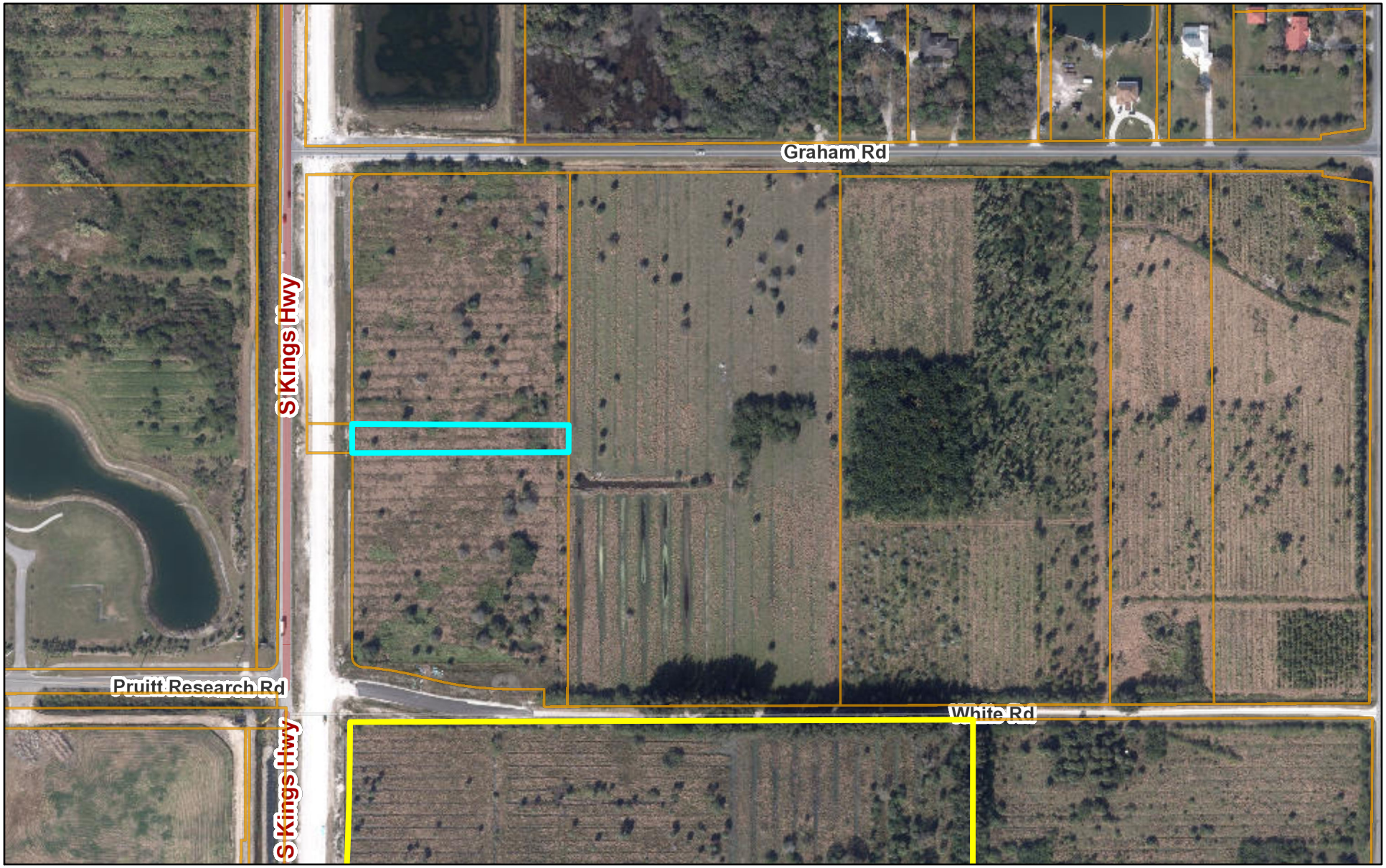
Saint Lucie County Property Appraiser



June 15, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3390885 OR BOOK 3128 PAGE 1592, Recorded 09/17/2009 at 03:20 PM
Doc Tax: $3850.00

This Document Prepared By and Return to:
FRANK H. FEE, III, ESQUIRE
FEE, DeROSS & FEE
500 Virginia Avenue, Suite 200
Fort Pierce, FL 34982

Parcel ID Number: 2313-332-0000-000/7
Recording $ 27.00
Doc. Stamps $ 3,850.00

Warranty Deed

This Indenture, Made this 11th day of September, 2009 A.D., **Between**

Ben Agler and Karol Agler, husband and wife

of the County of St. Lucie, State of Florida, **grantors,** and

Matthew Lyle Wynne II, LLC, a Florida limited liability company

whose address is: 8000 So. U.S. Hwy. 1, Suite 402, Port St. Lucie, FL 34952

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The South One (1) Acre of the Real Property more fully described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

SUBJECT TO the lien, operation and affect of that certain Mortgage and Note Bifurcation/Modification Agreement ("Agreement") dated October 31, 2007, securing Bifurcation Note #2 (as defined in the Agreement) in the reduced principal sum of $549,247.74 which is intended to remain in full force and effect, and not be merged with the fee title to the above described property.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

WYNNEAGLERMOD

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: FRANK HIFFEE, III
Witness

Printed Name: Connie Sue Moore
Witness

Ben Agler (Seal)
Ben Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

Karol Agler (Seal)
Karol Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 11th day of September, 2009, by
Ben Agler and Karol Agler, husband and wife
who are personally known to me or who have produced their **Florida driver's license** as identification.

Printed Name: Connie Sue Moore
Notary Public
My Commission Expires: / /

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

WYNNEAGLERMOD

EXHIBIT "A"

PARCEL A:
A portion of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway; thence run N. 00°05'22" E., 614.19 feet, along aforesaid right-of-way, to the Point of Beginning. From the Point of Beginning continue N. 00°05'22" E., along said right-of-way, 683.20 feet, to the South right-of-way of Graham Road; thence N. 89°57'26" E., along the South right-of-way of Graham Road, 637.83 feet; thence S. 00°56'56" W., 683.68 feet; thence West, 638.29 feet to the Point of Beginning,

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

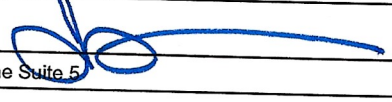
- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-332-0000-000-7
3. Size of described property: 7.45
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $391,230
9. Name of Owner(s): Matthew Lyle Wynne, LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 8000 S US Highway 1 Suite 402
   City Port St. Lucie State Florida Zip 34952
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, In

Signature of representative: 

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Matthew Lyle Wynne, LLC
8000 S US One Suite 402
Port St Lucie, FL 34952

June 17, 2022

RE: Parcel ID # 2313-332-0000-000-7
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Matthew Lyle Wynne, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Matthew L. Wynne

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2022, by Matthew L. Wynne who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Susan LaFleur
Notary Public

Seal

SUSAN LAFLEUR
MY COMMISSION # GG 356204
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

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

Property Identification

Site Address: KINGS HWY
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-332-0000-000-7
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 13745
Map ID: 23/13S
Zoning: AG-1 Count

Ownership

Matthew Lyle Wynne LLC

8000 S US Highway 1 Ste 402
Port St Lucie, FL 34952

Legal Description

13 35 39 FROM SW COR OF SEC RUN N 89 44 39 E ALG S LI OF SEC 25 FT, TH N 00 11 05 W 682.41 FT, TH N 89 44 38 E 110 FT TO POB; TH N 00 11 05 W 590.70 FT TO CURVE CONC SE, R OF 25 FT, TH NELY ALG ARC 39.25 FT TO SLY RD R/W LI OF GRAHAM RD, TH N 89 57 26 E ALG S R/W LI 502.85 FT,TH S 00 56 56 W 615.68 FT, TH S 89 44 38 W 528.29 FT TO POB (7.452 AC - 324,609 SF) (OR 2095-1248: 2926-55: 3128-1586)

Current Values

Just/Market Value:	$391,230
Assessed Value:	$2,049
Exemptions:	$0
Taxable Value:	$2,049

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	7.45
Land Size (SF):	324,609

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 11, 2009	3128 / 1586	0111	WD	Matthew Lyle Wynne LLC	$100
Jan 9, 2008	2926 / 0055	XX02	WD	Agler Ben	$250,000
Nov 12, 2004	2095 / 1248	XX00	WD	Wynne (TR) Matthew L	$800,000
Nov 6, 2003	1846 / 1516	XX00	WD	A P Hoeffner Sons Inc	$525,000
Jan 1, 1979	0322 / 2838	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$391,230
Just/Market:	$391,230
Ag Credit:	$389,181
Save Our Homes or 10% Cap:	$0
Assessed:	$2,049
Exemption(s):	$0
Taxable:	$2,049

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	7.452	North St. Lucie Water Management District	$152.77

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$391,230	$2,049	$0	$2,049
2020	$391,230	$2,049	$0	$2,049
2019	$391,230	$2,049	$0	$2,049
2018	$391,230	$2,049	$0	$2,049

Permits

Number	Issue Date	Description	Amount	Fee

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

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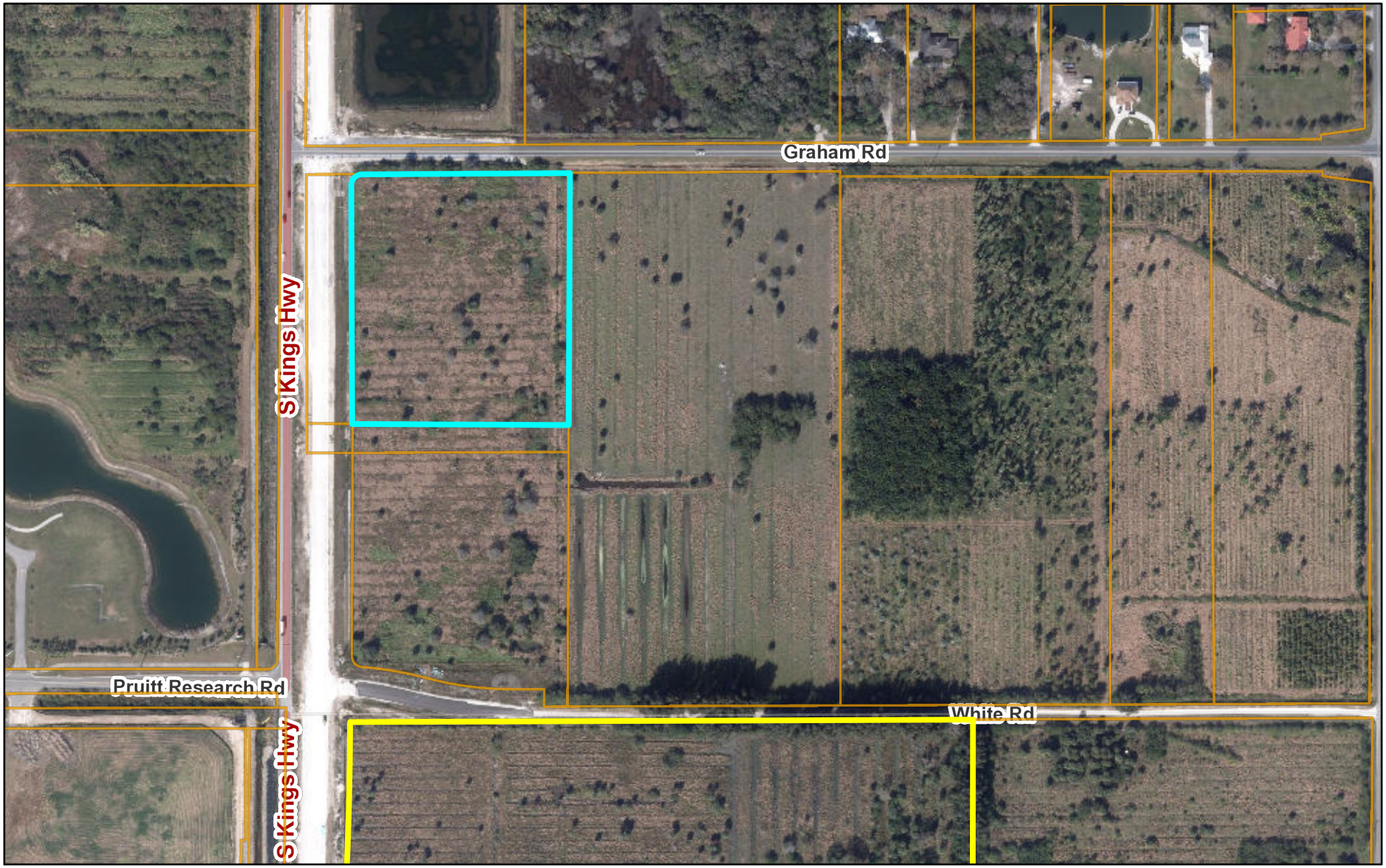
Saint Lucie County Property Appraiser



June 15, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3390883 OR BOOK 3128 PAGE 1586, Recorded 09/17/2009 at 03:20 PM
Doc Tax: $0.70

This Document Prepared By and Return to:
FRANK H. FEE, III, ESQUIRE
FEE, DeROSS & FEE
500 Virginia Avenue, Suite 200
Fort Pierce, FL 34982

Parcel ID Number: 2313-332-0000-000/7

Recording $27.00
Doc. Stamps $ .70

Corrective Warranty Deed

This Indenture, Made this 11th day of September, 2009 A.D., **Between**
Ben Agler and Karol Agler, husband and wife
of the County of **St. Lucie**, State of **Florida, grantors,** and
Matthew Lyle Wynne, LLC, a Florida limited liability company
whose address is: **8000 So. U.S. Hwy. 1, Suite 402, Port St. Lucie, FL 34952**
of the County of **St. Lucie**, State of **Florida, grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **St. Lucie** State of **Florida** to wit:

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

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This is a CORRECTIVE WARRANTY DEED intended to cure the legal description exception appearing in that certain Warranty Deed from Grantors to Grantee dated January 9, 2008, recorded in O.R. Book 2926, Page 55 of the Public Records of St. Lucie County, Florida, which deed intended to except from the described parcel the South One (1) Acre thereof, rather than the South Five (5) Acres.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: FRANK HITEF
Witness

Printed Name: Connie Sue Moore
Witness

(Seal)
Ben Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

(Seal)
Karol Agler
P.O. Address: **1140 SW Greenbriar Cove, Fort Pierce, FL 34986**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this **11th** day of **September, 2009** by **Ben Agler and Karol Agler, husband and wife** who are personally known to me or who have produced their **Florida driver's license** as identification.

Printed Name: Connie Sue Moore
Notary Public
My Commission Expires: / /

CONNIE SUE MOORE
Commission # DD 869716
Expires April 4, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

WYNNEAGLER

EXHIBIT "A"

PARCEL A:
A portion of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway; thence run N. 00°05'22" E., 614.19 feet, along aforesaid right-of-way, to the Point of Beginning. From the Point of Beginning continue N. 00°05'22" E., along said right-of-way, 683.20 feet, to the South right-of-way of Graham Road; thence N. 89°57'26" E., along the South right-of-way of Graham Road, 637.83 feet; thence S. 00°56'56" W., 683.68 feet; thence West, 638.29 feet to the Point of Beginning,

LESS THE SOUTH ONE (1) ACRE THEREOF.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: See attached property appraiser information
2. Legal description of real property for which annexation is being requested:
   See attached property appraiser information

   Property Tax ID: 2313-333-0001-000-7
3. Size of described property: 6.75
4. Project description: Warehouse, office & Distribution
5. Current St. Lucie County Future Land Use Designation: COM
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? No
8. Appraised value: Parcel appraised value is $472,640
9. Name of Owner(s): Shad Properties Group, LLC Jeff H. Iravani - Authorized Agent

   Signature of Owner(s):
   Mailing Address: 6301 W Broward Blvd
   City Plantaton State Florida Zip 33317
   Phone 5615756030 Fax 5615756088

10. Name of Representative: Jeff H. Iravani, Inc

Signature of representative:

Mailing Address: 1934 Commerce Lane Suite 5

City) Jupiter State FL Zip 33458

Phone 561-575-6030 Fax 561-575-6088

E-mail: jhi@bellsouth.net

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Shad Properties Group, LLC
6301 W. Broward Blvd
Plantation, FL 33317

June 17, 2022

RE: Parcel ID # 2313-333-0001-000-7
Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

Shad Properties Group, LLC, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: Nabeela Islam Shad

Name: NABEELA ISLAM SHAD

Title: MANAGER

STATE OF FLORIDA BROWARD
COUNTY OF ~~PALM BEACH~~

The foregoing instrument was acknowledged before me this 20 day of June, 2022, by Nabeela Shad who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Syed Hussain
Notary Public Syed Hussain

Seal

SYED HUSSAIN
Notary Public - State of Florida
Commission # HH 163972
My Comm. Expires Sep 19, 2025
Bonded through National Notary Assn.

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

Property Identification

Site Address: TBD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-333-0001-000-7
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 156018
Map ID: 23/13S
Zoning: AG-1 Count

Ownership

Shad Properties Group LLC

6301 W Broward Blvd
Plantation, FL 33317

Legal Description

13 35 39 THAT PART OF SEC MPDAF: FROM SW COR OF SW 1/4, TH N 89 44 39 E 25 FT, TH N 00 11 05 W 614.19 FT, TH N 89 44 38 E 110 FT TO POB; TH CONT N 89 44 38 E 528.29 FT, TH S 00 56 56 W 614.19 FT TO S LI OF SEC, THE S 89 44 39 W 62.45 FT, TH N 00 15 21 W 44.07 FT, TH S 89 44 39 W 83.73 FT TO CURVE CONC NE, R OF 776 FT, TH NWLY ALG ARC 201.78 FT TO TO CURVE CONC SW, R OF 886 FT, TH NWLY ALG ARC 162.30 FT TO CURVE CONC NE, R OF 25 FT, TH NWLY ALG ARC 37.38 FT, TH N 00 11 05 W 491.91 FT TO POB (6.752 AC - 294,117 SF) (OR 2095-1237)

Current Values

Just/Market Value:	$472,640
Assessed Value:	$1,857
Exemptions:	$0
Taxable Value:	$1,857

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.75
Land Size (SF):	294,117

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 12, 2004	2095 / 1237	XX00	WD	Wynne (TR) Matthew L	$540,000
Nov 6, 2003	1846 / 1516	XX00	WD	A P Hoeffner Sons Inc	$525,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$472,640
Just/Market:	$472,640
Ag Credit:	$470,783
Save Our Homes or 10% Cap:	$0
Assessed:	$1,857
Exemption(s):	$0
Taxable:	$1,857

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2017	0054	6.752	North St. Lucie Water Management District	$138.42

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$472,640	$1,857	$0	$1,857
2020	$472,640	$1,857	$0	$1,857
2019	$472,640	$1,857	$0	$1,857
2018	$472,640	$1,857	$0	$1,857

Permits

Number	Issue Date	Description	Amount	Fee

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

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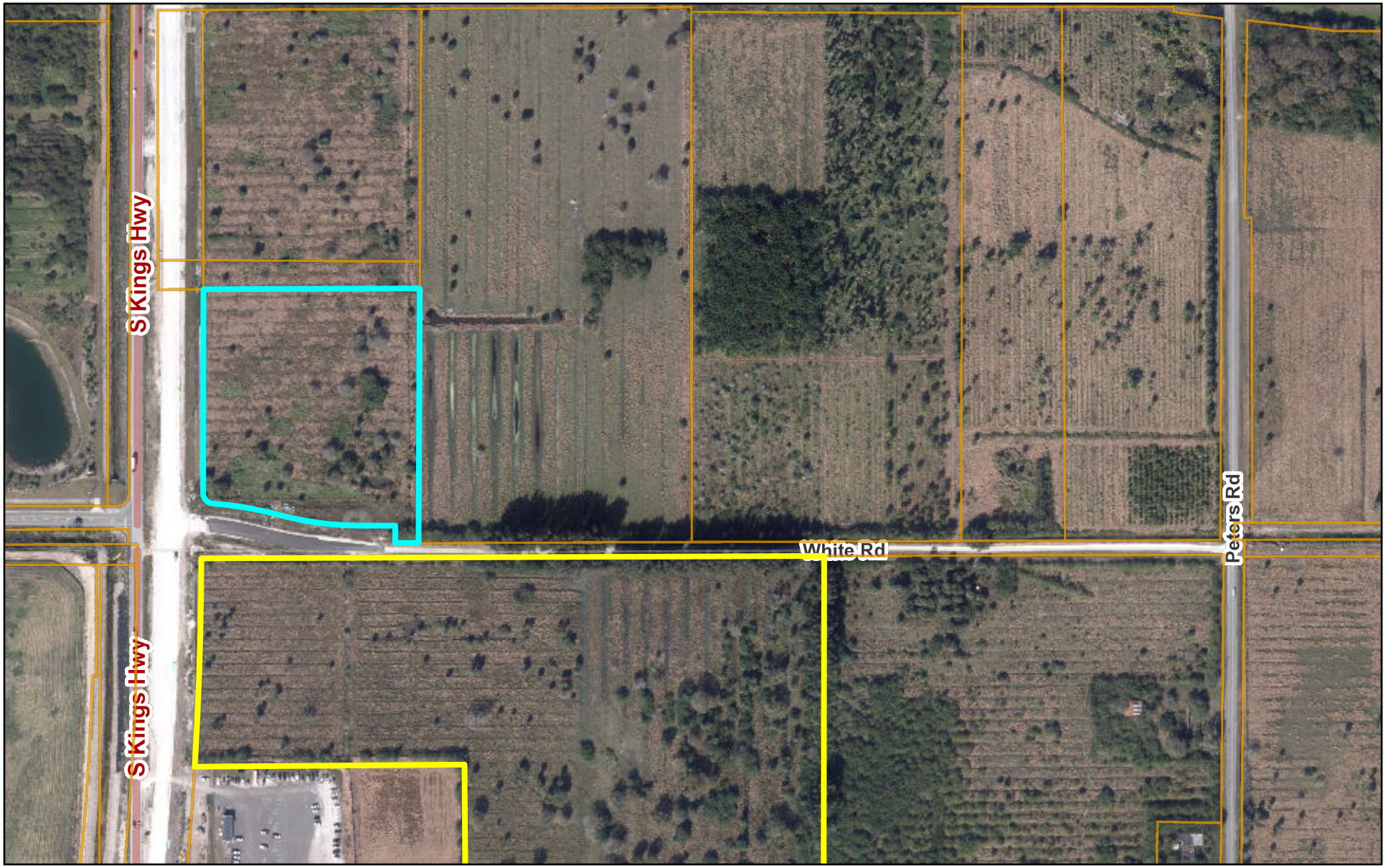
Saint Lucie County Property Appraiser



June 17, 2022

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2501878 OR BOOK 2095 PAGE 1237, Recorded 11/17/2004 at 12:03 PM
Doc Tax: $3780.00

This Instrument Prepared by:
Treasure Coast Abstract & Title Insurance Co.
401 South Indian River Drive
Fort Pierce, Fl 34950

Return to CH BX: 76

WARRANTY DEED

THIS WARRANTY DEED, executed this 12th day of November, 2004 by:

MATTHEW LYLE WYNNE, a single adult, individually and as Trustee

8000 South U.S.1, Suite 402
Port St. Lucie, Florida 34982

hereinafter called the Grantor, to:

SHAD PROPERTIES GROUP, LLC, a Florida limited liability company
6301 W. Broward Boulevard
Plantation, Florida 33317

hereinafter called the Grantee:

"Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires."

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A" attached hereto

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

AMANDA STOPKOWITZ, Witness
(Print or Type Name)

JACQUELYN BREWER, Witness
(Print or Type Name)

By: _____
Matthew Lyle Wynne, as Trustee

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 2004, by MATTHEW LYLE WYNNE, a single adult, individually and as Trustee who is personally known to me and who did not take an oath.

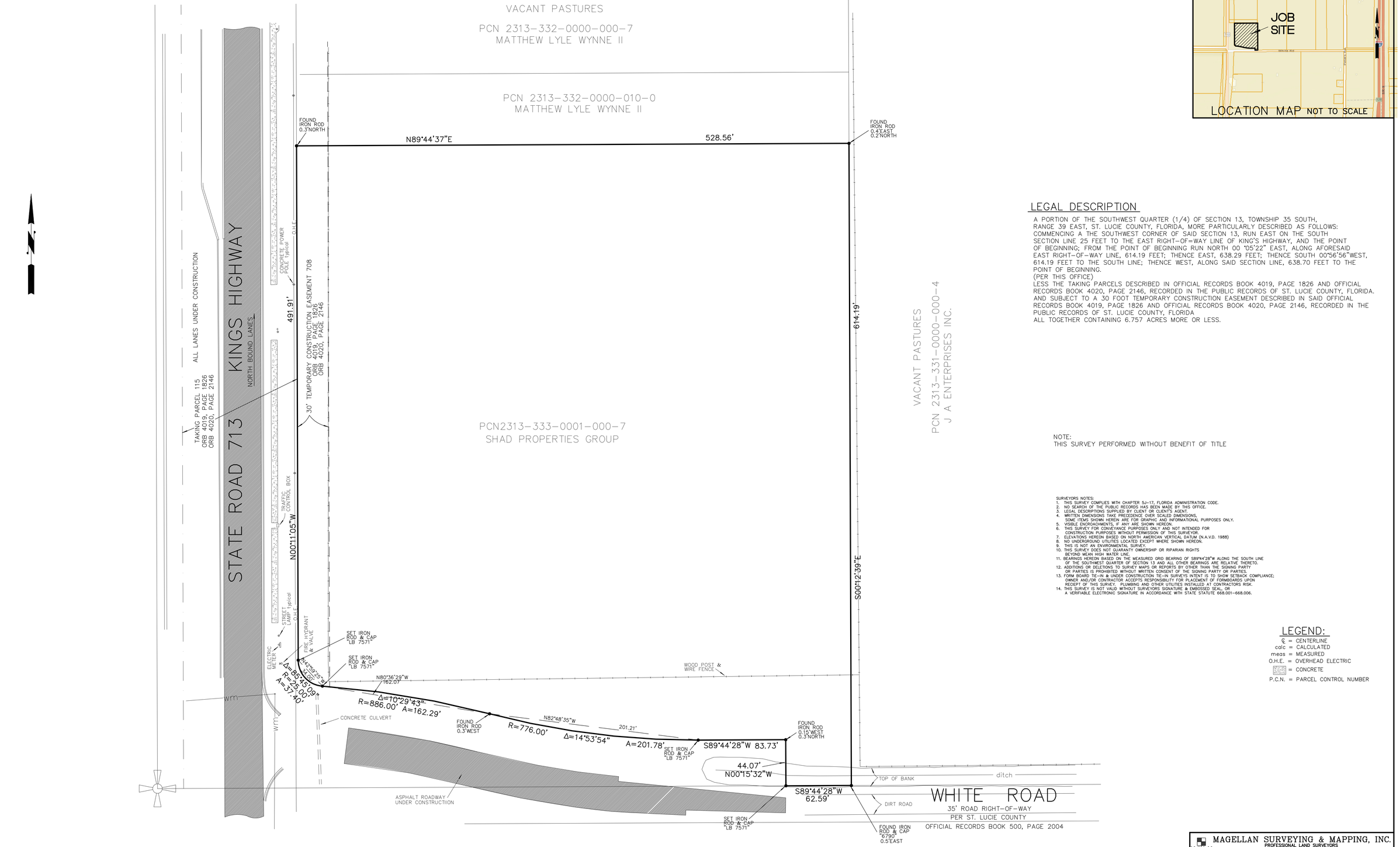
JACQUELYN B. BREWER
MY COMMISSION # DD 164638
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

JACQUELYN BREWER NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

PARCEL B:
A portion of the Southwest ¼ of Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:
Commencing at the Southwest corner of said Section 13, run East on the South Section Line 25 feet to the East right-of-way line of King's Highway, and the Point of Beginning. From the Point of Beginning run N.00°05'22" E., along aforesaid East right-of-way, 614.19 feet; thence East, 638.29 feet; thence S. 00°56'56" W., 614.19 feet to the South Section Line; thence West, along said Section Line, 638.70 feet to the Point of Beginning.
All the above containing 9.00 acres, more or less.

The above described property is not now nor ever has been the homestead of the Grantor.



LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH SECTION LINE 25 FEET TO THE EAST RIGHT-OF=WAY LINE OF KING'S HIGHWAY, AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 00 °05'22" EAST, ALONG AFORESAID EAST RIGHT-OF-WAY LINE, 614.19 FEET; THENCE EAST, 638.29 FEET; THENCE SOUTH 00°56'56"WEST, 614.19 FEET TO THE SOUTH LINE; THENCE WEST, ALONG SAID SECTION LINE, 638.70 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4019, PAGE 1826 AND OFFICIAL RECORDS BOOK 4020, PAGE 2146, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING 6.757 ACRES MORE OR LESS.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
= CONCRETE
P.C.N. = PARCEL CONTROL NUMBER

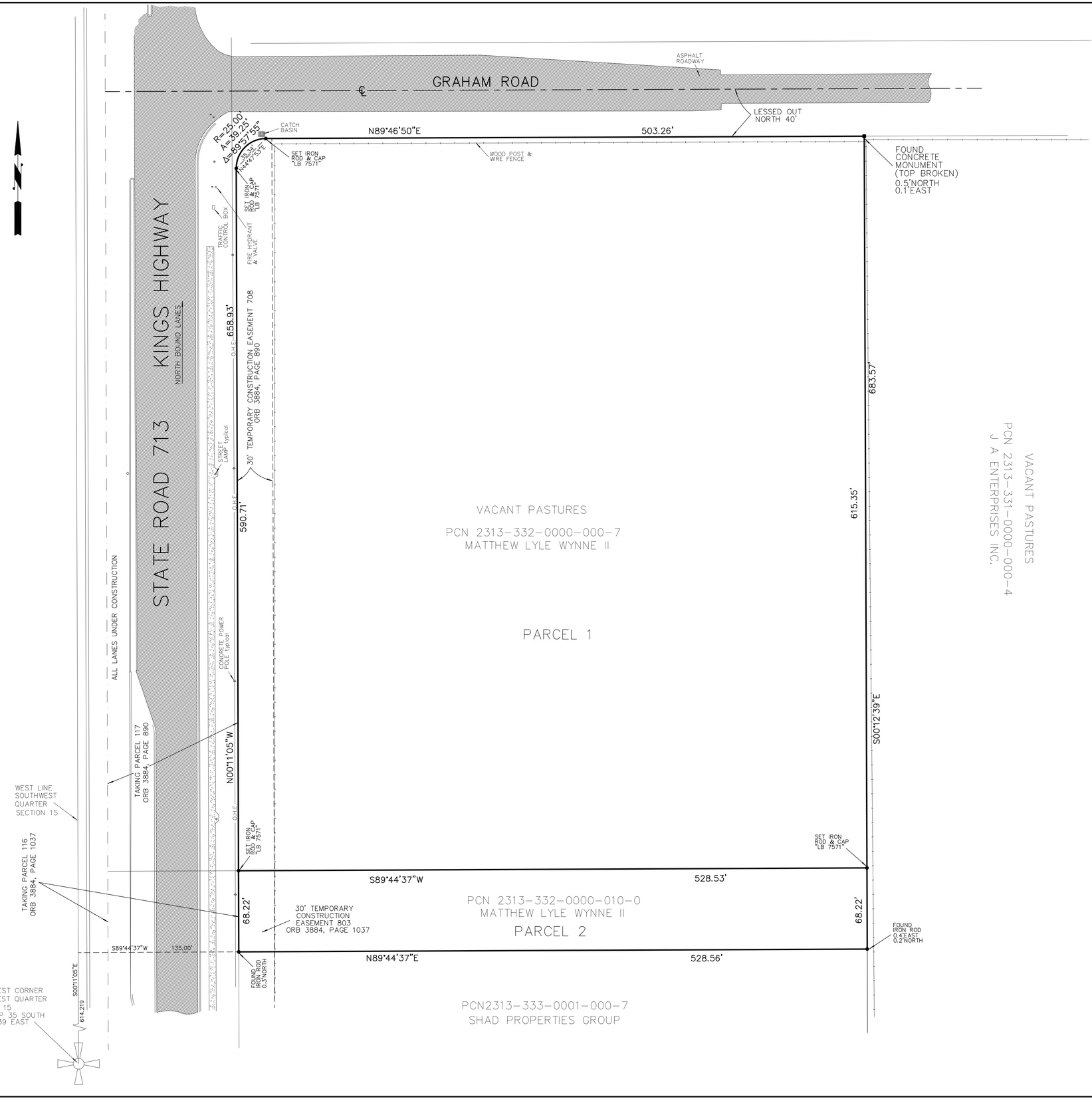
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

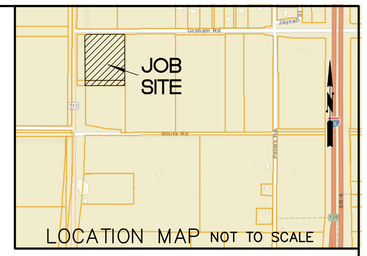
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg 32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-116





LEGAL DESCRIPTION

PARCEL 1
OFFICIAL RECORDS BOOK3128, PAGE 3128
A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING

PARCEL 1 CONTAINING 7.463 ACRES MORE OR LESS

PARCEL 2
THE SOUTH 1 ACRE OF THE FOLLOWING DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.

LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 1037 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 1037, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 2 CONTAINING 0.828 ACRES MORE OR LESS

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S00°11'05"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A LEGACY DEVELOPMENT PARTNERS, LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg.32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-119

Technical Review Committee **1. c.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Future Land Use and Rezoning - Kings Highway Commerce Park #2 - NE Corner of S. Kings Highway and White Road

LOCATION

NE Corner of S Kings HWY and White Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 10:14 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-06000003
BOARD DATE	:	July 21, 2022

FLUMA, Rezoning – Kings Highway Commerce Park #2

Attached is an Application for a FLUMA and Rezoning for the subject property located at the NE Corner of S Kings HWY and White Road.

Parcel ID: 2313-331-0000-000-4
FLUMA: RL (Low Density Residential) to GC (General Commercial)
Rezoning: AG-1 (SLC Agriculture) to CP-1 (Commercial Parkway)

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

☒ Warranty Deed & Legal Description

☒ St. Lucie County Property Record Card

☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☒ Current Survey

☒ Environmental Study

☒ Traffic Impact Report

☒ *** Capacity Analysis-Separate Form

☒ Drainage Analysis

☒ Historical Report

☒ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: See Record Card
2. Property Tax ID(s): 2313-331-0000-000-4
3. Total Acreage: 19.29
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: FLU CG, Zoning CP-1
7. Other applications being submitted concurrent with this application, if any: rezoning
8. Describe the existing uses, improvements and structures on the amendment lands: Agriculture
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: Proposed 10 ac distribution Center, Kings Hwy Commerce Ctr

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
Proposed	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 105,000
Change in Demand	**Total gallons per day** 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 84,000
Change in Demand	**Total gallons per day** 27,750

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	16.7 yd
Proposed Zoning	21.0 yd
Change in Demand	4.3 yd

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	1,277	94/126
Proposed Zoning	28,976	1,336/2,566
Change in Demand	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

12. Name of Owner(s): J A Enterprises, Inc
Mailing Address: 100 Davit Drive
City North Palm Beach State Florida Zip 33458
Phone # 5615756030
E-mail: JHI@JHIinc.com

13. Name of Applicant: Same as Owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Jeff H. Iravani
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 5615756030 Fax # 5615756088
E-mail: JHI@JHIinc.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 Date

1934 Commerce Lane Suite 5, Jupiter, FL 33458
Address

State Florida 33458 Zip

561-575-6030 561-575-6088 JHI@JHIinc.com
Phone Fax E-mail Address

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

Jeff H. Iravani - Authorized Agent 561-575-6030
Property Owner's Name (Please Print) Phone

1934 Commerce Lane Suite 5 Florida 33458
Address State Zip

Property Owner's Signature 6/24/22
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 24 day of June, 2022, by Jeff H. Iravani who is personally known to me or has produced _____ as identification.

Signature of Notary

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved:_____

J A Development Partners, LLC

June 17, 2022

RE: Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

J A Development Partners, LLC , the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Kenneth J. Morin

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Kenneth J. Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

KRISTINA ILLING
MY COMMISSION # HH 199265
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3926462 OR BOOK 3605 PAGE 859, Recorded 02/19/2014 at 10:14 AM
Doc Tax: $490.70

St. Lucie County File Date: 02/19/2014 08:38 AM

J.A. ENTERPRISES, INC.,
Plaintiff,

VS.

GRAHAM GROVES DEVELOPMENT, LLC,
an administratively dissolved Florida limited
liability company; and
UNKNOWN TENANT #1,
Defendants.

IN THE CIRCUIT COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR THE COUNTY OF ST LUCIE, STATE OF FLORIDA - CIVIL DIVISION
CASE NO. 562012CA003461

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on Feb, 4,2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St Lucie County, Florida:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except the North forty feet (40') for the right of way for Graham Road.

Property Address: 0 White Road, Fort Pierce, Florida.
WAS SOLD TO:

J.A. ENTERPRISES, INC.
100 Davit Drive
North Palm Beach, FL 33408

WITNESS my hand and the seal of this Court On 19 February, 2014

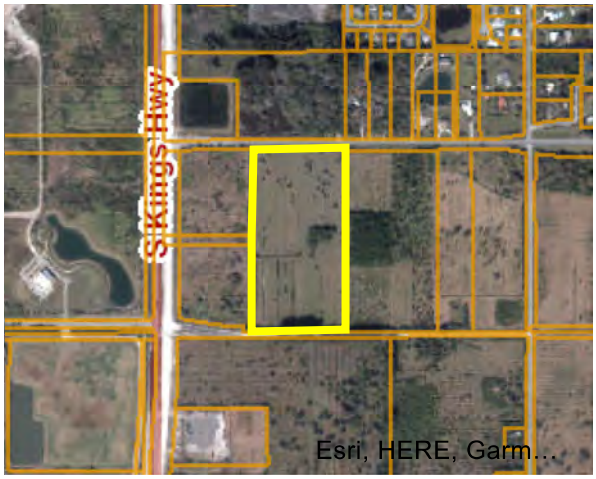
JOSEPH E. SMITH
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, May 9, 2022

Parcel Report



Parcel

PARCELNO:	2313-331-0000-000-4
Property ID:	13744
Owner1:	J A Enterprises Inc
SiteAddress:	White RD

Owner

Owner1:	J A Enterprises Inc
Owner2:	
Owner3:	
MailingAddress:	100 Davit DR North Palm Beach, FL 33408-5021

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$434,025
FinishedArea:	
Acres:	19.29
TotalArea:	840,272.4

Legal Description

LegalDescription: 13 35 39 E 1/2 OF SW 1/4 OF SW 1/4-LESS N 40 FT AND LESS S 35 FT FOR RD RS/W- (19.29 AC) (OR 3605-859)

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	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2020	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2019	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063
2018	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063

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	19.29	395.45
Fort Pierce Stormwater Charge	2006	53	3,657

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	19.29	MACR
2	19.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2014	$70,100	0111	CT	Graham Groves Development LLC	3605-859	Clerk of Courts
06/10/2005	$1,400,000	XX01	SP	Graham Groves	2276-2278	Clerk of Courts
04/07/1995	$221,900	XX00	WD	Kenneth H Lelly	951-771	Clerk of Courts
12/19/1994	$100	XX01	WD	Kenneth H Lelly	934-1835	Clerk of Courts
08/01/1980	$124,900	XX00	CV		338-2795	Clerk of Courts

Photos

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
****Proposed**	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 105,000
**Change in Demand	Total gallons per day 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 84,000
**Change in Demand	Total gallons per day 27,750

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	16.7 yd
****Proposed Zoning/FLU**	21.0 yd
***Change in Demand**	4.3 yd

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

Impact	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,277	94/126
****Proposed Zoning/FLU**	28,976	1,336/2,566
***Change in Demand**	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 504 ksf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
commercial		840 ksf	19.29	04/01/2023	04/01/2024

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

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

C. Exemptions Requested: None

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

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WHITE ROAD PARCELS

Environmental Assessment Report

Prepared for:

JA Development Partners, LLC

Prepared by:

EW CONSULTANTS, INC.

June 2022

© 2022 EW Consultants, Inc.

2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on four parcels totaling approximately 34.3-acres in the City of Fort Pierce and unincorporated St. Lucie County. The site is located on the east side of Kings Highway, the north side of White Road, and the south side of Graham Road. The property is bordered to the north by rural residential single family homes and undeveloped land, with a recently constructed wet retention lake on the north side of Graham Road; to the south and east by agricultural land; and to the west by the initial development efforts of the Treasure Coast Research Park west adjacent to Kings Highway. The location is centered between I-95 to the east and Florida's Turnpike to the west and Okeechobee Road (Hwy 70) to the south.

The site is situated within Section 13, Township 35 South, Range 39 East, in St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

PROPERTY DESCRIPTION AND METHODS

The property currently comprises undeveloped land with mostly exotic, herbaceous and shrubby vegetation. The vegetation assemblages present on the project site are further described in the Natural Communities and Land Covers section of this report.

Chronological review of historical aerial imagery dating back to the mid 1980's indicates that the subject property was utilized for agricultural practices (at that time; prior use is unknown via historical images) as were the surrounding parcels. The property appeared to be used for for citrus cultivation, with associated irrigation ditches and swales. By or before 2007, the property appears to be converted to improved pasture, with cattle and feed bins visible in nearly all subsequent images. By 2017 the west parcel boundary was cleared for the expansion of Kings Highway. Construction is in progress to the present with additional improvements to White and Graham Roads in progress with the expansion. By 2019 the wet retention area was constructed off site on the north east side of Graham Road. The Kings Highway expansion includes a wide dry swale for surface water management and a sidewalk.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Ft Pierce NW, and the *Soils Survey of St. Lucie County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2021 FDOT St. Lucie County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the property were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation,

and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by the Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010), and the Navigable Waters Protection Rule (2020). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Riviera fine sand, Wabasso sand, and Winder loamy sand. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of St. Lucie County Area, Florida and are not necessarily indicative of the exact characteristics of the property. A soils map with the site boundary is included in the Appendix as an attachment.

Riviera fine sand, 0 to 2 percent slopes (38) – This is a nearly level, poorly drained soil that has a thick sandy subsurface layer and exists on the parcel from the north central portion in a strip winding to the southeast portion. Under *natural* conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The typical natural vegetation is saw-palmetto, slash pine, pineland three-awn, inkberry, blue maidencane, toothache grass, chalky bluestem, cabbage palm, and cypress.

Wabasso sand, 0 to 2 percent slopes (48) – This poorly drained, nearly level soil is in flatwoods areas and exists in the north east corner of the parcel. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The subsurface layer is gray sand. In a

large part of the acreage, typical natural vegetation is open forest of second growth longleaf pine or slash pine, and some cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush.

Winder loamy sand, (55) – This poorly drained, nearly level soil is in hammocks and along drainage ways and comprises the entire west portion of the parcel, and includes the majority of the southern portion as well. The water table of Winder loamy sand is at a depth of less than 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Typical natural vegetation is cabbage palm, willow oak, 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.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. A land cover map of the observed community types with acreage is included as Figure 4.

211 – Improved pasture – 28.55 acres
This category is comprised of land which has been cleared, tilled, reseeded with various grass types and periodically improved with brush control. This area specifically was previously used as citrus groves. Water ponds, troughs, feed bunkers, cross fencing and cow trails are evident. Vegetation cover consists of sparse oaks and cabbage palms, Brazilian pepper, Australian pine along portions of the boundary, large areas of cogon grass, large areas of smutgrass, tall flat sedge occupying the furrow bottoms which are narrowly spaced, amaranth, torpedo grass, paspalum spp., common rush, shrubby false buttonweed, dog fennel, thistle, sparse maidencane, ruderal weeds, and a chinaberry tree.

510 – Ditches –5.7 acres
There is a system of relic, abandoned grove drainage and irrigation ditches over the entire parcel. The former rows and furrows within this portion of the pasture have eroded and the introduction of cattle foraging and trails has exacerbated that process over time. The vegetation assemblage consists primarily of duckweed, torpedo grass, tall flat sedge, paspalum spp., and sparse maidencane with negligible emergent vegetation on the west portion of the parcel and a monoculture of flat sedge on the east portion of the parcel.

534 – Reservoir/Lake less than 10-acres – 0.05 acres
This is an excavated pond found in the south central portion of the property that grades into several relic grove ditches. The surrounding vegetation consists of Brazilian pepper, sparse emergent vegetation, heavy algae growth and a dense monoculture of tall flat sedge, with surrounding areas comprised of cogon grass and cabbage palm trees.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2021) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004).

No listed species were observed during this assessment. There is some potential for listed species of wading birds to utilize the site, but it is low due to the absence of foraging habitat and dominance of exotic species. During site reconnaissance ditches and swales were partially inundated but the observed herbaceous cover was a near monoculture of tall flat sedge, cogon grass and smut grass along with suitable cattle grazing material; the site appears to be mowed periodically. The small areas with non-ephemeral water were occupied by individual cattle and covered with duckweed. No wading birds or wading bird nests were observed during site reconnaissance.

The site is within the habitat range for Audubon's Crested Caracara, although none were observed during the assessment. Because cabbage palms are present on the site, and are the Crested Caracara's preferred nesting tree, a survey may be required during the January to April nesting season.

No gopher tortoises or gopher tortoise burrows were observed during the site reconnaissance and that habitat on the property is not considered ideal for gopher tortoises. The gopher tortoise is listed as a threatened species by FWC. If any gopher tortoises or gopher tortoise burrows are observed in the future, prior to land development, then a relocation permit from FWC would be required.

The eastern indigo snake is listed as a Federally-designated Threatened species. There is a low likelihood for the presence of the eastern indigo snake on the subject site due to the absence of native upland habitat and gopher tortoise burrows. Standardized and specific construction awareness and notification procedures should be implemented for the protection of this species during site development.

Non-listed wildlife and wildlife signs observed during the assessment include mosquitos, horseflies, a mourning dove, cattle egrets, and cattle.

SUMMARY

Field reconnaissance and mapping indicate that the property includes relic cropland ditches and furrows, as well as a cattle pond that are part of past agricultural activities. These surface waters may be considered as jurisdictional by the South Florida Water Management District (SFWMD), and/or the Florida Department of Environmental Protection (FDEP). Any proposed impacts to jurisdictional surface waters will require authorization from SFWMD and/or FDEP as part of future surface water management permitting, however compensatory mitigation would not likely be required for impacts to surface waters.

Native upland habitat was not observed and therefore a native upland preserve set-aside should not be required by the City or St. Lucie County as part of a development proposal. However, native trees such as oaks and cabbage palms that cannot be preserved in place or relocated elsewhere on the property may require mitigation. A tree survey should be conducted for native trees to determine the potential for tree preservation and relocation on-site. The City and County Land Development Codes outline the vegetation protection and preservation requirements for new developments.

No listed species were observed on the property, however a survey for Crested Caracara may be required during the January to April nesting season.

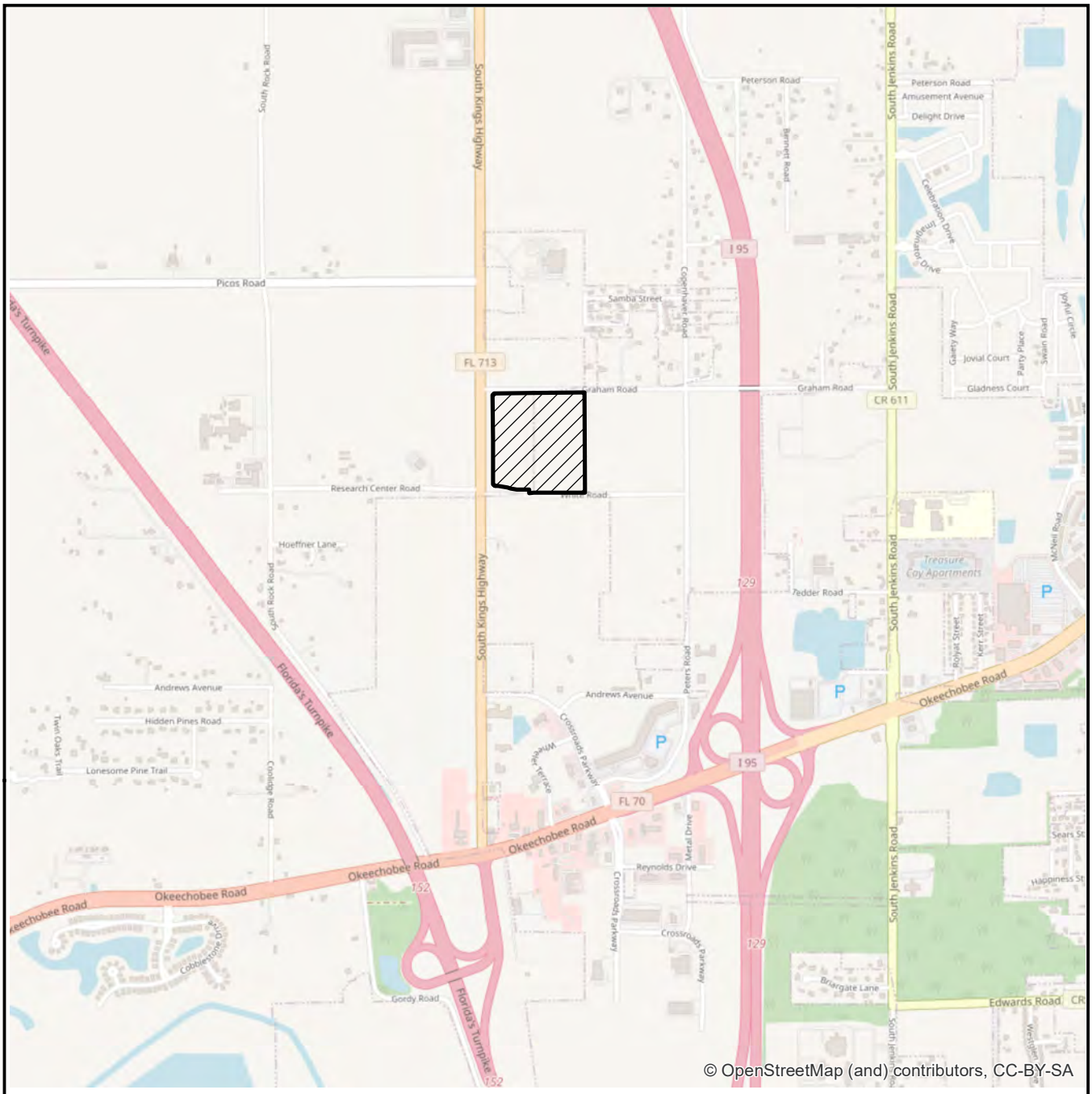
APPENDIX

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report



LEGEND

▨ - SITE (34.3+/- AC)

0 2,000 Feet

N

WHITE ROAD PARCELS
LOCATION MAP

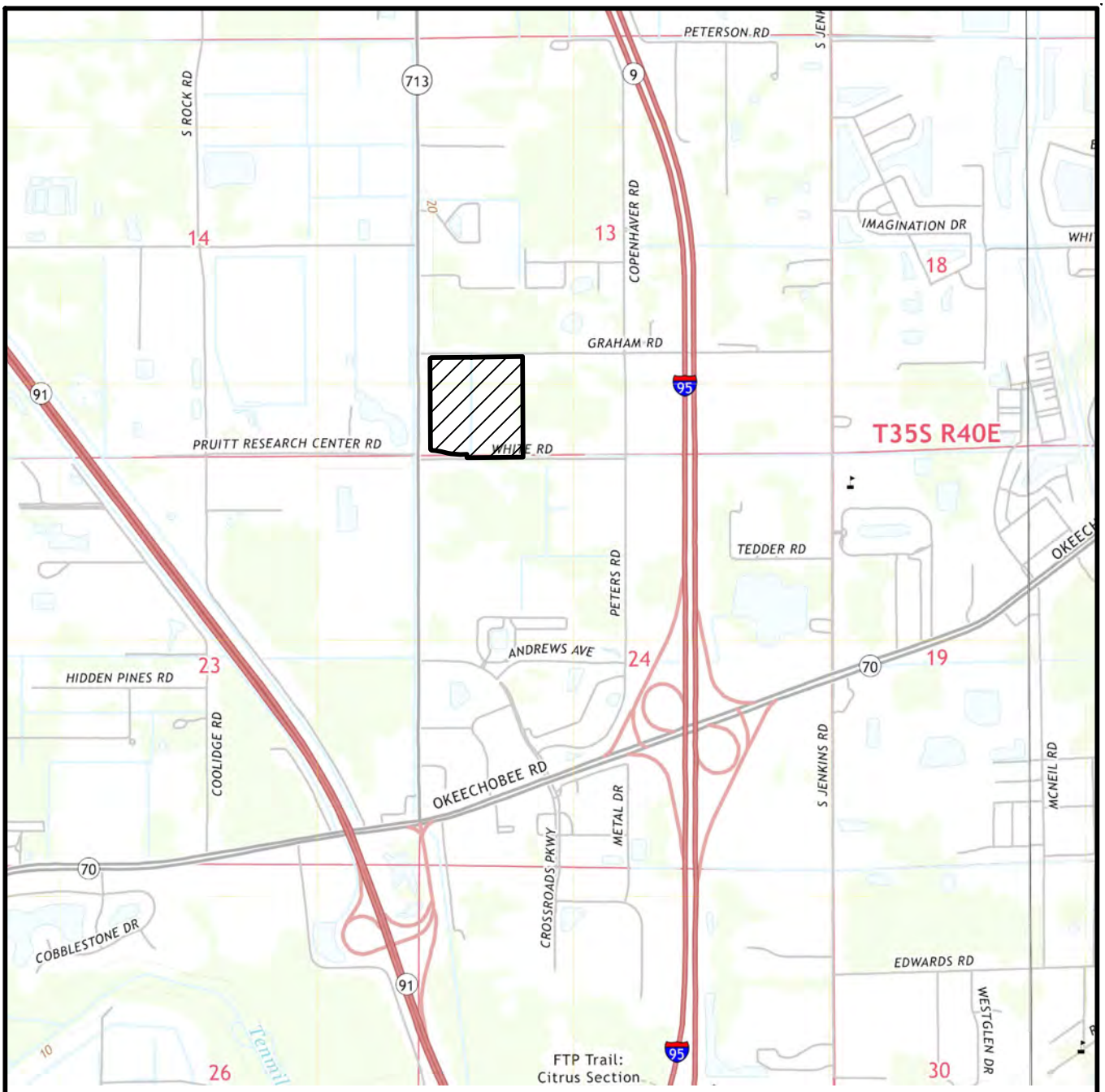
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA,
LATITUDE 27°25'38.03" LONGITUDE -80°23'48.70"

LEGEND

▨ - SITE (34.3± AC)

0 2000

SCALE IN FEET

WHITE ROAD PARCELS

QUAD

EW CONSULTANTS, INC.

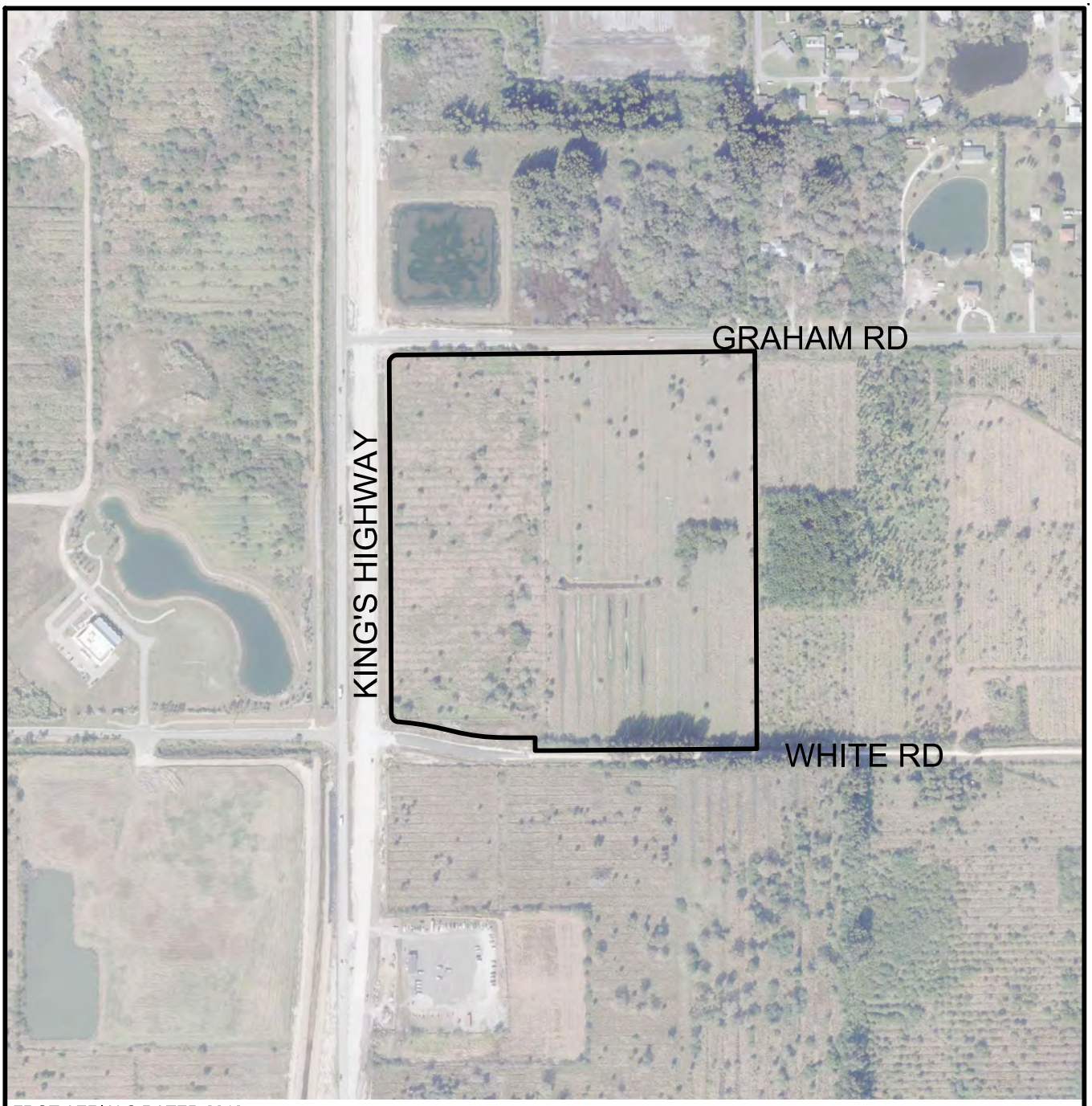
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

2

White Road Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 500
SCALE IN FEET

WHITE ROAD PARCELS

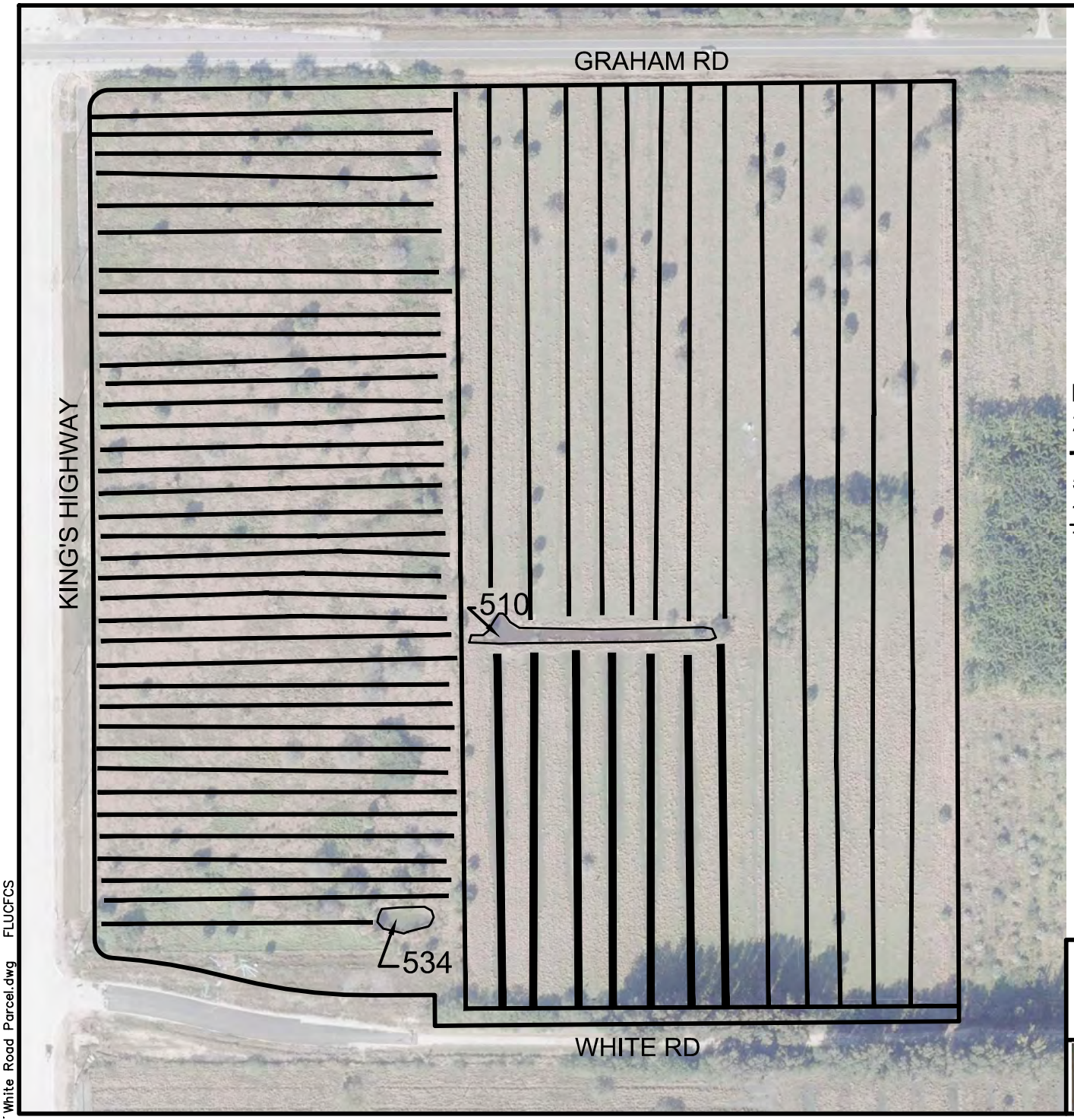
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE
3

White Road Parcel.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (28.55± AC)

510 - DITCHES (5.7± AC)

534 - RESERVOIRS LESS THAN 10 ACS (0.05± AC)

TOTAL SITE (34.3± AC)

0 200

SCALE IN FEET

FDOT AERIALS DATED 2021

WHITE ROAD PARCELS FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE 4

White Road Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(White Road Parcels)

Map Scale: 1:2,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	7.5	21.8%
48	Wabasso sand, 0 to 2 percent slopes	4.4	12.9%
55	Winder loamy sand	22.4	65.2%
Totals for Area of Interest		**34.3**	**100.0%**

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@JHIinc.com

Kings Highway Commerce Center

Drainage Impact Statement

I. Introduction

The site is located on the north side of White Road 0.1 mile east of Kings Hwy and approximately 1 mile north of Okeechobee Rd (SR-70) and consist of 34.32 ac of land. See Exhibit-A

It is proposed to amend the future land use (FLU) from residential Low (RL) to general commercial (GC).

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru an existing 24" CMP which is now replaced by FDOT with 1-36" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

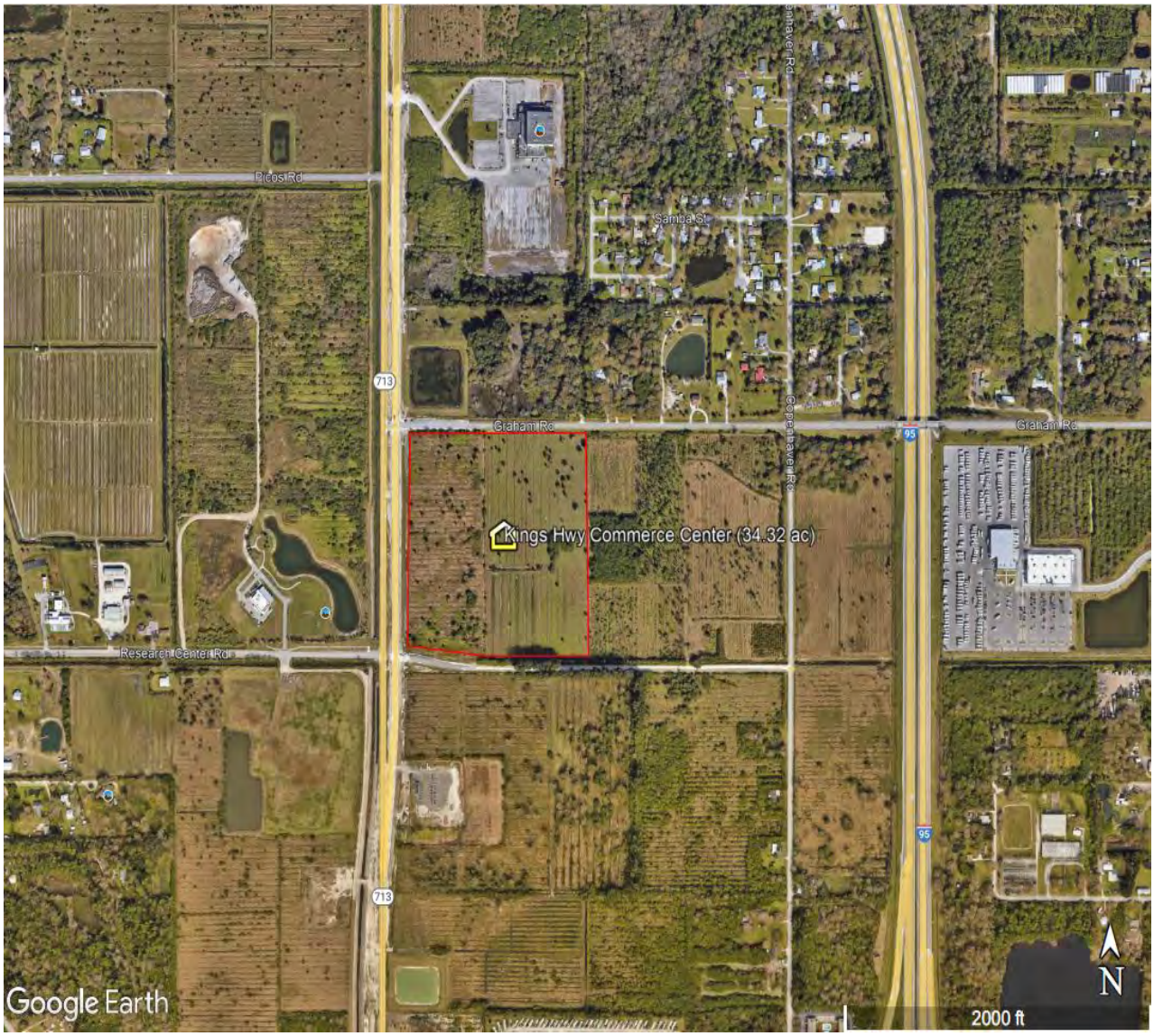
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed future land use amendment since the allowable discharge volume is based on the total acreage of the site and is not affected by FLU.

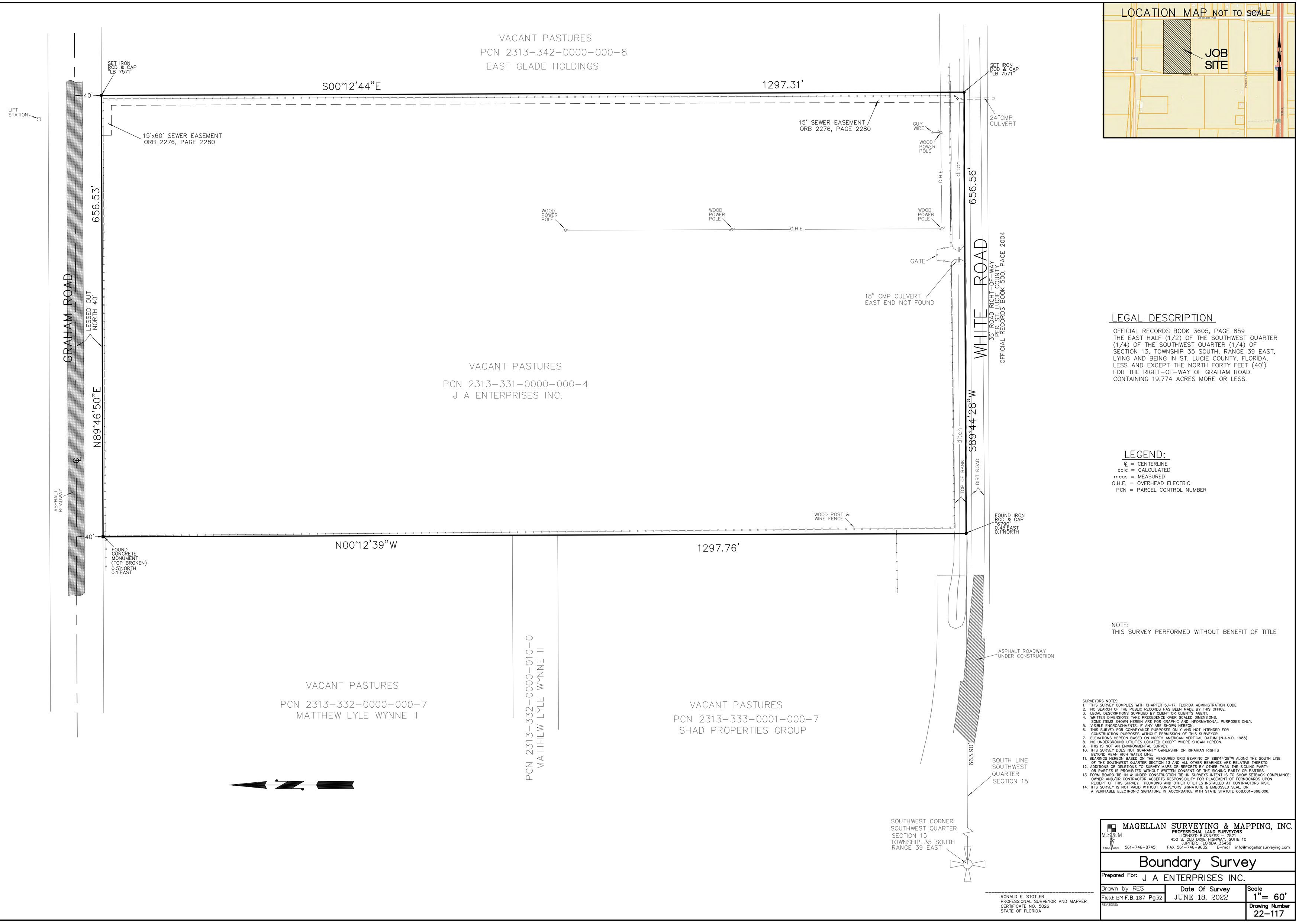
Certified on This 23rd day of June, 2022

_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit-A
Aerial





LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
PCN = PARCEL CONTROL NUMBER

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS; SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: BM F.B. 187 Pg.32	JUNE 18, 2022	1"= 60'
REVISIONS:		Drawing Number 22-117

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

WHITE PARCEL
LAND USE PLAN AMENDMENT

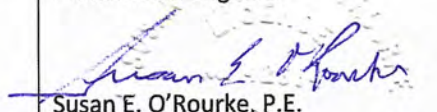
Prepared for:

Ken Morin
JA Development Partners, LLC
4923 West Cypress Street
Tampa, FL 33607

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

June 20, 2021
SR21052.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/23/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

June 3, 2021

Mr. Ken Morin
JA Development Partners, LLC
4923 West Cypress Street
Tampa, FL 33607

Re: White Parcel

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on White Road, west of Kings Highway, in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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EXISTING CONDITIONS	3
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PROJECT DISTRIBUTION / ASSIGNMENT	5
LRTP LINK ANALYSIS / REVIEW	9
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TABLE 4: Long Range Link Analysis	11
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APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 19.29 acres located east of Kings Highway in Ft. Pierce, St. Lucie County, Florida. The project location is shown in **Figure 1**. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

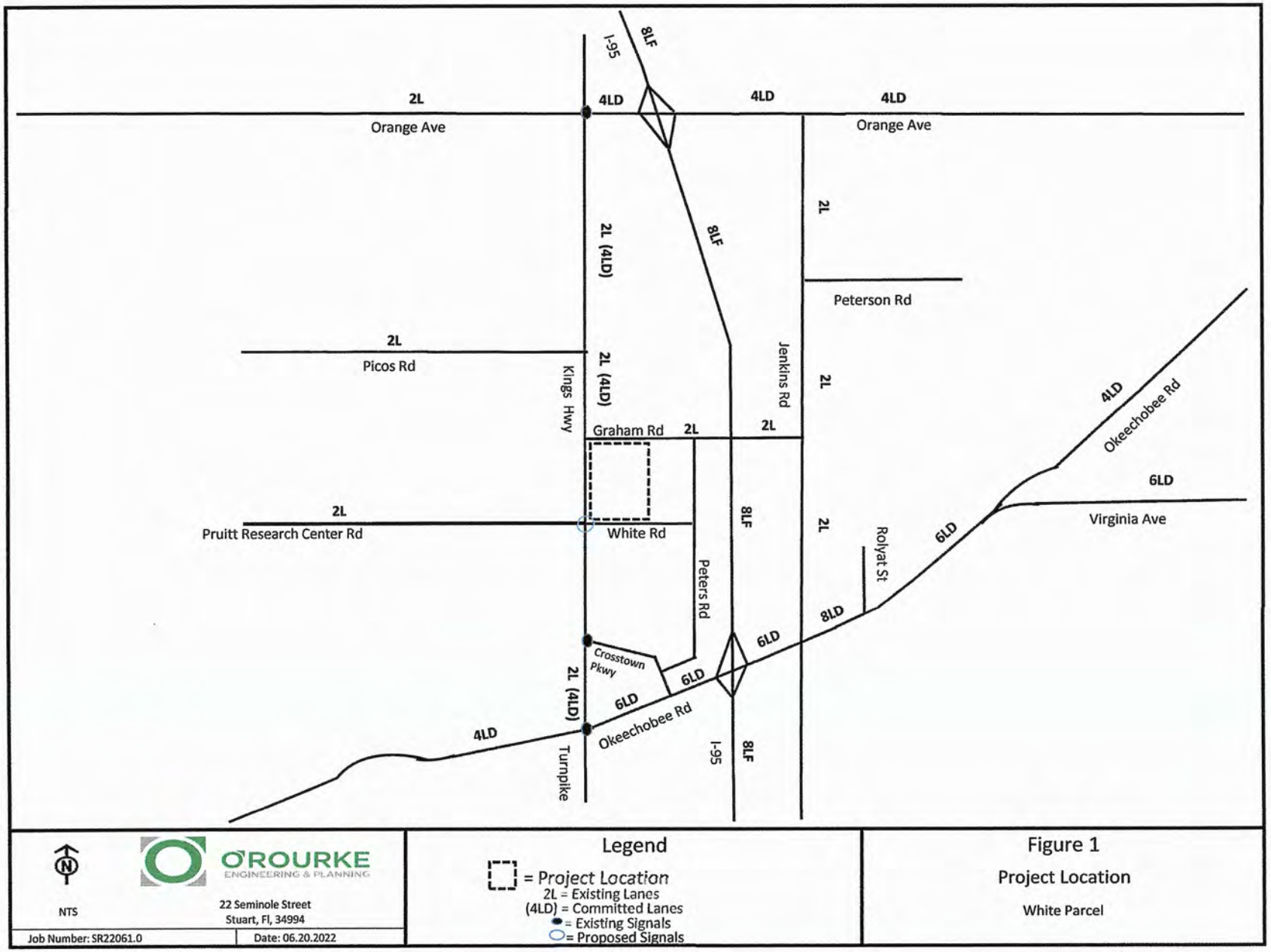
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 19.29 acres located east of Kings Highway, north of White Road, and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of RL (Residential Low) which allows single-family lots at up to 6.5DUs per acre for a total of 125 dwelling units. The proposal is to change the land use to GC (General Commercial) which allows up to a maximum FAR of 1.0. 840,272 square feet of general commercial is allowed under the proposed future land use. Under the proposed land use, medical office or retail use would generate the most traffic. However, retail could not develop at that intensity which requires multiple levels. Therefore, medical office was used.

Appendix A shows the details of the site.


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
2L
2L (4LD)
8LF
Peterson Rd
2L
Picos Rd
2L (4LD)
Kings Hwy
Jenkins Rd
2L
4LD
Okeechobee Rd
Graham Rd
2L
2L
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
2L
Rolyat St
6LD
Virginia Ave
Peters Rd
8LD
6LD
Crosstown Pkwy
6LD
2L (4LD)
6LD
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Existing Signals
= Proposed Signals
Figure 1
Project Location
White Parcel

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

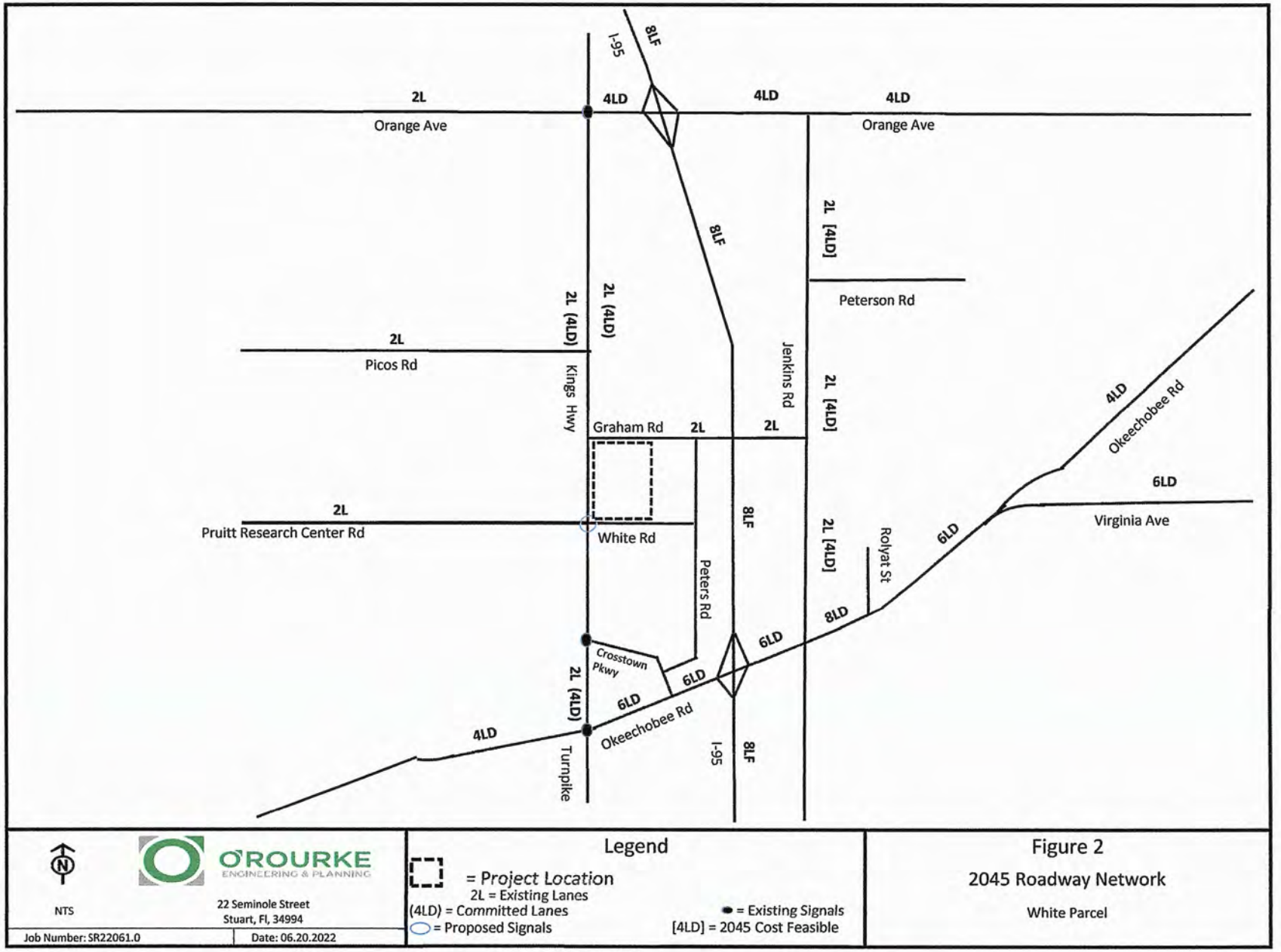
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Pruitt Research Center Road and White Road are 2 lane collector roads which will be realigned to intersect at Kings Highway. Future signalization is proposed.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B.**

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix C.**


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
8LF
2L [4LD]
Peterson Rd
2L (4LD)
2L (4LD)
2L
Picos Rd
Kings Hwy
Jenkins Rd
2L [4LD]
Graham Rd
2L
2L
4LD
Okeechobee Rd
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
Peters Rd
2L [4LD]
Rolyat St
6LD
Virginia Ave
8LD
6LD
Crosstown Pkwy
6LD
6LD
2L (4LD)
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Proposed Signals
= Existing Signals
[4LD] = 2045 Cost Feasible
Figure 2
2045 Roadway Network
White Parcel

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 11th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 840,272 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 125 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 27,699 new daily trips. There will be 1,242 net new AM peak hour trips with 1,018 trips entering the project and 224 trips exiting the project. The project will generate 2,440 net new PM peak hour trips with 637 trips entering the project and 1,803 trips exiting the project.

Approximately 50,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3.**

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by		Daily Net Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	T = 42.97(X) - 108.01	50%	50%	16098	16098	32196	3220	10%	14488	14488	28976
Existing Land Use														
Single-Family Detached Housing	210	125	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	639	639	1277	0	0%	639	638	1277
Difference												**13849**	**13850**	**27699**

Source: ITE 11th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	Ln(T) = 0.90Ln(X) + 1.34	78%	22%	1158	327	1485	149	10%	1042	294	1336
Existing Land Use														
Single-Family Detached Housing	210	125	DU	T = 0.71(X) + 7.23	26%	74%	24	70	94	0	0%	24	70	94
Difference												**1018**	**224**	**1242**

Source: ITE 11th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total	Trips	%	In	Out	Total
Proposed Future Land Use														
Medical-Dental Office	720	840,272	SF	T = 4.07(X) - 3.17	28%	72%	798	2053	2851	285	10%	718	1848	2566
Existing Land Use														
Single-Family Detached Housing	210	125	DU	Ln(T) = 0.96Ln(X) + 0.36	64%	36%	81	45	126	0	0%	81	45	126
Difference												**637**	**1803**	**2440**

Source: ITE 11th Edition Trip Generation Rates

Table 2 Trip Generation - 5 Year

Table2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	T=42.97(X) - 108.01	50%	50%	917	916	1,833

Source: ITE Trip Generation Manual 11th Edition

Table 2b: AM Peak Hour

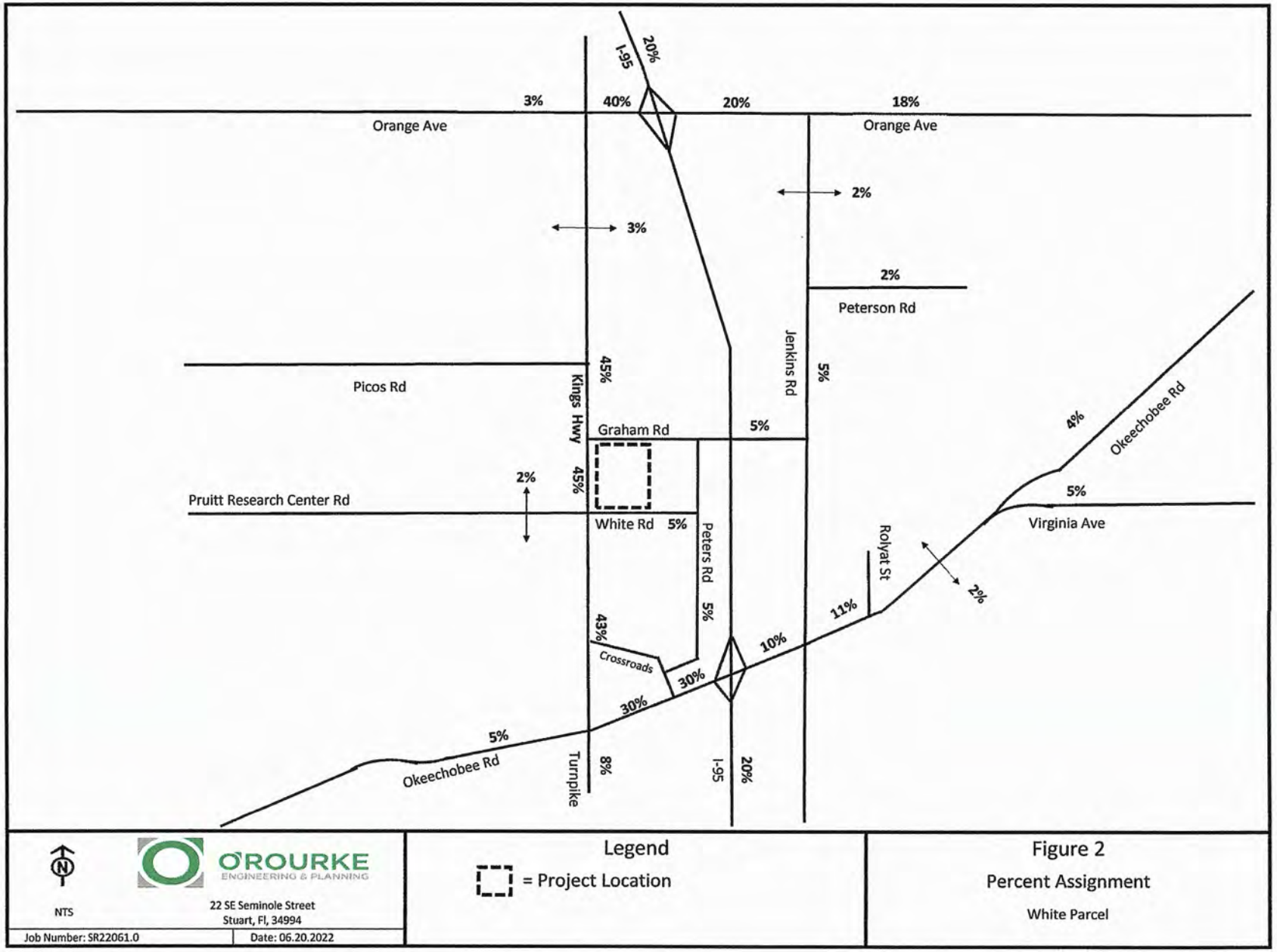
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	Ln(T)=0.90Ln(X) + 1.34	78%	22%	94	27	121

Source: ITE Trip Generation Manual 11th Edition

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	50,000	Sft	T=4.07(X) - 3.17	28%	72%	48	124	172

Source: ITE Trip Generation Manual 11th Edition


I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
Kings Hwy
45%
Graham Rd
5%
4%
Okeechobee Rd
2%
45%
5%
Pruitt Research Center Rd
White Rd
5%
Virginia Ave
Peters Rd
5%
Rolyat St
11%
2%
43%
Crossroads
10%
30%
30%
5%
Okeechobee Rd
Turnpike
8%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
Figure 2
Percent Assignment
White Parcel

2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results.

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

Appendix C includes the growth rate calculation and background traffic.

CONCLUSION

With its 1,242 net new AM peak hour trips and 2,440 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	2040 Peak Hour Service[1] Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	407	22.61%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	90	5.00%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	458	25.44%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	101	5.61%	45%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	101	5.61%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	458	25.44%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	101	5.61%	45%
	Picos Rd	Orange Ave	SB	IN	YES	1800	458	25.44%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	11	1.75%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	51	8.10%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	11	0.36%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	51	1.69%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	40	2.00%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	183	9.15%	18%
	I-95	Jenkins Rd	EB	IN	YES	2000	204	10.20%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	45	2.25%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	90	4.50%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	407	20.35%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	31	2.90%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	10	0.56%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	2	0.11%	1%
	Graham Rd	Peterson Rd	NB	OUT	NO	1800	11	0.61%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	51	2.83%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	7	0.39%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	31	1.72%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/Kings Hwy	EB	IN	NO	1810	51	2.82%	5%
	McCarty Rd	Florida Turnpike/Kings Hwy	WB	OUT	NO	1810	11	0.61%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	67	1.61%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	305	7.31%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	22	0.52%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	102	2.41%	10%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	25	0.62%	11%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	112	2.77%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	204	2.79%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	45	0.61%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	45	0.61%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	204	2.79%	20%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 1242
Net In: 1018
Net Out: 224

TABLE 3b - Long Range Percent Impact 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service[1] Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	255	14.17%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	721	40.06%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	287	15.94%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	811	45.06%	45%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	811	45.06%	45%
	Graham Rd	Picos Rd	SB	IN	YES	1800	287	15.94%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	811	45.06%	45%
	Picos Rd	Orange Ave	SB	IN	YES	1800	287	15.94%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	90	14.29%	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	32	5.08%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	90	2.98%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	32	1.06%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	325	16.25%	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	115	5.75%	18%
	I-95	Jenkins Rd	EB	OUT	YES	2000	361	18.05%	20%
	I-95	Jenkins Rd	WB	IN	YES	2000	127	6.35%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	721	36.05%	40%
	Kings Hwy	I - 95	WB	IN	YES	2000	255	12.75%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	19	1.78%	3%
	Campbell Rd	Kings Hwy	WB	OUT	YES	1070	54	5.05%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	1800	6	0.33%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	1800	18	1.00%	1%
	Graham Rd	Peterson Rd	NB	OUT	YES	1800	90	5.00%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	1800	32	1.78%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	1800	54	3.00%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	1800	19	1.06%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	32	1.77%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	YES	1810	90	4.97%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	541	12.97%	30%
	Kings Hwy	I - 95	WB	IN	YES	4170	191	4.58%	30%
	I - 95	Jenkins Rd	EB	OUT	YES	4240	180	4.25%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	64	1.51%	10%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	4040	198	4.90%	11%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	70	1.73%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	127	1.73%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	361	4.93%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	361	4.93%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	127	1.73%	20%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 2440
Net In: 637
Net Out: 1803

TABLE 4a - Long Range Link Analysis 2045 - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.571	866	1800	407	1273	22.61%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.429	650	1800	90	740	5.00%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.571	944	1800	458	1402	25.44%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.429	709	1800	101	810	5.61%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	101	823	5.61%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	458	1419	25.44%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	101	695	5.61%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	458	1248	25.44%	YES	45%
Graham Rd	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.491	159	630	51	210	8.10%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.491	1074	2000	183	1257	9.15%	YES	18%
	I-95	Jenkins Rd	EB	OUT	YES	25426	0.09	0.509	1165	2000	204	1369	10.20%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	25426	0.09	0.509	1165	2000	90	1255	4.50%	YES	40%
	Kings Hwy	I - 95	WB	IN	YES	29401	0.09	0.491	1299	2000	407	1706	20.35%	YES	40%
Okeechobee Rd	Kings Hwy	I - 95	WB	OUT	YES	31444	0.09	0.429	1214	4170	305	1519	7.31%	YES	30%

Two-Way: 1242
Net In: 1018
Net Out: 224

TABLE 4b - Long Range Link Analysis 2045 - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Is Total Traffic Less Than Capacity?	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	16844	0.09	0.429	650	1800	255	905	14.17%	YES	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	16844	0.09	0.571	866	1800	721	1587	40.06%	YES	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	18366	0.09	0.429	709	1800	287	996	15.94%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	18366	0.09	0.571	944	1800	811	1755	45.06%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	18699	0.09	0.429	722	1800	811	1533	45.06%	YES	45%
	Graham Rd	Picos Rd	SB	IN	YES	18699	0.09	0.571	961	1800	287	1248	15.94%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	15374	0.09	0.429	594	1800	811	1405	45.06%	YES	45%
	Picos Rd	Orange Ave	SB	IN	YES	15374	0.09	0.571	790	1800	287	1077	15.94%	YES	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	5393	0.09	0.491	238	630	90	328	14.29%	YES	5%
	Kings Hwy	Jenkins Rd	WB	IN	YES	3593	0.09	0.509	165	630	32	197	5.08%	YES	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	24301	0.09	0.491	1074	2000	325	1399	16.25%	YES	18%
	Jenkins Rd	Hartman Rd	WB	IN	YES	24301	0.09	0.509	1113	2000	115	1228	5.75%	YES	18%
	I-95	Jenkins Rd	EB	IN	YES	25426	0.09	0.491	1124	2000	361	1485	18.05%	YES	20%
	I-95	Jenkins Rd	WB	OUT	YES	25426	0.09	0.509	1165	2000	127	1292	6.35%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	29401	0.09	0.491	1299	2000	721	2020	36.05%	No	40%
	Kings Hwy	I - 95	WB	IN	YES	25426	0.09	0.509	1165	2000	255	1420	12.75%	YES	40%
	Campbell Rd	Kings Hwy	WB	OUT	YES	13933	0.09	0.571	716	1070	54	770	5.05%	YES	3%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	7711	0.09	0.491	341	1800	90	431	5.00%	YES	5%
Okeechobee Rd	McCarty Rd	Florida Turnpike	WB	OUT	YES	9019	0.09	0.571	463	1810	90	553	4.97%	YES	5%
	Kings Hwy	I - 95	EB	IN	YES	31444	0.09	0.429	1214	4170	541	1755	12.97%	YES	30%
	Kings Hwy	I - 95	WB	OUT	YES	31444	0.09	0.571	1616	4170	191	1807	4.58%	YES	30%
	I - 95	Jenkins Rd	EB	OUT	YES	51103	0.09	0.491	2258	4240	180	2438	4.25%	YES	10%
	Jenkins Rd	Virginia Ave	EB	OUT	YES	49154	0.09	0.491	2172	4040	198	2370	4.90%	YES	11%

Two-Way: 2440
Net In: 637
Net Out: 1803

TABLE 5a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	38	2.11%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	11	0.61%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	42	2.33%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	12	0.67%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	12	0.67%	45%
	Graham Rd	Picos Rd	SB	IN	NO	1800	42	2.33%	45%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	12	0.67%	45%
	Picos Rd	Orange Ave	SB	IN	NO	1800	42	2.33%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	1	0.16%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	5	0.79%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	1	0.03%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	5	0.17%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	5	0.25%	18%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	17	0.85%	18%
	I-95	Jenkins Rd	EB	IN	NO	2000	19	0.95%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	5	0.25%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	11	0.55%	40%
	Kings Hwy	I - 95	WB	IN	NO	2000	38	1.90%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	3	0.28%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	1	0.11%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	0	0.00%	1%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	1	0.16%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	630	5	0.79%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	1	0.11%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	5	0.28%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	1	0.06%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	8	0.19%	30%
	Kings Hwy	I - 95	WB	IN	NO	4170	28	0.67%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	3	0.07%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	9	0.21%	10%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	3	0.07%	11%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	10	0.25%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	19	0.26%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	5	0.07%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	5	0.07%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	19	0.26%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	121
Net In:	94
Net Out:	27

TABLE 5b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	19	1.06%	40%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	50	2.78%	40%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	22	1.22%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	56	3.11%	45%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	56	3.11%	45%
	Graham Rd	Picos Rd	SB	IN	NO	1800	22	1.22%	45%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	56	3.11%	45%
	Picos Rd	Orange Ave	SB	IN	NO	1800	22	1.22%	45%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	6	0.95%	5%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	2	0.32%	5%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	6	0.20%	5%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	2	0.07%	5%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	22	1.10%	18%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	9	0.45%	18%
	I-95	Jenkins Rd	EB	OUT	NO	2000	25	1.25%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	10	0.50%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	50	2.50%	40%
	Kings Hwy	I - 95	WB	IN	NO	2000	19	0.95%	40%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	3%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	4	0.37%	3%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	0	0.00%	1%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	1	0.11%	1%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	6	0.95%	5%
	Graham Rd	Peterson Rd	SB	IN	NO	630	2	0.32%	5%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	4	0.43%	3%
	Peterson Rd	Orange Ave	SB	IN	NO	920	1	0.11%	3%
Okeechobee Rd	McCarty Rd	Florida Turnpike/ Kings Hwy	EB	IN	NO	1810	2	0.11%	5%
	McCarty Rd	Florida Turnpike/ Kings Hwy	WB	OUT	NO	1810	6	0.33%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	37	0.89%	30%
	Kings Hwy	I - 95	WB	IN	NO	4170	14	0.34%	30%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	12	0.28%	10%
	I - 95	Jenkins Rd	WB	IN	NO	4240	5	0.12%	10%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	14	0.35%	11%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	5	0.12%	11%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	10	0.14%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	25	0.34%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	25	0.34%	20%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	10	0.14%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	172
Net In:	48
Net Out:	124

TABLE 6a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	447	203	650	1800	42	692	2.33%	YES	45%

(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	121
Net In:	94
Net Out:	27
Years Grown:	8

TABLE 6b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Kings Hwy	Crossroads Pkwy	Graham Rd	NB	IN	YES	7286	374	2.25%	447	94	541	1800	22	563	1.22%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	7286	374	2.25%	447	214	661	1800	56	717	3.11%	YES	45%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	369	2.25%	441	94	535	1800	56	591	3.11%	YES	45%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	389	2.25%	465	202	667	1800	56	723	3.11%	YES	45%

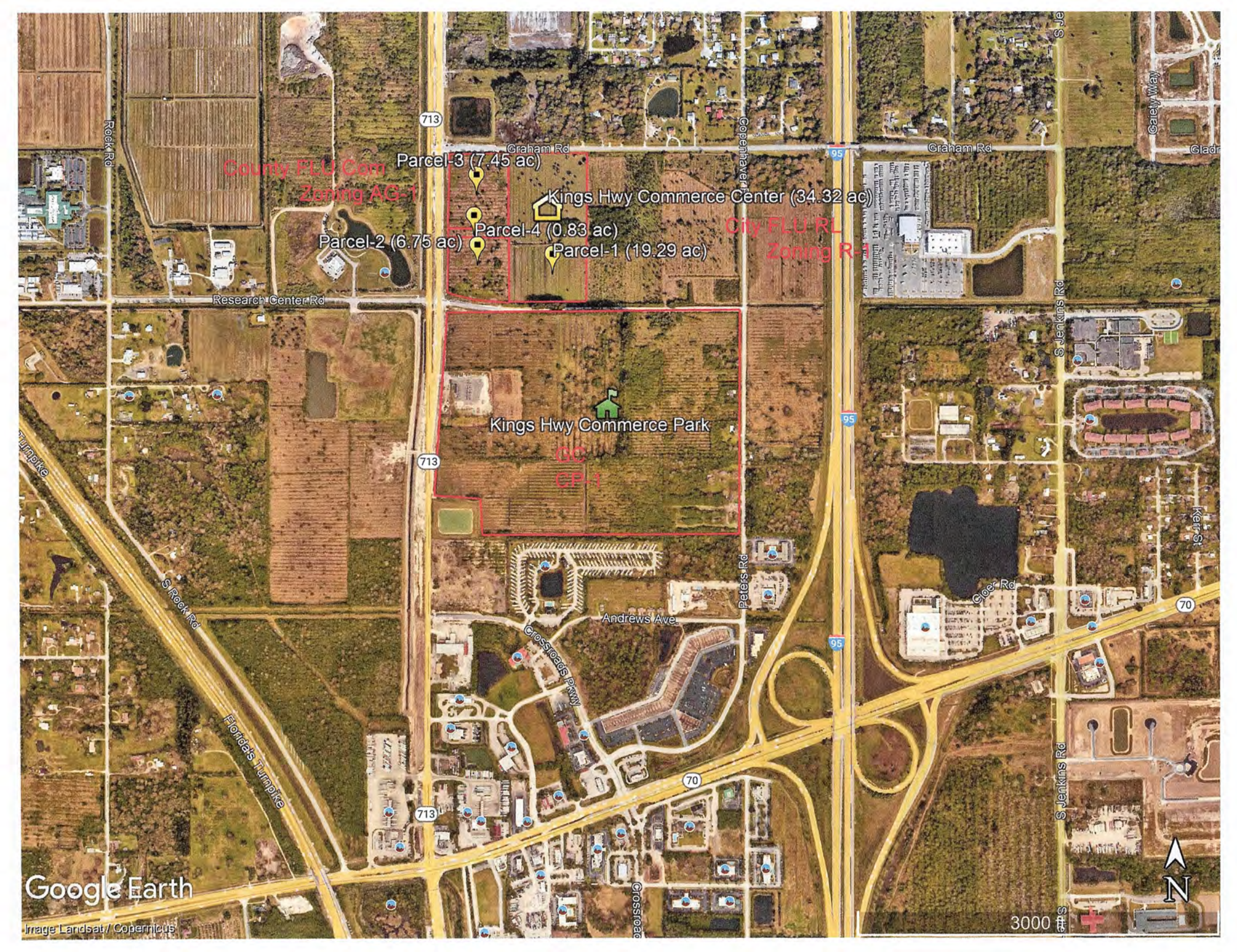
(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	172
Net In:	48
Net Out:	124
Years Grown:	8

APPENDIX A

SITE DATA


Parcel-3 (7.45 ac)
Kings Hwy Commerce Center (34.32 ac)
Parcel-4 (0.83 ac)
Parcel-2 (6.75 ac)
Parcel-1 (19.29 ac)
County FLU Com
Zoning AG-1
City FLU RL
Zoning R-1
Kings Hwy Commerce Park
GC
CP-1
Graham Rd
Research Center Rd
Rock Rd
S Rock Rd
Florida's Turnpike
Andrews Ave
Crossroads Pkwy
Peters Rd
Cloer Rd
S Jenkins Rd
Kerr St
Gatey Way
713
95
70
Google Earth
Image Landsat / Copernicus
3000 ft
N

APPENDIX B

Roadway Details

LRTP Model Data

St. Lucie County 5-Year TIP

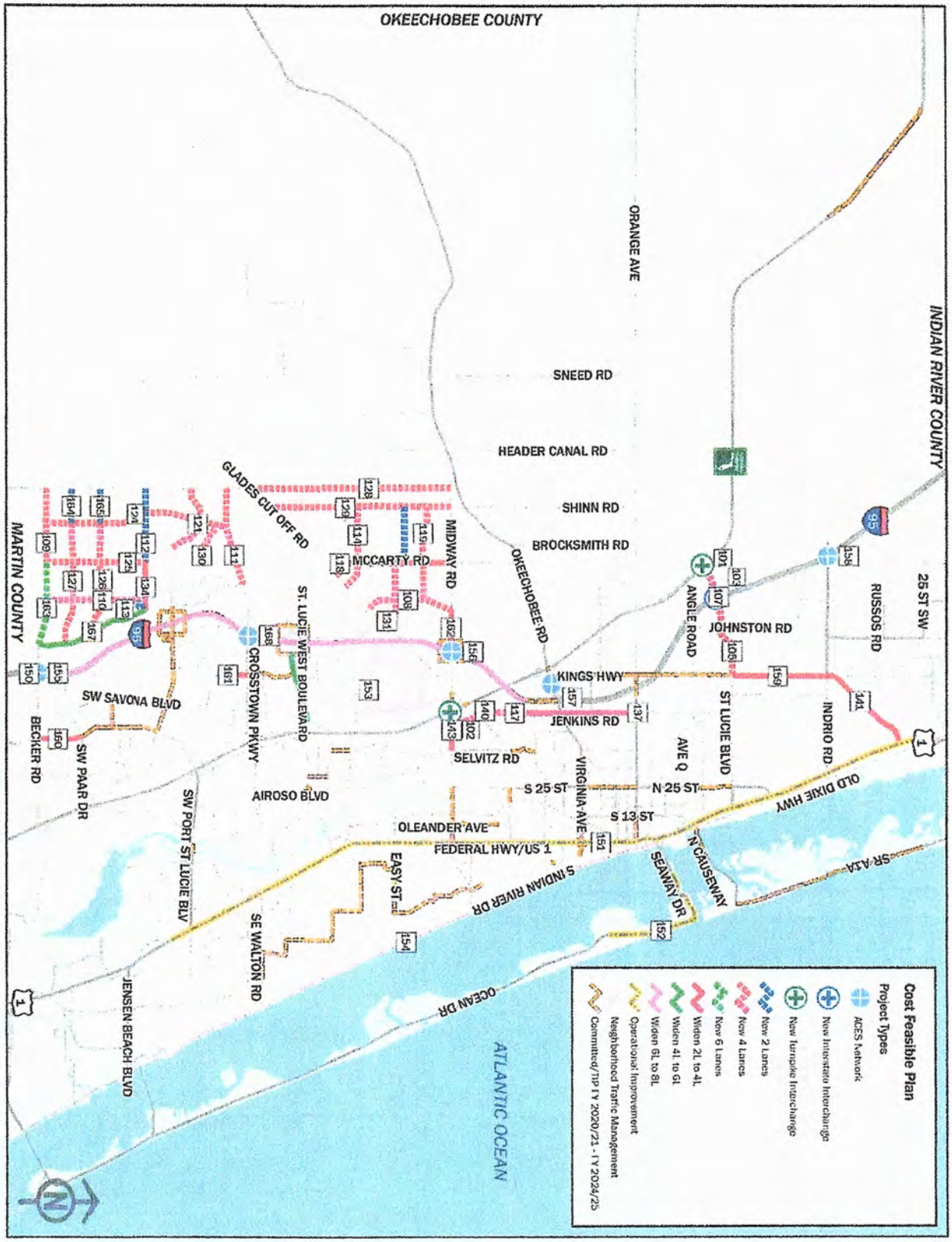


Figure 1. Cost Feasible Plan -- Project Types

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
11100	2ND ST	CITRUS AVE	ORANGE AVE	CR	2U	D	C	2,400	0	1,365	3,629	1,229	2,400	2,787	1,229	3,629	#DIV/0!	#DIV/0!
11110	2ND ST	ORANGE AVE	AVENUE A	CR	2U	D	C	1,800	0	2,132	3,719	1,919	1,800	2,091	1,919	3,719	#DIV/0!	#DIV/0!
1200	7TH ST	SUNRISE BLVD	GEORGIA AVE	CR	2U	C	D	1,425	4743	4,719	4,247	2,822	0	1,655	4,247	939	1,361	1,145
1310	7TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	2,500	8655	6,195	5,576	3,076	0	2,904	5,576	-579	1,716	569
1320	7TH ST	DELAWARE AVE	CITRUS AVE	CR	2U	C	D	3,300	9348	7,671	6,904	3,604	0	3,833	6,904	856	2,600	1,728
1330	7TH ST	CITRUS AVE	ORANGE AVE	CR	2U	C	D	3,300	8979	6,617	5,955	2,655	0	3,833	5,955	276	2,335	1,306
1340	7TH ST	ORANGE AVE	AVENUE C	CR	2U	C	D	3,400	8295	6,087	5,481	2,081	0	3,949	5,481	568	2,387	1,477
1350	7TH ST	AVENUE C	AE BACKUS AVE	CR	2U	C	D	2,955	9769	9,644	8,680	5,730	0	3,428	8,680	1,851	2,796	2,326
1360	7TH ST	AE BACKUS AVE	AVENUE D	CR	2U	C	D	2,950	8573	5,696	5,090	2,140	0	3,428	5,090	-531	1,668	661
1370	7TH ST	AVENUE D	AVENUE H	CR	2U	C	D	2,500	11085	8,658	5,992	3,492	0	2,904	5,992	-2,593	1,442	-576
11400	10TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	1,100	1141	2,044	1,798	698	-41	1,278	1,839	1,798	1,891	1,845
11410	10TH ST	ORANGE AVE	AVENUE C	CR	2U	D	D	1,100	2778	4,415	2,296	1,196	-1,678	1,278	3,973	2,296	1,678	1,987
11420	10TH ST	AVENUE C	AVENUE D	CR	2U	C	D	1,100	1425	1,476	1,328	228	0	1,278	1,328	1,003	1,044	1,049
1060 *	13TH ST	VIRGINIA AVE	NEBRASKA AVE	CR	2U	D	D	7,000	5161	6,185	7,388	388	1,819	8,130	5,549	7,388	7,967	7,685
1060.2	13TH ST	NEBRASKA AVE	GEORGIA AVE	CR	2U	D	D	7,000	6899	6,782	7,987	987	101	8,130	7,886	7,987	8,535	8,261
1010	13TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	C	D	6,200	7452	8,177	7,360	1,160	0	7,201	7,360	6,108	6,531	6,319
1020	13TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	5,700	6473	8,287	6,667	967	-773	6,620	7,440	6,667	6,985	6,825
1030.1	13TH ST	ORANGE AVE	AVENUE B	CR	2U	D	E	4,620	6332	10,495	7,914	3,114	-1,532	5,575	9,446	7,914	7,638	7,776
1030.2	13TH ST	AVENUE B	AVENUE D	CR	2U	D	D	4,600	6263	9,030	6,464	1,864	-1,663	5,342	8,127	6,464	6,387	6,425
1040.11	13TH ST	AVENUE D	AVENUE H	CR	2U	D	D	4,400	5974	7,881	5,519	1,119	-1,574	5,110	7,053	5,519	5,572	5,545
1040.12	13TH ST	AVENUE H	AVENUE I	CR	2U	D	D	4,400	5326	7,300	5,744	1,344	-926	5,110	6,570	5,744	5,900	5,822
1040.13	13TH ST	AVENUE I	AVENUE O	CR	2U	D	D	4,400	5238	6,976	5,440	1,040	-838	5,110	6,276	5,440	5,625	5,533
1040.2	13TH ST	AVENUE O	AVENUE Q	CR	2U	C	C	0	890	1,092	989	989	0	0	989	0	0	0
9490	17TH ST	GEORGIA AVE	DELAWARE AVE	CR	2U	D	C	2,400	0	2,041	4,237	1,837	2,400	2,787	1,837	4,237	#DIV/0!	#DIV/0!
9500	17TH ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	6,100	7756	9,427	6,826	726	-1,658	7,085	8,484	6,826	7,116	6,971
9510	17TH ST	ORANGE AVE	AVENUE D	CR	2U	D	D	5,000	4194	6,844	6,998	1,998	806	5,807	6,160	6,998	7,833	7,400
9520	17TH ST	AVENUE D	AVENUE Q	CR	2U	C	D	3,900	4474	4,785	4,289	389	0	4,529	4,289	3,715	3,985	3,851
1110	25TH ST	MIDWAY RD	BELL AVE	CR	4D	D	D	16,100	11334	18,890	21,767	5,667	4,766	18,699	17,001	21,767	25,760	23,764
1120	25TH ST	BELL AVE	EDWARDS RD	CR	4D	D	D	18,500	9880	17,316	24,204	5,704	6,620	21,486	15,564	24,204	31,126	27,665
1130 *	25TH ST	EDWARDS RD	CORTEZ BLVD	SR	4D	F	F	18,100	12454	21,245	27,203	9,103	6,083	21,021	19,120	24,768	29,641	27,203
1139.2	25TH ST	CORTEZ BLVD	VIRGINIA AVE	SR	4D	F	F	21,500	12595	19,160	28,774	7,274	11,530	24,973	17,244	28,148	31,395	29,774
1140.1	25TH ST	VIRGINIA AVE	NEBRASKA AVE	SR	4D	F	F	23,000	9470	14,978	30,320	7,320	17,200	26,712	13,120	28,650	33,990	30,320
1140.2	25TH ST	NEBRASKA AVE	OKEECHOBEE RD	SR	4D	F	F	23,000	10644	17,518	31,563	8,563	15,817	26,712	15,786	27,822	35,343	31,583
1150	25TH ST	OKEECHOBEE RD	GEORGIA AVE	SR	4D	F	F	23,000	11962	18,378	30,751	7,751	14,210	26,712	16,540	27,978	33,623	30,751
1160	25TH ST	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	21,300	10131	17,953	31,780	10,480	15,623	24,738	16,157	27,326	36,235	31,780
1170	25TH ST	DELAWARE AVE	ORANGE AVE	SR	4D	F	F	19,600	10354	17,769	28,764	9,164	12,772	22,763	15,992	25,238	32,290	28,764
1180	25TH ST	ORANGE AVE	AVENUE D	SR	4D	F	F	17,000	11791	18,491	23,722	6,722	7,080	19,744	16,542	21,851	26,594	23,722
1190.1	25TH ST	AVENUE D	AVENUE Q	SR	4D	F	F	15,600	9253	17,373	26,050	9,450	9,415	18,118	15,238	21,993	28,118	26,050
1190.2	25TH ST	AVENUE Q	JUANITA AVE	SR	4D	F	F	14,200	9211	18,272	24,238	10,038	7,793	16,490	16,445	21,434	27,042	24,238
1200	25TH ST	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	11,150	6385	12,690	18,734	7,584	7,310	12,953	11,424	15,199	21,276	18,734
1210	25TH ST	ST LUCIE BLVD	US 1	SR	4D	C	C	5,100	0	10,029	9,018	3,918	0	5,923	9,018	16,116	#DIV/0!	#DIV/0!
24300	29TH ST	ORANGE AVE	AVENUE D	CR	2U	D	C	3,400	0	3,193	6,274	2,874	3,400	3,949	2,874	6,274	#DIV/0!	#DIV/0!
24310	29TH ST	AVENUE D	AVENUE Q	CR	2U	D	C	3,400	0	1,412	4,671	1,271	3,400	3,949	1,271	4,671	#DIV/0!	#DIV/0!
1490	33RD ST	OKEECHOBEE RD	DELAWARE AVE	CR	2U	D	D	6,400	5146	7,658	8,144	1,744	1,254	7,433	6,890	8,144	9,140	8,642
1500	33RD ST	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	8,600	7960	11,204	8,724	2,124	-1,389	7,685	10,054	8,724	8,918	8,821
9610	35TH ST	KIRBY LOOP RD	CORTEZ BLVD	CR	2U	D	D	5,400	787	3,896	8,119	2,719	4,613	6,272	3,506	8,119	25,663	16,891
9620	35TH ST	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,400	4696	9,140	8,930	3,530	704	6,272	8,226	8,930	10,089	9,509
9630	35TH ST	VIRGINIA AVE	OKEECHOBEE RD	CR	2U	G	D	4,000	2748	4,534	5,336	1,336	1,255	4,646	4,081	5,336	6,343	5,839
25800	53RD ST	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,200	3309	5,339	3,788	1,588	-1,909	2,555	4,797	3,788	3,598	3,693
9600	AE BACKUS AVE	7TH ST	US 1	CR	2U	D	D	600	1258	4,043	3,181	2,381	-458	829	3,639	3,181	2,468	2,824
25935	AE BACKUS AVE	US 1	INDIAN RIVER DR	CR	2U	C	C	700	0	4,502	4,106	3,406	0	813	4,106	4,606	#DIV/0!	#DIV/0!
1400	AIROSO BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	U	D	15,600	10404	11,375	18,118	2,518	7,678	18,118	10,240	15,456	18,378	15,907
1410	AIRORO BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	14,020	11278	18,040	17,192	3,172	2,752	16,294	14,440	17,192	19,161	18,177
1420	AIRORO BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	12,413	10069	18,097	18,622	6,209	2,344	14,416	16,278	18,622	21,405	20,014
1430	AIRORO BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	4D	D	D	11,924	5203	9,567	15,349	3,425	6,721	13,849	8,628	15,349	21,597	18,220
1442	AIRORO BLVD	FLORESTA DR	ST JAMES DR	CR	4D	D	D	15,433	11232	16,414	18,074	2,641	4,201	17,924	13,873	19,074	20,332	19,203
7836.4	AIRPORT CONNECTOR	FL TURNPIKE W RAMP	I-95	CR	4D	C	#N/A	0	0	22,855	20,570	20,570	0	0	20,570	0	0	0
25910	ALCANTARRA BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	C	D	3,300	5793	5,664	5,089	1,789	0	3,633	5,089	2,999	3,202	2,844
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	9233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,575	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	8,377	3,927	-2,167	6,330	11,544	8,377	8,811	8,594
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1542	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,672	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1266	2,101	1,605	605	-266	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MILE OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MILE OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
9150	ARTERIAL A	GLADES CUT-OFF RD	MIDWAY RD	CR	4D	C	C	0	0	2,663	2,397	2,397	0	0	2,397	0	0	0
1800	AVENUE A	17TH ST	US 1	CR	2D	C	D	1,700	3302	2,841	2,557	857	0	1,974	2,557	995	1,404	1,180
1910	AVENUE A	US 1	INDIAN RIVER DR	CR	2U	C	D	1,650	4166	2,631	2,367	517	0	2,149	2,367	51	1,121	586
9900	AVENUE B	13TH ST	19TH ST	CR	2U	C	C	350	0	2,157	1,941	1,591	0	406	1,941	2,591	#DIV/0!	#DIV/0!
9910	AVENUE C	10TH ST	7TH ST	CR	2U	D	D	575	1992	4,543	2,671	2,096	-1,417	668	4,088	2,671	1,299	1,985
1791	AVENUE D	ANGLE RD	29TH ST	CR	2U	U	D	5,000	1113	1,035	5,807	807	4,875	5,807	932	4,818	4,468	4,644
1700	AVENUE D	29TH ST	25TH ST	CR	2U	D	D	4,900	1134	1,959	5,826	926	3,766	5,591	1,760	5,826	8,110	6,968
1710	AVENUE D	25TH ST	17TH ST	CR	2U	D	D	4,900	1435	1,838	5,119	219	3,465	5,69*	1,654	5,119	6,025	5,572
1720	AVENUE D	17TH ST	13TH ST	CR	2U	U	D	4,650	2718	2,432	5,401	751	3,207	5,401	2,194	4,126	4,004	4,065
1730.1	AVENUE D	13TH ST	10TH ST	CR	2U	U	D	4,600	3205	3,532	5,342	742	2,164	5,342	3,179	4,674	4,667	4,720
1730.2	AVENUE D	10TH ST	7TH ST	CR	2U	U	D	2,700	3872	4,394	3,136	436	-818	3,136	3,954	2,782	2,941	2,862
1740	AVENUE D	7TH ST	US 1	CR	2U	U	D	2,700	5529	3,238	3,136	436	-222	3,136	2,914	66	1,518	802
25700	AVENUE H	13TH ST	7TH ST	CR	2U	C	C	2,100	0	2,973	2,673	573	0	2,439	2,673	4,773	#DIV/0!	#DIV/0!
25710	AVENUE H	7TH ST	US 1	CR	2U	C	C	1,200	0	8,966	7,709	6,509	0	1,394	7,709	9,909	#DIV/0!	#DIV/0!
24400	AVENUE I	25TH ST	17TH ST	CR	2U	U	D	2,800	3075	3,264	3,368	568	1,042	3,368	2,326	2,151	2,238	2,245
24410	AVENUE I	17TH ST	13TH ST	CR	2U	D	D	2,900	1881	2,783	3,429	529	918	3,368	2,510	3,429	3,920	3,674
9400	AVENUE O	13TH ST	US 1	CR	2U	D	D	1,750	7363	8,617	2,142	392	-5,613	2,032	7,755	2,142	1,996	2,054
9320	AVENUE Q	ANGLE RD	25TH ST	CR	2U	D	D	3,800	2204	3,947	5,148	1,348	1,996	4,413	3,552	5,148	6,533	5,841
9310	AVENUE Q	25TH ST	17TH ST	CR	2U	D	D	3,400	1897	2,156	3,445	45	1,593	3,948	1,542	3,445	3,713	3,579
9320	AVENUE Q	17TH ST	13TH ST	CR	2U	D	D	3,400	1061	1,316	3,529	129	2,339	3,545	1,186	3,205	4,054	3,769
1500	BAYSHORE BLVD	MOUNTWELL ST	PORT ST LUCIE BLVD	CR	2U	D	D	5,300	10754	15,512	8,507	3,207	-5,454	6,155	13,961	8,507	7,339	7,923
1610	BAYSHORE BLVD	PORT ST LUCIE BLVD	THORNHILL DR	CR	4D	D	D	22,000	22150	38,678	32,800	10,800	-150	25,551	33,510	32,800	34,972	33,916
1620	BAYSHORE BLVD	THORNHILL DR	CROSSTOWN PKWY	CR	4D	D	D	21,000	16686	27,357	29,355	8,355	4,734	24,389	24,621	29,355	33,906	31,630
1630	BAYSHORE BLVD	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	4D	D	D	23,750	15588	24,956	30,625	6,875	6,864	27,583	22,481	30,625	35,508	33,066
1640	BAYSHORE BLVD	PRIMA VISTA BLVD	FLORESTA DR	CR	2U	D	D	14,500	11976	16,127	17,036	2,536	2,522	16,640	14,514	17,036	18,742	17,889
1650	BAYSHORE BLVD	FLORESTA DR	SELVITZ RD	CR	2U	D	D	12,000	6616	11,692	13,907	1,907	3,384	13,937	10,523	13,907	15,633	14,770
1660	BAYSHORE BLVD	SELVITZ RD	25TH ST	CR	2U	U	D	6,000	4148	4,318	6,966	966	3,033	6,966	3,886	5,740	5,998	5,869
10000	BEACH AVE	OLEANDER AVE	RIO MAR DR	CR	2U	D	D	3,000	1768	2,416	3,408	408	1,232	3,484	2,174	3,408	3,935	3,670
10005	BEACH AVE	RIO MAR DR	CAMINO	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
1900.22	BECKER RD	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	21,210	19,089	19,089	0	0	19,089	0	0	0
1900.23	BECKER RD	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	6,693	5,934	5,934	0	0	5,934	0	0	0
1900.24	BECKER RD	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	6,761	6,085	6,085	0	0	6,085	0	0	0
1900.21	BECKER RD	VILLAGE PKWY	I-95	CR	6D	C	C	11,500	2	35,550	31,995	20,495	0	13,356	31,995	43,453	#DIV/0!	#DIV/0!
1900.25	BECKER RD	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	3,332	2,999	2,999	0	0	2,999	0	0	0
1900.3	BECKER RD	I-95	SAVONA BLVD	CR	4D	D	D	6,900	15553	25,380	25,171	18,271	-6,653	10,336	31,024	25,171	19,425	22,298
1910	BECKER RD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	4D	D	D	5,700	6884	20,266	17,055	11,355	-1,184	6,620	18,239	17,055	16,109	16,582
1920.2	BECKER RD	PORT ST LUCIE BLVD	ALBACORE ST	CR	4D	D	D	3,500	6290	17,752	15,179	9,679	-796	6,386	15,977	15,179	14,883	15,031
1930.1	BECKER RD	ALBACORE ST	DARWIN BLVD	CR	4D	D	D	5,500	6971	16,184	13,077	7,577	-571	6,386	13,648	13,077	13,168	13,122
1930.12	BECKER RD	DARWIN BLVD	ATHENA DR	CR	4D	D	D	11,200	9686	19,022	18,634	7,434	1,514	13,008	17,120	18,634	21,115	19,875
1930.11	BECKER RD	ATHENA DR	FLORIDAS TURNPIKE	CR	4D	D	D	11,000	11499	21,917	19,226	8,226	-499	12,775	19,725	19,226	20,127	19,677
1930.2	BECKER RD	FLORIDAS TURNPIKE	SOUTHBEND BLVD	CR	4D	D	D	9,500	11239	16,609	12,596	3,096	-1,720	11,033	14,316	12,596	12,932	12,765
1940	BECKER RD	SOUTHBEND BLVD	GILSON RD	CR	2U	D	D	7,050	12243	16,787	9,924	2,874	-5,193	8,186	16,117	9,924	9,265	9,595
2000	BELL AVE	25TH ST	SUNRISE BLVD	CR	2U	D	D	3,000	3128	5,023	4,396	1,396	-125	3,484	4,521	4,396	4,630	4,513
2010	BELL AVE	SUNRISE BLVD	OLEANDER AVE	CR	2U	D	D	3,000	2956	4,605	4,191	1,191	44	3,484	4,147	4,191	4,489	4,340
26930	BINNEY DR	SR A1A S (SEAWAY)	SR A1A S (OCEAN)	CR	2U	C	C	0	0	3,112	2,801	2,801	0	0	2,801	0	0	0
22815.1	BLANTON BLVD	TORINO PKWY	VOLUCIA DR	CR	2U	C	C	0	1220	1,561	1,405	1,405	0	0	1,405	0	0	0
22815.2	BLANTON BLVD	VOLUCIA DR	EAST TORINO PKWY	CR	2U	C	C	0	2571	4,546	4,091	4,091	0	0	4,091	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
12100	BLUEFIELD RD	BLUEFIELD RANCH RD	OKEECHOBEE RD	CR	2U	C	C	0	0	47	47	47	0	0	47	0	0	0
2755	BUCHANAN DR	MIDWAY	WEATHERBEE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2750	BUCHANAN DR	EASY ST	MIDWAY RD	CR	2U	D	D	950	3053	4 140	1,623	673	-2 193	1 103	3 728	1,525	1 237	1,430
2100	CALIFORNIA BLVD	CAMEO BLVD	DEL RIO BLVD	CR	2U	D	D	5 900	5168	7 987	7 904	2 004	734	6,852	7 170	7 904	8 735	8 320
2120	CALIFORNIA BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	D	D	11 500	12316	17 434	14 375	2,875	-1 316	13,356	15 691	14 375	15 018	14 696
2130 1	CALIFORNIA BLVD	DEL RIO BLVD	SAVONA BLVD	CR	2U	D	D	11 000	6984	10 856	11 628	628	2,016	12 775	9 612	11 628	12 593	12 090
2130 2	CALIFORNIA BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	U	D	11 600	13591	15 076	13 472	1 872	-96	13,472	13 568	11 577	12 353	11 965
2130 3	CALIFORNIA BLVD	SAVONA BLVD	DEL RIO BLVD	CR	2U	U	D	10 000	9699	7 888	11 814	1 814	4,425	11 814	7 189	7 490	7 906	7 698
2140	CALIFORNIA BLVD	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CR	2U	D	D	7 000	9751	12 843	8 808	1 808	-2 751	9 130	11 559	8 808	8 851	8 829
2150	CALIFORNIA BLVD	UNIVERSITY BLVD	PEACOCK BLVD	CR	2U	D	D	5 600	5556	10 139	9 169	3 569	44	6 504	9 125	9 169	9 810	9 489
2130 1	CALIFORNIA BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	D	D	11 500	15141	16 942	11 607	107	-3 641	13 356	15 245	11 607	12 353	11 980
2141	CALIFORNIA BLVD	COUNTRY CLUB DR	UNIVERSITY BLVD	CR	2U	C	C	0	9751	14 504	13 144	13,144	0	0	13 144	0	0	0
2160	CALIFORNIA BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	D	D	9,150	5501	10 239	12 864	3,714	3 649	10 627	9 215	12 864	18 350	14 607
24700	CAMEO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	C	D	4,600	5808	5 968	5,371	771	0	5 342	5 371	4 353	4 699	4 531
24710	CAMEO BLVD	CALIFORNIA BLVD	CROSSTOWN PKWY	CR	2U	C	D	7 100	8107	8 702	7 835	735	0	6 246	7 835	6 828	7 319	7 073
18010	CAMINO ST	PRIMA VISTA	W OF US 1	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25490	CAMPBELL RD	PICOS RD	ORANGE AVE	CR	2U	D	D	425	82	317	628	203	343	494	285	628	1 577	1 103
6300	CANE SLOUGH RD	US 1	LENNARD RD	CR	4D	D	D	9,249	6875	8 371	9 908	659	2 374	10 742	7,534	9 908	10 812	10 360
22950	CARLTON RD	GLADES CUT-OFF RD (N)	CARLTON RD (S)	CR	2U	C	D	300	189	211	302	2	112	348	190	302	323	313
22955	CARLTON RD	CARLTON RD (S)	OKEECHOBEE RD	CR	2U	C	D	475	547	577	519	44	0	552	519	447	481	464
2600 11	CASHMERE BLVD	DEL RIO BLVD	CROSSTOWN PKWY	CR	2U	C	D	6 400	10181	14 383	12 645	6 245	0	9 756	12 945	11 164	11 392	11 278
2600 12	CASHMERE BLVD	CROSSTOWN PKWY	HEATHERWOOD BLVD	CR	2U	C	D	10 600	15199	17 192	15 483	4 883	0	12 311	15 483	10 864	11 503	11 184
2600 2	CASHMERE BLVD	HEATHERWOOD BLVD	ST LUCIE WEST BLVD	CR	2U	C	D	10 600	9974	12 378	11 141	541	0	12 311	11 141	11 767	12 629	12 198
2210	CASHMERE BLVD	ST LUCIE WEST BLVD	PEACOCK BLVD	CR	2U	C	D	8,750	5300	10 684	9 886	1 136	0	10 182	9 886	12 336	14 645	13 490
11300	CASHMERE BLVD	PEACOCK BLVD	TORINO PKWY	CR	2U	C	D	7 400	8420	10 983	9 886	2 486	0	8 594	9 886	9 886	9 296	9 066
2300	CITRUS AVE	7TH ST	US 1	CR	2U	D	D	950	258	476	1 120	170	662	1 103	426	1 120	1 863	1 492
2310 1	CITRUS AVE	US 1	2ND ST	CR	4U	U	D	4 900	6570	4 670	5 691	791	1 468	5 691	4 203	3 533	3 344	3 438
2310 2	CITRUS AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	4 100	9311	4 295	4 762	662	905	4 762	3 857	1 646	2 672	2 159
2690	CITRUS AVE (SLC)	SAEGER AVE	MIDWAY RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9130	COMMERCE CENTER DR	CROSSTOWN PKWY	ST LUCIE WEST BLVD	CR	4D	D	C	1 100	0	1 048	2 043	943	1 100	1 278	943	2 043	#DIV/0!	#DIV/0!
9149	COMMERCE CENTER DR	ST LUCIE WEST BLVD	GLADES CUT-OFF RD	CR	2U	D	D	3 600	692	10,450	12 313	8 713	2 908	4 181	9 405	12 313	52 192	32 253
24710	COMMUNITY BLVD	WESTCLIFFE LN	TRADITION PKWY	CR	4D	D	D	2,300	1050	4 415	5 183	2 883	1 210	2 671	3 973	5 183	8 643	7 063
24000	COMMUNITY BLVD	TRADITION PKWY	DISCOVERY WAY	CR	2D	C	C	0	909	7 937	7 143	7 143	0	0	7 143	0	0	0
24001	COMMUNITY BLVD	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	15 050	13 545	13 545	0	0	13 545	0	0	0
24002	COMMUNITY BLVD	OPEN VIEW (WEST	PAAR (WEST)	CR	4D	C	C	0	0	5 026	4 559	4 559	0	0	4 559	0	0	0
24003	COMMUNITY BLVD	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	4 001	3 600	3 600	0	0	3 600	0	0	0
9800	CORTEZ BLVD	35TH ST	25TH ST	CR	2U	D	D	1 800	1059	3 726	4 057	2 257	701	2 051	3 356	4 057	5 882	4 960
9810	CORTEZ BLVD	25TH ST	SUNRISE BLVD	CR	2U	D	D	2 400	436	846	2 725	325	1 964	2 787	781	2 725	4 471	3 553
9960	COUNTRY CLUB DR	ST LUCIE WEST BLVD	CALIFORNIA BLVD	CR	4D	C	C	6 000	0	1 781	7 585	1 585	6 000	6 968	1 585	7 585	#DIV/0!	#DIV/0!
23550	CROSSROADS PKWY	OKEECHOBEE RD	KINGS HWY	CR	2U	C	C	550	0	3 255	2 930	2 380	0	639	2 930	3 480	#DIV/0!	#DIV/0!
23561	CROSSTOWN PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	7 293	6 537	6 537	0	0	6 537	0	0	0
23562	CROSSTOWN PKWY	N-S ROAD A	VILLAGE PKWY	CR	4D	C	C	0	0	21 939	19 475	19 475	0	0	19 475	0	0	0
23560	CROSSTOWN PKWY	VILLAGE PKWY	COMMERCE CTR DR	CR	4D	D	D	5 400	4131	34 504	32 682	27 282	1 269	6 272	31 413	32 682	43 801	38 242
10270 1	CROSSTOWN PKWY	COMMERCE CTR DR	I-95	CR	6D	D	D	5 100	4712	36 316	34 674	29 774	388	5 923	34 466	34 674	39 814	37 244
10270 2	CROSSTOWN PKWY	I-95	CALIFORNIA BLVD	CR	6D	D	D	13,000	21634	47,593	34 199	21 199	-8 634	15 098	42 833	34 199	27 455	30 827
10280	CROSSTOWN PKWY	CALIFORNIA BLVD	CASHMERE BLVD	CR	6D	D	D	14 000	20153	37 110	27 240	13 240	-6 153	18 260	33 359	27 240	24 745	25 993
10290 1	CROSSTOWN PKWY	CASHMERE BLVD	CAMEO BLVD	CR	6D	D	D	16 500	26327	42 759	28 656	12 156	-9 827	19 193	33 483	28 656	25 727	27 191
10290 2	CROSSTOWN PKWY	CAMEO BLVD	BAYSHORE BLVD	CR	6D	D	D	20 000	28234	46 623	33 727	13 727	-6 234	23 228	41 961	33 727	31 708	32 718
10000	CROSSTOWN PKWY	BAYSHORE BLVD	AROSO BLVD	CR	6D	D	D	12 500	6813	29 589	29 299	16 799	2 687	14 518	26 612	29 299	36 158	32 729
10310 1	CROSSTOWN PKWY	AROSO BLVD	SANDIA DR	CR	6D	D	D	5 980	7082	28,886	23 065	17 115	-1 132	6 910	24 197	23 065	21 685	22 375
10310 2	CROSSTOWN PKWY	SANDIA DR	MANTH LN	CR	6D	D	D	5,557	7082	28,886	22 652	17 115	-1 515	6 466	24 197	22 652	20 289	21 486
10310 3	CROSSTOWN PKWY	MANTH LN	FLORESTA DR	CR	6D	D	D	4,350	4291	25,395	22 915	18 565	59	5 052	22 656	22 915	24 744	23 814
10315	CROSSTOWN PKWY	FLORESTA DR	CORAL REEF ST	CR	6D	C	C	0	0	40 093	36 074	36 074	0	0	36 074	0	0	0
10330	CROSSTOWN PKWY	CORAL REEF ST	US 1	CR	6D	C	C	0	0	40 293	36 264	36 264	0	0	36 264	0	0	0
3155	CURTIS ST	FLORESTA DR	PRIMA VISTA BLVD	CR	2U	C	C	0	2282	3 813	3 432	3 432	0	0	3 432	0	0	0
2400	DARWIN BLVD	BECKER RD	PAAR DR	CR	2U	D	D	5,000	6264	8 537	6 419	1 419	-1 264	5 607	7 682	6 419	6 541	6 480
2410 1	DARWIN BLVD	PAAR DR	TULIP BLVD	CR	2U	D	D	6 250	7187	9 461	9 566	3 316	1 063	9 582	8 633	9 566	10 446	10 006
2410 2	DARWIN BLVD	TULIP BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	11 500	5317	10 806	12 908	1 408	3 183	13 356	9 725	12 908	14 344	13 626
2800	DEL RIO BLVD	PORT ST LUCIE BLVD	CALIFORNIA BLVD	CR	2U	U	D	11 100	12351	12 097	12 892	1 792	2 031	12 892	10 860	9 629	10 411	10 020
25925	DEL RIO BLVD	CALIFORNIA BLVD	MACKENZIE ST	CR	2U	C	C	0	130	3 171	2 854	2 854	0	0	2 854	0	0	0
2510	DEL RIO BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	U	D	8,400	8853	9 741	9 756	1 356	989	9 756	8 767	8 284	8 843	8 564
2520	DEL RIO BLVD	CASHMERE BLVD	CALIFORNIA BLVD	CR	2U	C	C	0	4717	8 929	8 036	8 036	0	0	8 036	0	0	0
2800	DELAWARE AVE	HARTMAN RD	33RD ST	CR	2U	D	D	2,300	580	1 015	2 634	334	1 720	2 671	914	2 634	3 864	3 249
2810	DELAWARE AVE	33RD ST	25TH ST	CR	4U	D	D	5 500	4290	5 201	5 882	382	1 201	6 388	4 681	5 882	6 388	6 133
2830	DELAWARE AVE	25TH ST	OKEECHOBEE RD	CR	4U	U	D	2 600	2799	1 390	3 020	420	1 769	3 020	1 251	1 252	1 240	1 148
2820	DELAWARE AVE	OKEECHOBEE RD	13TH ST	CR	2D	U	D	11,000	4842	5 170	12 775	1 775	9 123	12 775	4 653	10 811	11 275	11 043
2840 1	DELAWARE AVE	13TH ST	10TH ST	CR	2U	D	D	9,750	2820	4 127	10 644	894	6 930	11 324	3 714	10 644	13 695	12 171
2840 2	DELAWARE AVE	10TH ST	7TH ST	CR	2U	D	D	8 500	1299	1 954	8 690	190	7 201	9 872	1 488	8 690	10 350	9 520
2850	DELAWARE AVE	7TH ST	US 1	CR	2U	D	D	6 800	1136	1 204	6 629	29	5 964	7 895	1 185	6 629	7 436	7 132
25905	DISCOVERY WAY	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	187	20 228	18 205	18 205	0	0	18 205	0	0	0
25906	DISCOVERY WAY	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	272	1 249	1 116	1 116	0	0	1 116	0	0	0
25907	DISCOVERY WAY	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	272	380	342	342	0	0	342	0	0	0
25908	DISCOVERY WAY	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	272	2 356	2 120	2 120	0	0	2 120	0	0	0
22910 2	EAST TORINO PKWY	CASHMERE BLVD	BLANTON BLVD	CR	2U	D	D	2,200	6784	7 520	2 574	374	-4 194	2 555	6 788	2 574	2 484	2 529
22910 3	EAST TORINO PKWY	BLANTON BLVD	TORINO PKWY	CR	2U	D	D	2,200	9021	12 684	4 595	2 395	-6 821	2 853	11 416	4 595	2 970	3 782
22920	EAST TORINO PKWY	TORINO PKWY	MIDWAY RD	CR	2U	D	D	2 200	11858	17 533	6 122	3 922	-9 659	2 555	15 750	6 122	3 123	4 622
2760	EASY ST	US 1	BUCHANAN DR	CR	2U	U	D	4 670	5035	5 043	5 424	754	885	5 424	4 539	4 174	4 490	4 332
2760 2	EASY ST	BUCHANAN DR	YUCCA DR	CR	2U	D	D	4,900	701	1 446	5 500	600	4 199	5 691	1 301	5 500	9 703	7 602
2800 1	EDWARDS RD	JENKINS RD	MCNEIL RD	CR	2U	D	D	10 200	6267	12 308	15 003	4 803	3 933	11 848	11 070	15 003	19 218	17 110
2800 2	EDWARDS RD	MCNEIL RD	SELVITZ RD	CR	2U	D	D	10 350	9566	15 990	15 175	4 825	784	12 022	14 391	15 175	16 808	15 992
2810	EDWARDS RD	SELVITZ RD	25TH ST	CR	2U	D	D	10,100	7552	12 782	14 042	3 942	2 539	11 730	11 504	14 042	16 390	15 216
2820	EDWARDS RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,100	7127	15 617	21 028	6 928	6 973	16 376	14 055	21 028	29 661	25 344
2830	EDWARDS RD	SUNRISE BLVD	GLEANDER AVE	CR	4D	D	D	11 900	6269	10 280	14 653	2 753	5 031	13 821	9 252	14 653	18 733	16 693
2840	EDWARDS RD	OLEANDER AVE	US 1	CR	4D	D	D	8 950	3078	5 322	10 662	1 712	5 872	10 295	4 790	10 662	14 957	12 755
2900 2	EMERSON AVE	INDIRO RD	RUSSOS RD	SR	2U	F	F	4 600	5554	8 439	6 675	2 075	-920	5 342	7 595	6 641	6 710	6 676
2900 3	EMERSON AVE	RUSSOS RD	FT PIERCE BLVD	SR	2U	F	F	4 600	6029	10 705	8 096	3 496	-1 619	5 342	8 715	8 258	7 907	8 083
2910	EMERSON AVE	FT PIERCE BLVD	NORTH BLVD	SR	2U	C	C	0	6920	10 915	9 824	9 824	0	0	9 824	0	0	0
9120	E-W ROAD 2	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	10 037	9 033	9 033	0	0	9 033	0	0	0
9124	E-W ROAD 2	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	7 202	6 482	6 482	0	0	6 482	0	0	0
9123	E-W ROAD 2	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	10 146	9 131	9 131	0	0	9 131	0	0	0
25908	E-W ROAD 6	SHAW RD	MCCARTY RD	CR	4D	C	C	0	0	99	89	89	0	0	89	0	0	0
25909	E-W ROAD 6	MCCARTY RD	GLADES CUT-OFF RD	CR	4D	C	C	0	0	183	165	165	0	0	165	0	0	0
3200	FARMERS MARKET RD	OLEANDER AVE	US 1	CR	2U	C	D	1 950	2288	2 467	2 220	270	0	2 265	2 220	1 682	2 018	1 850
25555	FFA RD	ORANGE AVE	ANGLE RD	CR	2U	C	C	200	0	1 314	1 183	983	0	232	1 183	1 353	#DIV/0!	#DIV/0!
3150	FLORESTA DR	OAKLYN ST	PORT ST LUCIE BLVD	CR	2U	D	D	11 300	13567	16 487	12 172	872	-2 667	13 124	14 839	12 172	12 896	12 484
3110 2	FLORESTA DR	PORT ST LUCIE BLVD	THORNHILL DR	CR	2U	U	D	14 650	13647	11 060	16 956	2 356	7 003	16 956	9 954	10 907	11 359	11 133
3110 1	FLORESTA DR	THORNHILL DR	CROSSTOWN PKWY	CR	2U	D	D	14 700	9347	11 934	16 064	1 364	5 353	17 073	10 741	16 064	18 018	17 041
3130	FLORESTA DR	CROSSTOWN PKWY	PRIMA VISTA BLVD	CR	2U	D	D	11 650	7740	14 937	17 553	5 703	4 110	13 763	13 443	17 553	21 953	19 753
3140	FLORESTA DR	PRIMA VISTA BLVD	AIROSO BLVD	CR	2U	U	D	9,600	10255	10 918	11 149	1 549	1 327	11 149	9 823	9 169	9 805	9 488
3150 2	FLORESTA DR	AIROSO BLVD	SELVITZ RD	CR	2U	D	D	3,500	4224	5 844	4 536	1 036	-724	4 065	5 260	4 536	4 845	4 691
3150 1	FLORESTA DR	SELVITZ RD	BAYSHORE BLVD	CR	2U	D	D	3 829	3399	5 309	5 200	1 371	430	4 447	4 770	5 200	5 732	5 466
3200 1	FLORIDA'S TURNPIKE	MARTIN C L	BECKER RD	SR	4F	F	F	39 817	41700	50 589	44 266	5 459	-1 604	45 082	45 890	43 007	45 565	44 286
3200	FLORIDA'S TURNPIKE	BECKER RD	PORT ST LUCIE BLVD	SR	4F	F	F	38 817	37659	49 433	44 226	5 409	2 438	45 082	41 790	42 748	45 704	44 226
3210 1	FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD	MIDWAY RD	SR	4F	F	#N/A	32 300	36 003	39 806	33 202	902	-2 622	37 513	35 825	32 122	34 283	33 202
3210 2	FLORIDA'S TURNPIKE	MIDWAY RD	OKEECHOBEE RD	SR	4F	F	#N/A	32 300	36 003	39 806	33 202	902	-2 622	37 513	35 825	32 122	34 283	33 202
3220 1	FLORIDA'S TURNPIKE	OKEECHOBEE RD	AIRPORT CONNECTOR	SR	4F	C	#N/A	28 400	29 515	11 026	10 139	-18 261	0	30 661	10 139	7 024	9 673	8 349
3220 2	FLORIDA'S TURNPIKE	AIRPORT CONNECTOR	INDIAN RIVER D L	SR	4F	F	#N/A	28 400	29 515	34 667	29 208	2 808	-2 292	30 661	31 484	29 372	30 243	29 808
24150	FT PIERCE BLVD	INDIRO RD	EMERSON AVE	CR	2U	D	C	2 800	0	2 432	4 994	2 194	2 805	3 259	2 185	4 994	#DIV/0!	#DIV/0!
25500	GARDENIA AVE	GLEANDER AVE	US 1	CR	2U	D	D	2 400	1030	1 419	2 627	227	1 350	2 787	1 277	2 627	3 114	2 870
3299 2	GATLIN BLVD	W OF I-95	E OF I-95	CR	6D	C	D	32 500	15615	55 177	45 656	17 159	0	37 746	49 656	66 544	110 248	88 396
3301	GATLIN BLVD	E OF I-95	SAVAGE BLVD	CR	6D	C	D	32 500	20481	52 216	46 966	14 466	0	37 746	46 966	53 015	79 646	66 331
3302	GATLIN BLVD	SAVAGE BLVD	ROSSER BLVD	CR	6D	C	D	32 500	21202	47 262	42 554	10 054	0	37 746	42 554	53 852	69 576	61 715
3315	GATLIN BLVD	ROSSER BLVD	SAVONA BLVD	CR	6D	C	D	32 500	23203	44 150	39 735	7 235	0	37 746	39 735	49 032	59 366	54 199
3320	GATLIN BLVD	SAVONA BLVD	PORT ST LUCIE BLVD	CR	6D	C	D	32 500	17698	38 310	34 479	1 979	0	37 746	34 479	49 281	67 537	58 409
3600	GEORGIA AVE	27TH ST	25TH ST	CR	2U	C	C	0	0	3 279	2 951	2 951	0	0	2 951	0	0	0
3610	GEORGIA AVE	25TH ST	OKEECHOBEE RD	CR	2U	D	C	3 900	0	2 468	6 121	2 221	3 900	4 529	2 221	6 121	#DIV/0!	#DIV/0!
3620 1	GEORGIA AVE	OKEECHOBEE RD	17TH ST	CR	2U	D	D	3 900	1655	3 086	5 022	1 122	2 245	4 529	2 777	5 022	8 980	6 951
3620 2	GEORGIA AVE	17TH ST	13TH ST	CR	2U	D	D	4 600	1307	3 642	6 750	2 150	3 293	5 342	3 457	6 750	12 979	9 865
3630	GEORGIA AVE	13TH ST	7TH ST	CR	2U	D	D	2 100	1540	2 071	2 424	324	560	2 439	1 964	2 424	2 711	2 568
3640	GEORGIA AVE	7TH ST	US 1	CR	2U	U	D	2 000	3958	1 832	2 323	323	674	2 323	1 649	-301	859	279
25340	GEORGIA AVE	US 1	3RD ST	CR	2U	C	C	0	333	531	478	478	0	0	478	0	0	0
3920	GILSON RD	MARTIN C L	BECKER RD	CR	2U	D	D	9,000	12980	16 687	11 082	2 082	-3 936	10 511	15 018	11 082	11 194	11 138

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
3810	GILSON RD	BECKER RD	LAKERIDGE DR	CR	2U	C	C	0	2709	3,830	3,267	3,267	0	0	3,267	0	0	0
23700	GLADES CUT-OFF RD	CARLTON RD	RANGE LINE RD	CR	2U	D	D	3,600	660	984	4,026	426	3,140	4,413	886	3,026	5,439	4,732
23668	GLADES CUT-OFF RD	RANGE LINE RD	RESERVE BLVD	CR	2U	D	D	1,800	1785	11,769	10,607	8,807	10	2,091	10,592	10,607	11,393	11,000
23670	GLADES CUT-OFF RD	RESERVE BLVD	COMMERCE CTR DR	CR	2U	D	D	3,050	2194	12,650	12,241	9,191	856	3,542	11,385	12,241	16,852	14,562
3720	GLADES CUT-OFF RD	COMMERCE CTR DR	MIDWAY RD	CR	2U	D	C	2,475	2567	13,436	11,980	9,505	-112	2,874	12,092	11,980	12,340	12,160
3721 1	GLADES CUT-OFF RD	MIDWAY RD	JENKINS RD	CR	2U	D	C	5,600	4473	9,373	9,693	3,993	1,427	6,852	8,436	9,693	11,869	10,866
3736 2	GLADES CUT-OFF RD	JENKINS RD	SELVITZ RD	CR	2U	D	D	3,800	4348	6,615	7,211	3,411	-540	4,413	7,757	7,211	7,295	7,253
28400	GRAHAM RD	KINGS HWY	JENKINS RD	CR	2U	D	C	2,800	2779	5,965	5,393	2,593	21	3,252	8,372	5,393	5,773	5,583
11205	GRAND DR	LENNARD RD	WALTON RD	CR	2U	C	#N/A	0	0	1,820	1,640	1,640	0	0	1,640	0	0	0
3802 1	GREEN RIVER PKWY	MARTIN C L	CHARLESTON DR	CR	2U	D	D	2,300	8576	12,838	5,276	2,976	-6,276	2,871	11,554	5,276	3,304	4,290
3802 2	GREEN RIVER PKWY	CHARLESTON DR	MELALEUCA BLVD	CR	2U	D	D	2,300	5678	10,526	5,727	3,427	-4,378	2,871	10,105	5,727	3,480	4,604
3802 3	GREEN RIVER PKWY	MELALEUCA BLVD	WALTON RD	CR	2U	D	D	2,300	3906	7,222	5,327	3,027	-1,606	2,871	6,933	5,327	4,083	4,705
3900 1	HARTMAN RD	OKEECHOBEE RD	PETERSON RD	CR	2U	D	D	4,700	4625	6,504	6,319	1,619	72	5,459	6,244	6,319	6,345	6,332
3900 2	HARTMAN RD	PETERSON RD	DELAWARE AVE	CR	2U	D	D	4,600	4614	7,604	7,286	2,686	-14	5,342	7,300	7,286	7,276	7,281
3910	HARTMAN RD	DELAWARE AVE	ORANGE AVE	CR	2U	D	D	4,600	4683	7,755	7,362	2,762	-83	5,342	7,445	7,362	7,313	7,337
4010	HEADER CANAL RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	1,632	94	213	1,742	110	1,538	1,895	204	1,742	3,650	2,696
25975	HEATHERWOOD BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2D	D	D	2,900	5332	7,204	4,084	1,584	-2,832	2,904	6,916	4,084	3,242	3,663
24800	HILLMOOR DR	US 1	LENNARD RD	CR	2U	D	D	3,800	2796	4,384	5,213	1,413	1,004	4,413	4,209	5,213	5,720	5,466
4300	I-95	MARTIN C L	GATLIN BLVD	SR	8F	F	F	63,000	53453	94,601	100,817	37,817	15,677	73,168	85,141	94,858	106,977	100,917
4310 1	I-95	GATLIN BLVD	CROSSTOWN PKWY	SR	8F	F	F	83,000	66172	125,400	112,151	49,151	-709	73,168	112,860	109,868	114,613	112,151
4310 2	I-95	CROSSTOWN PKW	ST LUCIE WEST BLVD	SR	8F	F	F	63,000	66619	136,300	121,395	58,395	-7,276	73,168	122,670	119,051	123,740	121,395
4320	I-95	ST LUCIE WEST BLVD	MIDWAY RD	SR	8F	F	F	56,500	60115	110,100	97,407	40,907	-11,823	65,619	99,050	95,476	99,340	97,407
4330	I-95	MIDWAY RD	OKEECHOBEE RD	SR	8F	F	F	68,500	57376	108,600	114,620	46,120	18,660	79,556	95,940	107,064	122,177	114,620
4340	I-95	OKEECHOBEE RD	ORANGE AVE	SR	8F	F	F	49,255	53204	101,500	84,561	28,303	-6,789	63,724	91,350	84,404	84,719	84,561
4350 1	I-95	ORANGE AVE	AIRPORT CONNECTOR	SR	8F	C	#N/A	35,000	43,731	68,302	77,672	42,672	0	40,649	77,672	68,941	88,309	87,625
4350 2	I-95	AIRPORT CONNECTOR	INDRIO RD	SR	8F	F	#N/A	35,000	43,731	66,336	50,970	15,970	-8,733	40,649	59,702	50,971	50,965	50,970
4360	I-95	INDRIO RD	INDIAN RIVER C L	SR	6F	F	F	32,500	37629	54,409	44,476	11,976	-4,452	37,746	48,928	43,939	45,113	44,476
25220	IMPORT DR	GATLIN BLVD	SAVAGE BLVD	CR	2U	U	C	1,600	0	9,019	2,091	291	-5,026	2,091	8,117	3,917	#DIV/0!	#DIV/0!
4100	INDIAN RIVER DR	MARTIN C L	WALTON RD	CR	2U	D	D	5,400	6834	11,043	8,505	3,105	-1,434	6,272	9,939	8,505	8,377	8,441
4110	INDIAN RIVER DR	WALTON RD	MIDWAY RD	CR	2U	D	D	3,800	5313	7,698	5,419	1,619	-1,513	4,413	6,926	5,419	5,286	5,352
4120	INDIAN RIVER DR	MIDWAY RD	SAVANNAH RD	CR	2U	D	D	4,250	5048	8,211	6,591	2,341	-798	4,936	7,389	6,591	6,636	6,614
4130	INDIAN RIVER DR	SAVANNAH RD	CITRUS AVE	CR	2U	D	D	3,950	4493	7,799	6,468	2,518	-543	4,588	7,011	6,468	6,574	6,521
4140	INDIAN RIVER DR	CITRUS AVE	ORANGE AVE	CR	2U	C	D	5,400	10122	10,597	9,539	4,139	0	6,272	9,539	8,857	8,423	8,118
4150	INDIAN RIVER DR	ORANGE AVE	AVENUE A	CR	2U	C	D	5,300	11329	11,321	10,189	4,889	0	6,155	10,189	9,160	9,084	9,622
4160 2	INDIAN RIVER DR	AVENUE A	AVENUE D	CR	2U	C	D	5,650	11457	11,915	10,724	5,074	0	6,563	10,724	9,887	9,658	9,245
4160 3	INDIAN RIVER DR	AVENUE D	SEAWAY DR	CR	2U	D	D	6,900	11487	13,393	8,556	556	-5,487	8,966	12,045	8,556	8,711	8,634
4200 1	INDRIO RD	PRIVATE RD	I-95 W RAMPS	CR	2U	D	U	1,650	268	5,482	6,316	4,666	1,352	1,916	4,934	6,316	32,401	19,358
4200 2	INDRIO RD	I-95 W RAMP	I-95 E RAMP	SR	4D	F	F	9,175	9044	7,600	7,212	1,037	375	7,172	6,840	8,971	7,484	7,215
42_0 1	INDRIO RD	I-95 E RAMP	KOBLEGARD RD	SR	4D	F	F	10,700	12361	24,601	20,482	9,782	-1,679	12,427	22,141	20,482	20,443	20,462
42_0 2	INDRIO RD	KOBLEGARD RD	JOHNSTON RD	SR	4D	F	F	10,700	12370	21,092	17,413	6,713	-1,966	12,427	18,982	17,312	17,514	17,413
4220	INDRIO RD	JOHNSTON RD	EMERSON AVE	SR	4D	F	F	10,700	9111	9,196	14,161	3,461	5,885	12,427	9,276	12,885	15,457	14,161
4225	INDRIO RD	EMERSON AVE	SEMINOLE RD	SR	2U	C	F	5,486	8344	9,487	8,938	3,072	0	6,348	8,938	8,660	8,966	8,813
4230	INDRIO RD	SEMINOLE RD	KINGS HWY	SR	2U	U	F	10,600	9251	9,786	12,311	1,711	3,503	12,311	8,807	12,156	10,764	10,460
4240	INDRIO RD	KINGS HWY	SLASH PINE TRL	CR	2U	D	D	5,500	2487	4,566	7,123	1,623	3,013	6,389	4,110	7,123	9,664	8,409
4245	INDRIO RD	SLASH PINE TRL	US 1	CR	2U	D	C	5,500	4731	8,758	8,651	3,151	769	6,389	7,882	8,651	9,774	9,213
4250	INDRIO RD	US 1	OLD DIXIE HWY	CR	2U	D	C	1,100	0	289	1,360	260	1,100	1,278	260	1,360	#DIV/0!	#DIV/0!
4401	JENKINS RD	EDWARDS RD	ALTMAN RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4402	JENKINS RD	WALMART N ACCESS RD	GLADES CUTOFF RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4405	JENKINS RD	POST OFFICE RD	MIDWAY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
4450	JENKINS RD	EDWARDS RD	OKEECHOBEE RD	CR	2U	D	D	4,400	6390	12,360	9,134	4,734	-1,990	5,110	11,124	9,134	8,170	8,652
44101	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,248	6,543	9,852	13,972	11,462
44102	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1568	2,441	7,711	611	5,514	8,248	2,197	7,711	10,490	9,101
44103	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,368	7,608	508	5,567	8,248	2,041	7,608	10,084	8,846
44104	JENKINS RD	ORANGE AVE	LOOP RD	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
45000	JENNINGS RD	US 1	LENNARD RD	CR	4D	D	D	4,500	5310	8,302	6,661	2,161	-510	5,226	7,471	6,661	6,754	6,708
4550	JOHNSTON RD	ANGLE RD	L20	CR	2U	D	D	1,700	1460	2,073	2,106	406	246	1,974	1,868	2,106	2,317	2,211
45101	JOHNSTON RD	L20	MEADOWOOD DR	CR	2U	D	D	1,700	1460	2,073	2,106	406	246	1,974	1,868	2,106	2,317	2,211
4552	JOHNSTON RD	INDRIO RD	RUSSOS RD	CR	2U	D	D	6,200	9533	15,173	10,023	3,823	-3,833	7,201	13,856	10,023	9,164	9,594
45103	JOHNSTON RD	MEADOWOOD DR	OLD JOHNSTON RD	CR	2U	U	U	1,400	1257	1,115	1,826	426	711	1,626	1,096	1,349	1,422	1,386
4553	JOHNSTON RD	RUSSOS RD	INDIAN RIVER C L	CR	2U	D	D	6,157	10302	15,683	9,971	3,814	-4,143	7,151	14,114	9,971	8,999	9,485
45103	JOHNSTON RD	OLD JOHNSTON RD	INDRIO RD	CR	2U	D	D	1,400	1711	2,453	1,924	524	-311	1,626	2,235	1,924	1,950	1,937
4560	JUANITA AVE	53RD ST	25TH ST	CR	2U	D	D	4,200	2690	4,737	5,863	1,663	1,800	4,878	4,283	5,863	7,345	6,604
4610	JUANITA AVE	25TH ST	US 1	CR	2U	D	D	3,400	2711	4,430	4,676	1,276	986	3,949	3,957	4,676	5,334	5,005
4730	KEEN RD	ANGLE RD	JUANITA AVE	CR	2U	D	D	2,380	5961	6,693	2,753	553	-3,527	2,764	6,260	2,753	2,690	2,721
4740	KEEN RD	JUANITA AVE	ST LUCIE BLVD	CR	2U	D	D	2,380	5907	6,555	2,753	553	-3,527	2,764	6,260	2,753	2,690	2,721
48001	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,678	7,038	16,241	16,446	16,344
48002	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,368	7,168	7,376	13,008	10,991	15,691	20,842	18,266
48003	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,938	18,699	7,499	6,155	13,008	12,545	15,555	20,844	18,699
48004	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,683	15,374	6,474	3,977	10,336	11,397	13,892	16,866	15,379
48101	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	18999	27,084	20,603	7,229	-3,772	15,535	24,375	20,750	20,456	20,603
48102	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16820	26,599	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4850	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,843	14,750	17,736	18,559	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15208	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
48404	KINGS HWY	INDRIO RD	INDIAN PINES BLVD	SR	2U	F	F	12,900	13459	20,362	18,203	5,303	-122	14,982	18,325	17,727	18,680	18,203
48403	KINGS HWY	INDIAN PINES BLVD	KINGS HWY SB RAMP	SR	2U	F	F	9,800	14427	22,591	15,215	5,415	-5,114	11,382	20,337	15,705	14,732	15,218
48401	KINGS HWY	KINGS HWY SB RAMP	US 1	SR	2U	F	F	9,600	9596	15,751	14,963	5,183	788	11,382	14,176	14,420	15,527	14,963
48405	KINGS HWY SB RAMP	US 1	KINGS HWY	SR	2D	F	C	0	8394	12,555	0	0	-11,581	0	11,581	0	0	0
9930	KIRBY LOOP RD	EDWARDS RD	35TH ST	CR	2U	D	D	3,150	975	4,268	6,014	2,864	2,175	3,658	3,839	6,014	13,231	9,623
4900	KITTERMAN RD	OLEANDER AVE	US 1	CR	2U	C	C	2,600	0	3,320	2,989	389	0	3,020	2,989	2,989	#DIV/0!	#DIV/0!
4910	KITTERMAN RD	US 1	LENNARD EXT RD	CR	2U	D	C	2,150	0	452	2,957	807	2,150	2,497	407	2,957	#DIV/0!	#DIV/0!
2161	LAKEHURST DR	AROSO	SANDIA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
2160	LAKEHURST DR	BAYSHORE BLVD	AROSO BLVD	CR	2U	C	C	0	6176	8,522	7,669	7,669	0	0	7,669	0	0	0
5000	LENNARD RD	US 1	MARIPOSA AVE	CR	4D	D	D	15,500	11567	17,019	19,250	3,750	3,933	18,002	15,317	19,250	21,894	20,572
24950	LENNARD RD	KITTERMAN RD	PRIMA VISTA BLVD	CR	2U	C	C	0	0	1,408	1,267	1,267	0	0	1,267	0	0	0
5010	LENNARD RD	MARIPOSA AVE	MELALEUCA BLVD	CR	4D	D	D	16,000	13280	19,373	20,156	4,156	2,720	18,582	17,436	20,156	22,401	21,282
50201	LENNARD RD	MELALEUCA BLVD	JENNINGS RD	CR	4D	D	D	10,900	11568	18,977	16,411	5,511	-695	12,659	17,079	16,411	17,186	16,799
50202	LENNARD RD	JENNINGS RD	HILLMOOR DR	CR	4D	D	D	10,900	8494	12,563	13,757	2,857	2,446	12,659	11,311	13,757	15,566	14,662
50203	LENNARD RD	HILLMOOR DR	TIFFANY AVE	CR	4D	D	D	10,900	9188	7,120	12,120	1,220	5,712	12,659	6,408	12,120	14,360	13,240
5035	LENNARD RD	TIFFANY AVE	WALTON RD	CR	2U	U	D	5,600	4832	5,035	6,736	936	2,204	6,736	4,532	5,780	6,053	5,916
5040	LENNARD RD	WALTON RD	S SAVANNA CLUB BLVD	CR	2U	U	D	3,600	872	331	4,529	629	4,232	4,529	297	3,629	2,183	2,884
5100	LYNGATE DR	SAVANNA MEMORIAL PKWY	MORNINGSIDE BLVD	CR	2D	U	D	6,938	6908	7,086	10,378	1,442	4,019	10,378	6,949	10,378	9,759	9,818
5110	LYNGATE DR	MORNINGSIDE BLVD	US 1	CR	2D	D	D	6,938	11842	13,838	9,568	630	-3,806	10,378	12,472	9,568	10,035	9,802
24925	MANVILLE RD	SELVITZ	ST JAMES DR	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
5310	MARIPOSA AVE	LENNARD RD	HALLAHAN ST	CR	2U	D	D	6,000	2562	3,460	6,552	552	3,438	6,568	3,114	6,552	7,779	7,166
25001	MCCARTY RD	GLADES CUT-OFF RD	RESERVE BLVD EXT	CR	4D	C	C	0	0	3,970	3,573	3,573	0	0	3,573	0	0	0
25002	MCCARTY RD	RESERVE BLVD EXT	WILLIAMS RD	CR	4D	C	C	0	0	1,799	1,619	1,619	0	0	1,619	0	0	0
25100	MCCARTY RD	WILLIAMS RD	MIDWAY RD	CR	4D	C	C	352	0	2,403	2,162	1,662	0	346	2,162	2,162	#DIV/0!	#DIV/0!
25010	MCCARTY RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	250	192	537	581	331	98	260	453	581	647	714
11690	MCNEIL RD	OKEECHOBEE RD	KIRBY LOOP RD	CR	2U	D	D	4,107	5209	8,482	6,510	2,410	-1,106	4,769	7,616	6,510	6,398	6,454
11610	MCNEIL RD	KIRBY LOOP RD	EDWARDS RD	CR	2U	D	D	2,600	4175	6,280	4,377	1,477	-1,275	3,388	5,652	4,377	4,197	4,287
11700	MELALEUCA BLVD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	6,625	7161	9,301	10,035	1,210	1,084	10,249	8,371	10,035	11,003	10,519
5420	MIDWAY RD	OKEECHOBEE RD	SHINN RD	CR	2U	D	D	3,600	4358	5,442	4,348	548	-550	4,413	4,598	4,348	4,563	4,456
5430 1	MIDWAY RD	SHINN RD	MCCARTY RD	CR	2U	D	D	3,600	5410	9,070	6,553	2,753	-1,819	4,413	8,163	6,553	6,118	6,334
5430 2	MIDWAY RD	MCCARTY RD	I-95	CR	2U	D	D	4,200	6234	14,000	10,571	6,371	-2,034	4,878	12,605	10,571	9,059	9,815
5440	MIDWAY RD	I-95	GLADES CUT-OFF RD	CR	4D	D	D	14,300	12078	23,855	23,891	9,391	2,222	16,608	21,469	23,891	27,113	25,502
5450 1	MIDWAY RD	GLADES CUT-OFF RD	EAST TORINO PKWY	CR	4D	D	D	14,500	14567	33,432	30,002	15,502	-87	16,840	30,089	30,002	31,903	30,953
5450 2	MIDWAY RD	EAST TORINO PKWY	MILNER DR	CR	4D	D	D	14,000	11602	29,044	27,838	13,838	2,396	16,260	25,240	27,838	32,487	30,062
5460	MIDWAY RD	MILNER DR	W OF SELVITZ RD	CR	4D	D	D	14,000	11978	27,807	27,049	13,049	2,022	16,260	25,026	27,049	31,201	29,125
5470 3	MIDWAY RD	W OF SELVITZ RD	SELVITZ RD	CR	4D	D	D	14,500	12823	27,865	26,956	12,156	1,577	16,840	25,079	26,956	30,015	28,335
5480	MIDWAY RD	SELVITZ RD	CHRISTENSEN RD	CR	4D	D	D	12,100	9141	22,903	23,572	11,472	2,959	14,053	20,613	23,572	29,104	26,338
5490	MIDWAY RD	CHRISTENSEN RD	25TH ST	CR	4D	D	D	13,000	9558	22,926	24,075	11,075	3,442	15,098	20,633	24,075	29,933	27,004
5470	MIDWAY RD	25TH ST	SUNRISE BLVD	CR	4D	D	D	14,550	12607	24,035	23,572	9,025	1,943	16,898	21,632	23,572	26,630	25,102
5483	MIDWAY RD	SUNRISE BLVD	OLEANDER AVE	CR	4D	D	D	14,000	12247	25,407	24,819	10,819	1,759	16,260	22,866	24,819	27,682	26,250
5490	MIDWAY RD	OLEANDER AVE	US 1	CR	4D	D	D	11,400	6353	12,749	16,921	5,521	5,047	13,246	11,474	16,921	21,961	19,441
5495	MIDWAY RD	US 1	WALLACE ST	CR	2U	D	D	11,400	7647	10,189	12,823	1,223	3,495	13,246	9,170	12,823	16,932	14,877
55001	MIDWAY RD	WALLACE ST	WEATHERBEE RD	CR	2U	D	D	11,400	3146	4,189	12,036	636	8,599	13,246	3,776	12,036	14,296	13,166
55002	MIDWAY RD	WEATHERBEE RD	INDIAN RIVER DR	CR	2U	D	D	3,600	2727	4,170	4,626	1,026	873	4,181	3,753	4,626	5,284	4,955
6115	MORNINGSIDE BLVD	WESTMORELAND BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	3,000	4261	6,419	4,516	1,516	-1,761	3,484	5,777	4,516	4,339	4,427
6125	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	LYNGATE DR	CR	2D	D	D	4,653	4970	7,914	6,806	2,153	-317	5,404	7,123	6,806	7,113	6,959
55990	N KINGS HWY	KINGS HWY	NORTH BLVD	CR	2U	C	C	0	0	4,231	3,808	3,808	0	0	3,808	0	0	0
55602	NEBRASKA AVE	25TH ST	13TH ST	CR	4D	D	C	3,250	0	1,847	4,912	1,662	3,250	3,775	1,662	4,912	#DIV/0!	#DIV/0!
55003	NEWELL RD	SHINN RD	MCCARTY RD	CR	4D	C	C	0	0	516	487	487	0	0	487	0	0	0
55004	NEWELL RD	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	223	201	201	0	0	201	0	0	0
64125	NORTH BLVD	N KINGS HWY	EMERSON AVE	CR	2U	C	C	0	0	1,321	1,189	1,189	0	0	1,189	0	0	0
55003	N-S ROAD A	CROSSTOWN PKWY	TRADITION PKWY	CR	4D	C	C	0	0	10,875	9,790	9,790	0	0	9,790	0	0	0
55004	N-S ROAD A	TRADITION PKWY	STONY CREEK WAY	CR	4D	C	C	0	0	1,611	1,450	1,450	0	0	1,450	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
22985	N-S ROAD A	STONY CREEK WAY	DISCOVERY WAY	CR	4D	C	C	0	0	2,730	2,462	2,462	0	0	2,462	0	0	0
22988	N-S ROAD A	DISCOVERY WAY	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,226	2,005	2,005	0	0	2,005	0	0	0
23987	N-S ROAD A	OPEN VIEW (WEST)	PAAR (WEST)	CR	4D	C	C	0	0	692	603	603	0	0	603	0	0	0
23988	N-S ROAD A	PAAR (WEST)	BECKER RD	CR	4D	C	C	0	0	2,638	2,608	2,608	0	0	2,608	0	0	0
9116	N-S ROAD B	BECKER RD	PAAR DR (WEST)	CR	4D	C	C	0	0	1,209	1,088	1,088	0	0	1,088	0	0	0
9117	N-S ROAD B	PAAR DR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	0	0	2,734	2,461	2,461	0	0	2,461	0	0	0
9118	N-S ROAD B	OPEN VIEW (WEST	E-W ROAD 2	CR	4D	C	C	0	0	535	482	482	0	0	482	0	0	0
9119	N-S ROAD B	E-W ROAD 2	DISCOVERY WAY	CR	4D	C	C	0	0	860	774	774	0	0	774	0	0	0
1851	OAKRIDGE DR	MOUNTWELL ST	OAKLYN ST	CR	2U	D	D	3,700	6712	10,043	6,026	2,326	-3,913	4.297	9,038	6,026	5,316	5,670
11010	OHIO AVE	SUNRISE BLVD	COLONIAL RD	CR	2U	D	D	2,800	1787	2,675	3,441	641	1,033	3.252	2,408	3,441	4,069	3,755
11020	OHIO AVE	COLONIAL RD	US 1	CR	2U	U	D	2,800	1456	1,575	3,252	452	1,834	3.253	1,418	2,759	2,902	2,830
6200	OKEECHOBEE RD	OKEECHOBEE C L	BLUEFIELD RD	SR	4D	F	F	8,400	5627	6,596	6,956	556	1,019	7.433	5,936	8,709	7,206	8,958
6210.1	OKEECHOBEE RD	BLUEFIELD RD	CARLTON RD	SR	4D	F	F	8,400	5519	6,596	6,840	440	613	7.433	5,826	8,609	7,072	8,840
6210.2	OKEECHOBEE RD	CARLTON RD	SNEED RD	SR	4D	F	F	5,900	6238	7,349	6,457	557	-157	6.852	6,614	9,059	6,855	8,457
6220.2	OKEECHOBEE RD	SNEED RD	IDEAL HOLDING RD	SR	4D	F	F	5,900	7223	9,757	6,713	813	-1,169	6.852	7,881	9,558	8,667	9,713
6220.1	OKEECHOBEE RD	IDEAL HOLDING RD	HEADER CANAL RD	SR	4D	F	F	5,900	7471	9,249	6,683	983	-1,442	6.852	8,324	8,753	7,912	8,883
6230	OKEECHOBEE RD	HEADER CANAL RD	MIDWAY RD	SR	4D	F	F	5,100	7812	9,876	6,183	1,083	-2,705	5.923	8,588	8,176	8,190	8,183
6240	OKEECHOBEE RD	MIDWAY RD	SHINN RD	SR	4D	U	F	4,300	3610	4,448	4,994	694	991	4.994	4,003	4,693	5,086	4,890
6250.1	OKEECHOBEE RD	SHINN RD	MCCARTY RD	SR	4D	F	F	4,300	4153	6,603	6,352	2,052	410	4.994	5,943	8,110	8,585	8,352
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,286	9,019	3,319	660	6.620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,735	24.979	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	6D	F	F	21,500	23051	26,436	22,956	1,456	-836	24.979	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	6D	F	F	29,000	24698	33,326	31,444	6,444	1,451	29.035	28,994	30,388	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	6D	F	F	30,500	35848	62,649	51,103	29,603	-5,261	35.423	56,384	51,036	51,171	51,109
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	6D	F	F	30,500	31176	53,620	49,154	18,654	716	35.423	48,438	47,762	50,546	49,154
6290.2	OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	SR	6D	F	F	32,901	33590	52,715	47,765	14,864	341	38.211	47,424	48,449	49,121	47,785
6300	OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	CR	4D	D	D	13,500	18690	27,296	16,295	2,795	-5,190	16.679	24,485	15,295	18,865	16,080
6310.1	OKEECHOBEE RD	HARTMAN RD	35TH ST	CR	4D	D	D	14,250	8720	13,334	17,531	3,281	5,530	16.560	12,001	17,531	20,918	19,225
6310.2	OKEECHOBEE RD	35TH ST	33RD ST	CR	4D	D	D	15,000	11447	17,616	19,407	4,407	3,553	17.421	15,654	19,407	22,162	20,784
6320	OKEECHOBEE RD	33RD ST	25TH ST	CR	4D	D	D	14,000	11068	16,739	17,997	3,997	2,932	16.260	15,065	17,997	20,327	19,162
6330	OKEECHOBEE RD	25TH ST	GEORGIA AVE	CR	4D	D	D	13,000	11336	15,357	15,485	2,485	1,664	15.096	13,821	15,485	18,907	16,196
6340	OKEECHOBEE RD	GEORGIA AVE	DELAWARE AVE	CR	4D	D	D	12,000	9578	14,155	15,166	3,166	2,428	13.937	12,740	15,166	17,032	16,099
6400	OLD DIXIE HWY	US 1	SR A1A NORTH	CR	2U	D	D	4,600	5526	6,695	5,099	499	-926	5.343	6,025	5,099	5,350	5,224
6410	OLD DIXIE HWY	SR A1A NORTH	ST LUCIE BLVD	CR	2U	D	D	2,400	18	159	2,525	125	2,385	2.767	143	2,525	20,352	11,439
6420	OLD DIXIE HWY	ST LUCIE BLVD	INDRIO RD	CR	2U	D	D	1,850	30	182	1,984	134	1,820	2.149	164	1,984	10,763	6,373
6430	OLD DIXIE HWY	INDRIO RD	INDIAN RIVER C L	CR	2U	D	D	1,500	915	1,915	2,304	804	389	1.743	1,719	2,304	3,096	2,695
6500	OLEANDER AVE	BEACH AVE	KITTERMAN RD	CR	2U	D	D	4,664	1338	1,758	4,908	244	3,150	5.411	1,582	4,908	16,853	10,881
6510	OLEANDER AVE	KITTERMAN RD	MIDWAY RD	CR	2U	D	D	5,700	4098	5,551	8,640	940	1,644	6.622	4,598	8,640	7,489	8,064
6520.1	OLEANDER AVE	MIDWAY RD	WEATHERBEE RD	CR	2U	D	D	6,800	5374	7,643	8,484	1,684	1,426	7.898	7,058	8,484	9,527	9,005
6520.2	OLEANDER AVE	WEATHERBEE RD	BELL AVE	CR	2U	D	D	6,800	5682	7,765	8,107	1,307	1,118	7.898	6,989	8,107	8,920	8,514
6530	OLEANDER AVE	BELL AVE	FARMERS MARKET RD	CR	2U	D	D	6,800	6743	7,661	6,970	170	57	7.895	6,913	6,970	7,436	7,203
6540	OLEANDER AVE	FARMERS MARKET RD	EDWARDS RD	CR	2U	D	D	9,000	6286	8,549	13,300	1,400	3,614	11.498	7,686	11,300	12,911	12,105
6550.1	OLEANDER AVE	EDWARDS RD	WISTERIA AVE	CR	2U	D	D	9,000	8105	9,543	9,484	484	859	10.453	8,580	9,484	10,173	9,829
6550.11	OLEANDER AVE	WISTERIA AVE	GARDENIA AVE	CR	2U	D	D	9,100	7815	9,482	9,819	719	1,285	10.569	8,534	9,819	10,599	10,209
6550.2	OLEANDER AVE	GARDENIA AVE	VIRGINIA AVE	CR	2U	D	D	9,050	8682	10,637	10,121	1,071	388	10.511	9,753	10,121	10,844	10,483
6560	OLEANDER AVE	VIRGINIA AVE	SUNRISE BLVD	CR	2U	U	D	4,700	5919	5,253	5,459	759	731	5.459	4,727	3,508	4,004	3,756
9112	OPEN VIEW DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	2,127	1,914	1,914	0	0	1,914	0	0	0
9113	OPEN VIEW DR (WEST)	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	7,726	6,953	6,953	0	0	6,953	0	0	0
9114	OPEN VIEW DR (WEST)	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	3,980	3,582	3,582	0	0	3,582	0	0	0
9115	OPEN VIEW DR (WEST)	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,371	1,234	1,234	0	0	1,234	0	0	0
6600	ORANGE AVE	OKEECHOBEE C L	SNEED RD	CR	2U	D	D	3,833	3892	4,478	3,971	138	-99	4.453	4,030	3,971	5,232	4,101
6610	ORANGE AVE	SNEED RD	HEADER CANAL RD	CR	2U	D	D	3,892	3018	3,724	4,226	334	874	4.527	3,352	4,226	4,610	4,418
6620	ORANGE AVE	HEADER CANAL RD	SHINN RD	CR	2U	D	D	3,951	2985	4,015	4,570	619	956	4.589	3,614	4,570	5,085	4,827
6630.1	ORANGE AVE	SHINN RD	CAMPBELL RD	CR	2U	D	D	2,426	3918	5,735	3,669	1,243	-1,492	2.818	5,161	3,669	3,409	3,539
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	12,513	6776	11,329	13,933	3,420	3,737	12.210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,461	10,861	1,002	21.602	26,596	29,441	30,361	29,901
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,500	9835	20,522	25,426	11,626	6,966	18.027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,700	9184	20,775	24,301	12,031	5,604	14.285	15,698	21,334	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	8,375	10375	20,389	13,174	5,799	-5,188	7.404	16,332	14,332	13,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,200	8144	16,547	21,416	9,180	6,527	14.208	14,882	18,880	23,956	21,418
6690.1	ORANGE AVE	25TH ST	17TH ST	SR	4D	F	F	14,100	4066	12,406	31,269	17,169	20,085	16.719	11,164	31,269	41,350	31,309
6690.2	ORANGE AVE	17TH ST	13TH ST	SR	4D	F	F	12,300	7282	15,197	22,095	9,795	8,114	14.583	11,982	19,000	25,194	22,097
6700.1	ORANGE AVE	13TH ST	10TH ST	SR	2U	F	F	10,300	7226	8,951	11,689	1,389	3,639	11.963	8,096	11,139	14,249	12,694
6700.2	ORANGE AVE	10TH ST	7TH ST	SR	2U	F	F	8,300	5100	6,643	9,785	1,485	3,802	9.640	5,983	9,183	10,387	9,785
6710	ORANGE AVE	7TH ST	US 1	SR	2U	F	F	7,000	2818	3,504	7,845	845	4,692	8.130	3,153	7,335	6,385	6,845
6720.1	ORANGE AVE	US 1	2ND ST	CR	2U	D	D	3,300	1907	3,607	4,739	1,439	1,493	3.833	3,248	4,739	0.324	5,532
6720.2	ORANGE AVE	2ND ST	INDIAN RIVER DR	CR	2U	U	D	3,350	1869	1,232	3,833	533	2,724	3.833	1,105	2,540	2,089	2,314
24200	PAAR DR	ROSSER BLVD	SAVONA BLVD	CR	2U	D	D	3,900	2062	5,142	6,465	2,565	1,838	4.529	4,627	5,465	9,335	7,900
24210	PAAR DR	SAVONA BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	3,200	6519	9,284	5,036	1,836	-3,319	3.716	8,355	5,036	4,375	4,705
24200	PAAR DR	PORT ST LUCIE BLVD	DARWIN BLVD	CR	2U	D	D	2,450	2427	4,714	4,266	1,816	23	2.845	4,243	4,266	4,569	4,417
24201	PAAR DR	DARWIN BLVD	TULIP BLVD	CR	2U	D	D	1,800	378	1,974	3,198	1,398	1,422	2.091	1,776	3,198	9,022	6,110
25970	PAAR DR (WEST)	VILLAGE PKWY	COMMUNITY BLVD	CR	4D	C	C	0	0	1,329	1,196	1,196	0	0	1,196	0	0	0
25971	PAAR DR (WEST	COMMUNITY BLVD	N-S ROAD B	CR	4D	C	C	0	0	3,372	3,035	3,035	0	0	3,035	0	0	0
25972	PAAR DR (WEST	N-S ROAD B	N-S ROAD A	CR	4D	C	C	0	0	580	522	522	0	0	522	0	0	0
25973	PAAR DR (WEST	N-S ROAD A	RANGE LINE RD	CR	4D	C	C	0	0	1,073	966	966	0	0	966	0	0	0
25986	PEACHTREE BLVD	SELVITZ RD	ST JAMES DR	CR	2U	C	D	1,700	6412	8,268	5,641	3,941	0	1.974	5,641	629	1,595	1,285
23005	PEACOCK BLVD	ST LUCIE WEST BLVD	UNIVERSITY BLVD	CR	4D	D	D	19,300	12681	22,954	26,787	7,487	6,639	22.415	20,126	26,787	32,727	29,747
23000	PEACOCK BLVD	UNIVERSITY BLVD	CALIFORNIA BLVD	CR	2U	D	D	6,000	6411	12,046	10,432	4,432	-411	6.968	10,843	10,432	10,825	10,628
24100	PEACOCK BLVD	CALIFORNIA BLVD	CASHMERE BLVD	CR	2U	D	D	2,800	2080	4,369	4,852	1,852	720	3.252	3,932	4,852	5,446	5,149
24900	PETERSON RD	BENT CREEK DR	HARTMAN RD	CR	2U	D	D	600	3561	5,650	2,604	1,704	-2,661	1.045	5,265	2,604	1,415	2,010
25200	PICOS RD	CAMPBELL RD	KINGS HWY	CR	2U	U	D	1,300	1289	420	1,510	210	1,132	1.510	378	410	413	412
6790	PORT ST LUCIE BLVD	MARTIN C L	BECKER RD	CR	2U	D	D	5,100	5046	13,780	11,838	6,738	-546	5.623	12,384	11,838	11,932	11,885
6800	PORT ST LUCIE BLVD	BECKER RD	PAAR DR	CR	4D	D	D	5,100	8340	21,349	15,965	10,865	-3,246	5.923	19,211	15,965	12,522	14,244
6802	PORT ST LUCIE BLVD	PAAR DR	TULIP BLVD	CR	4D	D	D	9,800	13563	28,951	20,473	10,673	-3,783	11.382	24,256	20,473	18,667	19,570
6803	PORT ST LUCIE BLVD	TULIP BLVD	DARWIN BLVD	CR	4D	D	D	14,500	18699	31,189	23,871	9,371	-4,199	16.845	26,070	23,871	23,218	23,544
6810	PORT ST LUCIE BLVD	DARWIN BLVD	GATLIN BLVD	CR	4D	D	D	27,500	33021	47,279	37,030	9,530	-5,521	31.939	42,551	37,030	37,799	37,415
6820	PORT ST LUCIE BLVD	GATLIN BLVD	DEL RIO BLVD	CR	6D	D	D	37,500	38543	61,357	54,178	16,678	-1,043	43.553	55,221	54,178	57,309	55,744
6831	PORT ST LUCIE BLVD	DEL RIO BLVD	CAMEO BLVD	CR	6D	D	D	42,000	44472	63,092	54,354	12,354	-2,422	48.778	56,776	54,354	51,295	52,825
6832	PORT ST LUCIE BLVD	CAMEO BLVD	FLORIDAS TURNPIKE	CR	6D	D	D	45,500	49196	66,478	58,134	11,634	-1,496	54.005	59,630	58,134	61,373	59,753
6840	PORT ST LUCIE BLVD	FLORIDAS TURNPIKE	BAYSHORE BLVD	SR	6D	F	F	45,250	45226	68,592	58,470	13,220	-1,483	52.553	59,953	58,957	59,983	59,470
6850	PORT ST LUCIE BLVD	BAYSHORE BLVD	AIROSO BLVD	SR	6D	F	F	44,000	43086	55,675	52,990	8,990	2,702	51.102	52,288	51,202	54,778	52,990
6860	PORT ST LUCIE BLVD	AIROSO BLVD	FLORESTA DR	SR	6D	F	F	48,000	45480	59,095	54,410	6,410	1,231	55.747	53,179	52,079	56,141	54,110
6870	PORT ST LUCIE BLVD	FLORESTA DR	STEPHENS MEMORIAL PKWY	SR	6D	F	F	52,000	67235	71,764	51,318	-682	-13,270	60.293	64,588	43,353	53,283	51,318
6880	PORT ST LUCIE BLVD	STEPHENS MEMORIAL PKWY	MORNINGSIDE BLVD	SR	6D	F	F	39,500	44682	50,148	38,139	1,639	-9,994	42.291	45,132	36,951	39,326	38,139
6890	PORT ST LUCIE BLVD	MORNINGSIDE BLVD	US 1	SR	6D	F	F	34,500	46684	53,114	36,650	2,150	-11,152	40.068	47,802	35,016	37,582	36,650
7200	PRIMA VISTA BLVD	BAYSHORE BLVD	AIROSO BLVD	CR	4D	D	D	28,000	18386	25,103	32,737	4,737	9,644	22.519	22,593	32,737	36,762	34,466
7210	PRIMA VISTA BLVD	AIROSO BLVD	FLORESTA DR	CR	4D	D	D	23,638	21242	29,399	28,854	5,216	2,399	27.453	26,459	28,854	31,405	30,129
7220	PRIMA VISTA BLVD	FLORESTA DR	NARANJA AVE	CR	4D	U	D	34,500	32699	31,041	40,068	5,568	12,131	40.068	27,937	29,538	31,253	30,394
7230	PRIMA VISTA BLVD	NARANJA AVE	RIO MAR DR	CR	4D	U	D	34,500	33996	30,424	40,068	5,568	12,687	40.068	27,382	27,890	27,945	27,918
7240	PRIMA VISTA BLVD	RIO MAR DR	US 1	CR	4D	U	D	29,250	33577	19,239	33,971	4,721	15,658	33.971	17,315	12,583	16,089	14,336
7250	PRIMA VISTA BLVD	US 1	LENNARD RD	CR	4D	D	D	7,800	1371	3,711	9,769	1,969	6,429	9.059	3,340	8,769	20,268	15,019
7100.1	RANGE LINE RD	MARTIN C L	BECKER RD	CR	2U	D	D	1,450	1139	8,284	7,766	6,316	311	1.684	7,455	7,766	10,131	8,949
7100.2	RANGE LINE RD	BECKER RD	SW 168TH GLADES CUT-OFF RD	CR	2U	D	D	1,450	1406	10,372	9,379	7,929	44	1.684	9,335	9,379	10,269	9,824
7100.3	RANGE LINE RD	SW 168TH GLADES CUT-OFF RD	GLADES CUT-OFF RD	CR	2U	D	D	1,450	1403	11,916	10,771	9,321	47	1.684	10,724	10,771	11,823	11,297
7101	RANGE LINE RD	GLADES CUT-OFF RD	CANAL-24	CR	4D	C	C	0	0	547	492	492	0	0	492	0	0	0
7102	RANGE LINE RD	CANAL-24	MIDWAY RD	CR	4D	C	C	0	0	545	491	491	0	0	491	0	0	0
7885	RESERVE BLVD	COMMERCE CTR DR	W OF I-95	CR	4D	D	D	9,900	10595	23,290	19,930	10,030	-995	11.485	20,925	19,930	20,292	20,106
7200	RIO MAR DR	PRIMA VISTA BLVD	BEACH AVE	CR	2U	C	C	5,500	0	11,598	9,969	4,469	0	6.388	9,969	15,485	#DIV/0	#DIV/0
7210	RIO MAR DR	BEACH AVE	US 1	CR	2U	D	D	5,762	2826	10,391	12,292	6,530	2,536	6.652	9,356	12,292	20,949	16,621
10800.2	ROSSER BLVD	PAAR DR	ANDALUSIA RD	CR	2U	D	D	3,900	2875	5,508	5,978	2,078	1,021	4.259	4,957	5,978	7,161	6,570
10800.1	ROSSER BLVD	ANDALUSIA RD	GATLIN BLVD	CR	4D	D	D	3,900	7964	12,269	6,978	3,078	-4,064	4.259	11,042	6,978	6,768	6,873
2805	SAEGER AVE	CITRUS AVE	US 1	CR	2U	C	#N/A	0	0	547	488	488	0	0	488	0	0	0
3170	SANDIA AVE	PRIMA VISTA	CROSSTOWN	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
3171	SANDIA AVE	CROSSTOWN	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
9400	SAVAGE BLVD	GATLIN BLVD	GALIANO RD	CR	2U	D	D	2,717	3142	4,524	3,647	930	-425	3.156	4,072	3,647	3,756	3,701
7400	SAVANNAH RD	US 1	INDIAN RIVER DR	CR	2U	D	D	1,850	3416	4,660	2,624	774	-1,868	2.149	4,190	2,624	2,420	2,522
23391	SAVONA BLVD	BECKER RD	PAAR DR	CR	2U	D	D	4,700	7851	12,776	8,337	3,637	-3,161	5.459	11,498	8,337	7,353	7,839
23392	SAVONA BLVD	PAAR DR	GATLIN BLVD	CR	2U	D	D	6,763	7040	9,523	8,653	1,890	-277	7.855	9,930	8,653	9,151	8,902
23400	SAVONA BLVD	GATLIN BLVD	CALIFORNIA BLVD	CR	2U	D	D	11,500	10934	14,622	13,728	2,228	566	13.356	13,162	13,728	14,784	14,256
7409	SELVITZ RD	FLORESTA	BAYSHORE	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
7500.1	SELVITZ RD	BAYSHORE BLVD	ST JAMES BLVD	CR	2U	D	D	7,500	6915	9,397	9,022	1,522	585	8.711	8,457	9,022	9,750	9,386
7500.2	SELVITZ RD	ST JAMES BLVD	MIDWAY RD	CR	2U	D	D	7,600	6842	10,637	8,332	732	-1,242	8.827	9,574	8,332	8,777	8,554
7510	SELVITZ RD	MIDWAY RD	GLADES CUT-OFF RD	CR	2U	D	D	6,900	7092	9,665	8,686	1,786	-192	8.014	8,878	8,686	9,214	8,950
7520	SELVITZ RD	GLADES CUT-OFF RD	EDWARDS RD	CR	2U	D	D	11,000	10218	15,653	14,869	3,869	782	12.775	14,087	14,869	15,171	15,020
24110	SEMINOLE RD	PT PIERCE BLVD	NORTH BLVD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
7600	SHINN RD	MIDWAY RD	OKEECHOBEE RD	CR	2U	D	D	600	1125	3,633	2,745	2,145	-525	697	3,270	2,745	1,660	2,202

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
7810	SHINN RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	750	932	2,116	1,723	973	-192	971	1,905	1,723	1,635	1,679
7821	SHINN RD	MIDWAY RD	WILLIAMS RD	CR	4D	C	C	0	71	1,056	951	951	0	0	951	0	0	0
7802	SHINN RD	WILLIAMS RD	E-W ROAD 6	CR	4D	C	C	0	0	1,023	921	921	0	0	921	0	0	0
7803	SHINN RD	E-W ROAD 6	GLADES CUT-OFF RD	CR	4D	C	C	0	0	1,044	939	939	0	0	939	0	0	0
7700	SNEED RD	OKEECHOBEE RD	ORANGE AVE	CR	2U	D	D	650	1154	1,547	788	238	-804	639	1,392	788	706	748
9102	SOUTHBEND BLVD	BECKER RD	FLORESTA DR	CR	2U	C	D	9,600	10316	11,479	10,328	728	0	11,143	10,328	9,172	9,778	9,445
7503	SR A1A NORTH	SHOREWINDS DR	INDIAN RIVER C L	SR	2U	F	F	5,900	5284	6,495	6,784	884	906	6,910	6,845	6,801	7,007	6,734
7500	SR A1A NORTH	US 1	OLD DIXIE HWY	SR	2U	F	F	7,100	5365	9,252	10,908	3,808	2,581	8,246	8,327	12,082	11,784	10,908
7513	SR A1A NORTH	OLD DIXIE HWY	N HWY A1A	SR	2U	F	F	7,900	9281	13,800	11,103	3,203	-1,280	9,192	12,425	11,044	11,261	11,163
7360 2	SR A1A SOUTH	OCEAN DR	BINNEY DR	SR	2U	C	F	10,400	13087	14,542	13,088	2,688	0	12,079	13,088	8,401	9,623	9,012
7360 3	SR A1A SOUTH	BINNEY DR	BINNEY DR	SR	2U	F	F	13,300	15087	17,654	14,521	1,221	-1,366	15,447	15,686	14,102	14,940	14,521
7330	SR A1A SOUTH	MARTIN C L	NETTLES ISLAND	SR	2U	F	F	13,900	12028	14,323	15,328	1,428	2,436	10,143	12,691	14,763	15,390	15,326
7310	SR A1A SOUTH	SOUTH CAUSEWAY PARK	INDIAN RIVER DR	SR	4U	F	F	12,500	15087	17,654	13,672	1,172	-2,217	14,518	15,689	13,302	14,042	13,672
7340	SR A1A SOUTH	NETTLES IS JND	FPL PLANT	SR	2U	U	F	10,300	7295	7,581	11,962	1,662	5,139	11,962	6,823	9,829	10,278	10,065
7350	SR A1A SOUTH	INDIAN RIVER DR	US 1	SR	4D	F	F	11,700	12188	14,376	12,849	1,149	-89	13,585	12,936	12,490	13,248	12,849
7356	SR A1A SOUTH	FPL PLANT	BLUE HERON BLVD	SR	2U	U	F	6,850	5082	4,331	7,956	1,106	4,058	7,956	3,898	5,668	5,634	5,638
7358 1	SR A1A SOUTH	BLUE HERON BLVD	SEAWAY DR	SR	2U	F	F	5,450	6513	11,448	7,138	1,688	-3,185	6,330	13,303	7,240	7,036	7,138
24390	ST JAMES BLVD	SEWITZ RD	ST JAMES DR	CR	2U	C	C	4,100	0	5,248	4,723	623	0	4,762	4,723	9,823	#DIV/0!	#DIV/0!
1100 1	ST JAMES DR	AROSO BLVD	ST JAMES BLVD	CR	4D	D	D	21,567	13497	18,110	24,369	2,802	6,259	23,048	16,299	24,366	27,781	26,075
1100 2	ST JAMES DR	ST JAMES BLVD	PEACHTREE BLVD	CR	4D	D	D	18,500	15705	21,365	22,020	3,520	2,791	21,488	19,229	22,020	24,154	23,087
1100 31	ST JAMES DR	PEACHTREE BLVD	TELFORD AVE	CR	4D	D	D	17,750	12378	16,497	20,219	2,469	5,372	20,615	14,847	20,219	22,710	21,465
1100 32	ST JAMES DR	TELFORD AVE	MIDWAY RD	CR	4D	D	D	17,000	13832	18,486	20,006	3,006	3,368	19,744	16,638	20,006	22,131	21,069
7810	ST LUCIE BLVD	KINGS HWY	KEEN RD	CR	2U	D	D	5,000	4404	5,671	5,790	790	658	5,912	5,104	5,790	6,292	6,041
7820	ST LUCIE BLVD	KEEN RD	25TH ST	CR	2U	D	D	5,100	3248	4,828	6,158	1,058	1,654	5,923	4,344	6,198	7,279	6,738
7810 1	ST LUCIE BLVD	25TH ST	SENECA AVE	SR	2U	U	F	4,500	8670	5,217	5,226	726	231	5,225	4,695	920	2,599	1,760
7830 2	ST LUCIE BLVD	SENECA AVE	US 1	SR	2U	U	F	4,500	7140	3,360	5,226	726	2,202	5,225	3,024	384	2,033	1,209
7830 3	ST LUCIE BLVD	US 1	OLD DIXIE HWY	CR	2U	C	C	0	0	145	131	131	0	0	131	0	0	0
7880	ST LUCIE WEST BLVD	W OF I-95	E OF I-95	CR	4D	D	D	20,250	20580	49,559	44,833	24,583	-330	23,518	44,963	44,833	47,192	45,913
7900	ST LUCIE WEST BLVD	E OF I-95	CALIFORNIA BLVD	CR	6D	D	D	30,000	29560	55,599	50,479	20,479	440	34,640	50,039	50,479	54,170	52,325
7910	ST LUCIE WEST BLVD	CALIFORNIA BLVD	COUNTRY CLUB DR	CR	6D	D	D	36,500	18000	37,450	52,205	15,705	18,500	42,391	33,705	52,205	72,602	62,553
7920	ST LUCIE WEST BLVD	COUNTRY CLUB DR	CASHMERE BLVD	CR	6D	D	D	36,500	23122	40,013	49,390	12,890	13,378	42,391	36,012	49,390	60,636	55,014
7930	ST LUCIE WEST BLVD	CASHMERE BLVD	BAYSHORE BLVD	CR	6D	D	D	43,000	28418	52,489	61,801	18,801	14,583	49,945	47,218	61,801	76,211	69,006
3290 5	STONY CREEK WAY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	4,588	4,129	4,129	0	0	4,129	0	0	0
3290 7	STONY CREEK WAY	N-S ROAD A	TRADITION PKWY	CR	4D	C	C	0	0	0	0	0	0	0	0	0	0	0
8000	SUNRISE BLVD	MIDWAY RD	BELL AVE	CR	2U	D	D	2,350	836	2,793	4,228	1,878	1,714	2,729	2,514	4,228	9,907	7,067
8010	SUNRISE BLVD	BELL AVE	EDWARDS RD	CR	2U	D	D	1,350	1934	4,103	5,658	2,358	1,966	3,823	3,692	5,658	9,743	7,700
8020 1	SUNRISE BLVD	EDWARDS RD	CORTEZ BLVD	CR	2U	D	D	4,950	679	2,343	6,365	1,433	4,275	5,749	2,108	6,365	16,491	11,437
8020 2	SUNRISE BLVD	CORTEZ BLVD	VIRGINIA AVE	CR	2U	D	D	5,300	1658	3,543	8,831	1,531	3,942	6,155	3,186	8,831	10,973	9,852
8030	SUNRISE BLVD	VIRGINIA AVE	OLEANDER AVE	CR	2U	U	D	4,700	4520	4,643	5,459	759	1,285	5,459	4,178	4,359	4,634	4,496
8041	SUNRISE BLVD	OLEANDER AVE	17TH ST	CR	2D	U	D	4,700	7380	7,420	5,459	759	-1,219	5,459	6,576	3,998	4,536	4,267
8042	SUNRISE BLVD	17TH ST	US 1	CR	2D	U	D	3,400	2686	2,703	3,949	549	1,516	3,949	2,432	3,147	3,285	3,216
44107	TAYLOR DAIRY RD	ANGLE RD	ST LUCIE BLVD	CR	2U	C	#N/A	0	0	704	634	634	0	0	634	0	0	0
25480	THORNHILL DR	BAYSHORE BLVD	FLORESTA DR	CR	2U	D	D	6,700	7228	11,117	7,478	2,778	-2,528	5,459	10,006	7,478	6,940	7,209
9200 11	TIFFANY AVE	US 1	HILLMOOR DR	CR	4D	U	D	9,850	14348	10,467	11,242	1,592	1,622	11,242	9,420	4,750	6,779	5,765
9200 12	TIFFANY AVE	HILLMOOR DR	VILLAGE GREEN DR	CR	4D	C	D	6,500	9235	7,904	7,114	614	0	7,849	7,114	4,372	5,341	4,860
9200 2	TIFFANY AVE	VILLAGE GREEN DR	LENNARD RD	CR	4D	C	D	5,150	6124	7,783	6,987	1,837	0	5,981	6,987	9,013	8,267	8,640
22900 1	TORINO PKWY	CASHMERE BLVD	VOLUCIA DR	CR	2U	D	D	5,600	3845	6,888	6,154	2,554	1,955	6,504	8,199	8,154	10,159	9,157
22900 2	TORINO PKWY	VOLUCIA DR	CALIFORNIA BLVD	CR	2U	U	D	5,600	3069	4,906	6,948	1,348	2,531	6,504	4,417	6,948	8,597	7,773
22910 1	TORINO PKWY	CALIFORNIA BLVD	EAST TORINO PKWY	CR	2U	C	C	0	2101	3,510	3,159	3,159	0	0	3,159	0	0	0
3290 8	TRADITION PKWY	RANGE LINE RD	N-S ROAD A	CR	4D	C	C	0	0	5,888	5,297	5,297	0	0	5,297	0	0	0
3290 9	TRADITION PKWY	N-S ROAD A	STONY CREEK WAY	CR	4D	C	C	0	0	13,030	11,727	11,727	0	0	11,727	0	0	0
3290 10	TRADITION PKWY	STONY CREEK WAY	COMMUNITY BLVD	CR	4D	C	C	0	0	20,030	18,027	18,027	0	0	18,027	0	0	0
3290 11	TRADITION PKWY	COMMUNITY BLVD	VILLAGE PKWY	CR	4D	C	D	4,300	5071	23,815	21,434	17,134	0	4,994	21,434	22,683	19,385	20,034
3290 12	TRADITION PKWY	VILLAGE PKWY	W OF I-95	CR	6D	C	D	19,600	11950	64,165	57,749	38,249	0	22,847	57,749	65,290	100,516	82,903
24810 2	TULIP BLVD	PARR DR	DARWIN BLVD	CR	2U	D	D	3,800	2140	2,974	4,337	537	1,686	4,413	2,677	4,337	8,070	6,703
24800	TULIP BLVD	DARWIN BLVD	PORT ST LUCIE BLVD	CR	2U	D	D	6,800	2998	4,475	7,829	1,029	3,802	7,895	4,027	7,829	9,743	8,786
24810 1	TULIP BLVD	PORT ST LUCIE BLVD	PARR DR	CR	2U	D	D	3,550	3375	7,360	6,817	3,267	175	4,123	6,642	6,817	7,452	7,135
9100	US 1	MARTIN C L	LENNARD RD	SR	6D	F	F	55,000	67590	79,851	60,827	5,827	-11,035	63,877	71,866	59,279	62,378	60,827
9110	US 1	LENNARD RD	PORT ST LUCIE BLVD	SR	6D	F	F	55,000	63728	73,764	59,407	4,407	-6,999	63,877	68,406	57,680	61,134	59,407
9120	US 1	PORT ST LUCIE BLVD	JENNINGS RD	SR	6D	F	F	48,000	38068	47,054	55,392	6,192	8,047	53,424	42,349	54,596	56,996	55,792
9130	US 1	JENNINGS RD	TIFFANY AVE	SR	6D	F	F	37,000	36171	49,283	40,773	3,773	2,434	42,972	44,338	45,169	48,176	46,772
9140	US 1	TIFFANY AVE	WALTON RD	SR	6D	F	F	40,750	39252	52,214	53,917	13,167	6,925	47,327	48,992	51,490	58,344	53,917
9150	US 1	WALTON RD	VILLAGE GREEN DR	SR	6D	F	F	44,500	44588	60,106	55,797	11,297	1,709	51,683	54,095	54,007	57,387	55,697
9160	US 1	VILLAGE GREEN DR	SPANISH LAKES BLVD	SR	6D	U	F	48,000	40113	50,099	55,747	7,747	10,658	55,747	49,065	43,068	47,008	45,490
9170	US 1	SPANISH LAKES BLVD	PRIMA VISTA BLVD	SR	6D	U	F	48,000	49201	49,632	55,747	7,747	11,078	55,747	44,669	43,668	46,464	44,976
9180	US 1	PRIMA VISTA BLVD	RIO MAR DR	SR	6D	U	F	39,500	38502	41,008	47,381	5,881	5,484	42,391	36,908	34,999	37,327	36,113
9190	US 1	RIO MAR DR	KITTERMAN RD	SR	6C	F	F	34,750	35499	48,407	44,153	9,403	587	40,359	43,566	42,617	45,490	44,153
9200 1	US 1	KITTERMAN RD	S OF SAEGER AVE	SR	6D	F	F	33,000	34268	46,252	41,572	8,572	-54	38,326	41,627	40,371	43,774	41,572
9200 2	US 1	S OF SAEGER AVE	EASY ST	SR	6D	F	F	33,000	33097	45,991	42,656	9,656	1,287	38,326	41,392	41,295	44,022	42,659
9210	US 1	EASY ST	MIDWAY RD	SR	6D	F	F	31,000	29275	41,435	40,569	9,569	3,277	36,003	37,291	39,016	42,121	40,569
9220	US 1	MIDWAY RD	WEATHERBEE RD	SR	4D	F	F	28,000	27302	33,034	31,476	3,476	1,745	32,519	29,730	30,428	32,523	31,476
9230	US 1	WEATHERBEE RD	FARMERS MARKET RD	SR	4D	F	F	30,000	28394	35,011	34,314	4,314	2,654	34,842	31,510	33,118	35,512	34,314
9240	US 1	FARMERS MARKET RD	EDWARDS RD	SR	4D	F	F	32,000	28683	35,514	36,693	4,693	4,730	37,166	31,965	35,310	38,078	36,693
9250	US 1	EDWARDS RD	SAVANNAH RD	SR	4D	F	F	31,750	27450	34,503	38,795	5,045	5,744	36,874	31,053	35,323	39,270	37,296
9260 2	US 1	SAVANNAH RD	GARDENIA AVE	SR	4D	F	F	31,850	29108	35,929	36,027	4,527	3,691	36,584	32,336	34,729	37,326	36,027
9260 1	US 1	GARDENIA AVE	VIRGINIA AVE	SR	4D	F	F	31,500	29053	35,758	35,624	4,424	3,742	36,584	32,162	34,629	37,216	35,924
9270 1	US 1	VIRGINIA AVE	OHIO AVE	SR	4D	F	F	40,000	32291	46,573	47,201	7,201	32,286	48,456	34,916	42,625	51,778	47,201
9270 2	US 1	OHIO AVE	GEORGIA AVE	SR	4D	F	F	35,500	33213	47,175	41,012	5,512	25,560	41,230	35,453	37,740	44,283	41,012
9280	US 1	GEORGIA AVE	DELAWARE AVE	SR	4D	F	F	31,000	31328	47,697	41,045	10,045	25,118	39,003	35,927	35,599	48,491	41,045
9290	US 1	DELAWARE AVE	CITRUS AVE	SR	4D	F	F	28,350	31757	47,982	34,733	6,383	18,549	30,803	36,184	30,777	38,690	34,733
9300	US 1	CITRUS AVE	ORANGE AVE	SR	4D	F	F	21,700	5944	14,318	39,404	17,704	26,521	26,702	12,883	26,839	50,165	38,404
9310	US 1	ORANGE AVE	AVENUE A	SR	4D	F	F	23,350	6423	13,256	37,360	14,210	25,630	27,119	11,930	28,857	49,263	37,560
9320 2	US 1	AVENUE A	AE BACKUS AVE	SR	4D	F	F	23,350	6845	13,368	36,917	13,567	24,885	27,119	12,032	28,737	45,097	36,917
9330	US 1	AE BACKUS AVE	AVENUE D	SR	4D	F	F	23,350	7052	14,175	37,057	13,707	24,299	27,119	12,756	28,566	45,058	37,057
9340	US 1	AVENUE D	SR A1A SOUTH	SR	4D	F	F	25,000	5562	13,269	44,205	19,205	32,263	29,035	11,942	31,360	57,051	44,205
9240 1	US 1	SR A1A SOUTH	AVENUE H	SR	4D	F	F	20,500	13303	24,747	37,218	13,718	16,948	27,293	22,272	32,489	41,947	37,218
9240 2	US 1	AVENUE H	OLD DIXIE HWY	SR	4D	F	F	24,250	20026	29,115	32,137	7,887	5,933	28,164	26,204	30,428	33,846	32,137
9350 1	US 1	OLD DIXIE HWY	AVENUE O	SR	4D	F	F	24,250	16887	23,284	27,763	3,513	6,807	28,164	20,956	25,619	29,907	27,763
9350 2	US 1	AVENUE O	SR A1A NORTH	SR	4D	F	F	20,300	23359	30,251	24,661	4,361	-2,665	23,576	27,228	24,127	25,195	24,661
9360	US 1	SR A1A NORTH	JUANITA AVE	SR	4D	F	F	21,050	23161	31,818	27,120	6,070	-1,516	24,447	28,836	26,504	27,736	27,120
9370	US 1	JUANITA AVE	ST LUCIE BLVD	SR	4D	F	F	17,100	20248	26,972	21,413	4,313	-2,771	19,860	24,184	21,059	21,766	21,413
9380	US 1	ST LUCIE BLVD	25TH ST	SR	4D	C	F	16,500	23298	25,454	23,069	6,269	0	19,512	23,069	16,391	17,795	17,093
9390	US 1	25TH ST	INDRIO RD	SR	4D	F	F	16,500	23112	28,694	25,968	9,468	-7,132	19,163	32,125	25,521	24,465	24,993
9400	US 1	INDRIO RD	KINGS HWY	SR	4D	F	F	18,000	18764	27,435	24,642	6,642	-96	20,905	24,737	23,973	25,311	24,642
9410	US 1	KINGS HWY	INDIAN RIVER C L	SR	4D	F	F	19,500	29749	38,038	27,617	8,117	-6,414	22,647	34,232	27,583	27,552	27,617
9420	VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD	LYNGATE DR	CR	4D	U	D	10,100	15892	11,970	17,537	2,437	6,764	17,537	10,773	9,981	10,919	10,450
9410	VETERANS MEMORIAL PKWY	LYNGATE DR	US 1	CR	4D	U	D	10,451	9103	7,552	12,149	1,698	5,353	12,149	6,796	8,154	9,331	8,743
10330	VILLAGE GREEN DR	US 1	WALTON RD	CR	4D	D	D	8,700	5218	16,443	16,261	9,561	1,482	7,761	14,779	18,281	20,268	19,274
10340	VILLAGE GREEN DR	WALTON RD	TIFFANY AVE	CR	2U	D	D	3,600	3170	5,325	5,222	1,622	439	4,181	4,783	5,222	5,805	5,514
9110 1	VILLAGE PKWY	BECKER RD	PAAR (WEST)	CR	4D	C	C	1,800	2	15,182	13,665	11,865	0	2,091	13,665	15,463	##########	8,568,797
9110 2	VILLAGE PKWY	PAAR (WEST)	OPEN VIEW (WEST)	CR	4D	C	C	1,800	2	17,044	15,339	13,539	0	2,091	15,339	17,137	##########	7,371,433
9110 3	VILLAGE PKWY	OPEN VIEW (WEST)	DISCOVERY WAY	CR	4D	C	C	1,800	2	20,045	18,041	16,241	0	2,091	18,041	19,839	##########	8,669,790
9110 4	VILLAGE PKWY	DISCOVERY WAY	TRADITION PKWY	CR	6D	D	D	1,800	402	35,532	33,377	31,577	1,398	2,091	31,979	33,377	152,736	93,057
9120 1	VILLAGE PKWY	TRADITION PKWY	WESTCLIFFE LN	CR	4D	D	D	19,000	3812	10,879	22,179	6,179	12,389	19,582	9,791	22,179	46,261	34,220
9120 2	VILLAGE PKWY	WESTCLIFFE LN	CROSSROADS PKWY	CR	4D	D	D	5,400	2282	7,441	9,815	4,415	3,118	6,272	6,837	9,815	16,804	13,310
9501	VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
9502	VIRGINIA AVE	HARTMAN RD	35TH ST	SR	6D	F	F	22,000	22420	37,249	34,097	12,097	573	25,551	33,524	33,104	35,089	34,097
9503 2	VIRGINIA AVE	35TH ST	25TH ST	SR	6D	F	F	22,500	21067	34,083	33,527	11,027	2,956	26,132	30,672	32,108	34,948	33,527
9510	VIRGINIA AVE	25TH ST	13TH ST	SR	6D	F	F	24,750	30435	40,181	30,903	6,153	-5,240	28,746	36,163	30,478	31,368	30,923
9520 1	VIRGINIA AVE	13TH ST	11TH ST	SR	6D	F	F	24,000	31769	39,341	28,065	4,065	-7,322	27,874	39,407	27,638	28,432	28,035
9520 2	VIRGINIA AVE	11TH ST	SUNRISE BLVD	SR	6D	F	F	24,000	30436	37,907	28,105	4,105	-5,921	27,874	34,026	27,590	28,629	28,109
9530	VIRGINIA AVE	SUNRISE BLVD	OLEANDER AVE	SR	6D	F	F	22,500	25599	32,653	26,963	4,463	-2,428	26,132	29,387	26,331	27,595	26,963
9540 1	VIRGINIA AVE	OLEANDER AVE	COLONIAL RD	SR	6D	F	F	21,000	19709	23,424	23,168	2,168	2,084	24,388	21,092	22,293	23,960	23,126
9540 2	VIRGINIA AVE	COLONIAL RD	US 1	SR	6D	F	F	21,000	20699	25,047	24,413	3,413	388	24,388	24,046	24,399	24,446	24,413
22915	VOLUCIA DR	TORINO PKWY	BLANTON BLVD	CR	2U	C	C	0	3450	5,489	5,250	5,250	0	0	5,250	0	0	0
8000	WALTON RD	US 1	VILLAGE GREEN DR	CR	4D	U	D	12,450	7281	4,700	14,450	2,000	9,948	14,450	4,512	9,881	7,935	8,908
8010	WALTON RD	VILLAGE GREEN DR	LENNARD RD	CR	4D	D	D	9,900	6589	13,152	15,937	6,037	3,311	11,498	12,826	15,937	18,970	17,453
8020	WALTON RD	LENNARD RD	GREEN RIVER PKWY	CR	2U	D	D	7,300	7764	12,476	11,513	4,213	-464	8,478	11,977	11,513	11,261	11,387
8030	WALTON RD	GREEN RIVER PKWY	INDIAN RIVER DR	CR	2U	D	D	4,850	6327	9,564	7,733	2,883	-1,477	5,633	9,210	7,733	7,060	7,396
8810	WEATHERBEE RD	OLEANDER AVE	US 1	CR	2U	D	D	2,200	4576	6,111	5,311	3,111	-2,476	2,566	7,787	5,311	3,663	4,487
8930	WEATHERBEE RD	US 1	MIDWAY RD	CR	2U	D	D	5,400	2676	3,926	8,493	1,093	2,722	6,272	3,771	8,493	7,634	7,064
24500	WESTCLIFFE LN	TREMONTE AVE	VILLAGE PKWY	CR	4D	D	D	1,100	324	3,928	4,547	3,447	776	1,276	3,771	4,547	12,602	8,575
9010	WESTMORELAND BLVD	MARTIN C L	MORNINGSIDE BLVD	CR	2D	D	D	8,600	10290	12,739	10,738	1,938	-1,492	10,520	12,230	10,738	10,457	10,597
9020	WESTMORELAND BLVD	MORNINGSIDE BLVD	PORT ST LUCIE BLVD	CR	2D	D	D	12,300	7991	10,894	14,805	2,505	4,349	14,485	10,459	14,805	18,179	16,453
3105	WHITMORE DR	BAYSHORE BLVD	AROSO BLVD	CR	2U	C	C	0	5229	4,383	4,209	4,209	0	0	4,209	0	0	0
3156	WHITMORE DR	AROSO BLVD	THORNHILL	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
5187	WHITMORE DR	THORNHILL	FLORESTA	CR	2U	C	#N/A	0	0	0	0	0	0	0	0	0	0	0
25006	WILLIAMS EXT	MCCARTY RD	ARTERIAL A	CR	4D	C	C	0	0	295	286	286	0	0	286	0	0	0
25007	WILLIAMS EXT	ARTERIAL A	GLADES CUTOFF RD	CR	4D	C	C	0	0	10	10	10	0	0	10	0	0	0
25205	WILLIAMS RD	SHINN RD	MCCARTY RD	CR	2U	C	C	0	0	0	0	0	0	0	0	0	0	0
25995	WINTER GARDEN PKWY	KINGS HWY	FT PIERCE BLVD	CR	2U	C	C	3,100	0	3,488	3,348	248	0	3.600	3,348	6,448	#DIV/0!	#DIV/0!

ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
4461681 SIS

Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HIGHWAY
Length: .646
To: E OF I-95 SB RAMP
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

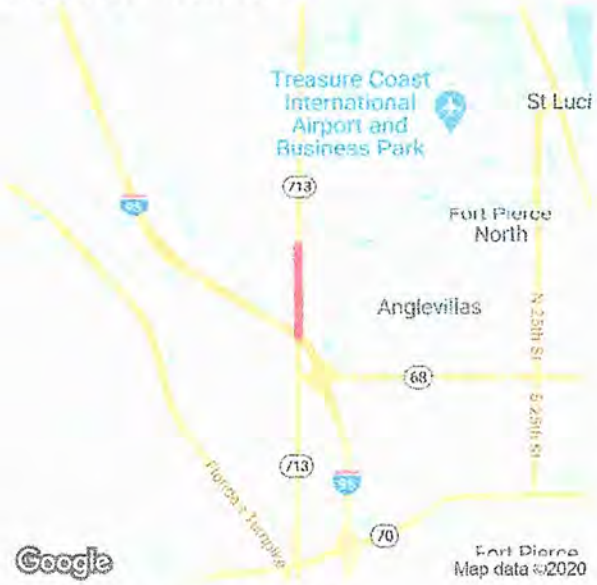
Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	ACFP	0	310,000	0	0	0	310,000
PE	ACFP	0	0	0	477,924	0	477,924
ROW	ACFP	0	0	0	0	345,821	345,821
ENV	ACFP	0	0	0	10,000	0	10,000
			310,000		**487,924**	**345,821**	**1,143,745**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,143,745
LRTP: Page 7-1

Notes

KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.400 **To:** N OF COMMERCIAL CIR
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	550,932	0	0	0	0	550,932
CST	SA	0	0	0	19,059,878	99,346	19,159,224
CST	DS	0	0	0	24,416,190	0	24,416,190
ROW	DDR	347,013	9,558,552	5,000,000	2,290,916	0	17,196,481
ENV	DDR	0	60,000	0	0	0	60,000
		897,945	**9,618,552**	**5,000,000**	**45,766,984**	**99,346**	**61,382,827**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD

2302568 Non-SIS

Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
Length: 1.890 **To:** NORTH OF PICOS ROAD
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DIH	27,898	27,898	0	0	0	55,796
CST	DIH	0	0	57,694	0	0	57,694
PE	DDR	194,076	0	0	0	0	194,076
CST	DDR	0	0	655,611	0	0	655,611
		221,974	**27,898**	**713,305**			**963,177**

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD

4383792 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
Length: 1.210 **To:** NORTH OF ST LUCIE BLVD
Phase Group: RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SU	1,646,606	1,901,548	1,878,190	0	0	5,426,344
CST	SA	0	0	3,655,351	0	0	3,655,351
CST	DS	0	0	8,096,315	0	0	8,096,315
CST	DIH	0	0	125,524	129,007	0	254,531
CST	DDR	0	0	15,567,100	0	0	15,567,100
ROW	DDR	0	0	2,150,983	0	0	2,150,983
		1,646,606	**1,901,548**	**31,473,463**	**129,007**		**35,150,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF I-95 OVERPASS
Phase Group: RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	DS	0	72,874	0	0	0	72,874
ROW	DDR	0	157,583	0	0	0	157,583
			230,457				**230,457**

Prior Year Cost: 77,444,910
Future Year Cost: 0
Total Project Cost: 81,485,486
LRTP: Page 6-2

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Notes

KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

4380411 Non-SIS

Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.552 **To:** NORTH OF I-95 OVERPASS
Phase Group: PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PE	DS	150,525	0	0	0	0	150,525
ENV	DS	5,000	0	0	0	0	5,000
PE	DIH	5,000	0	0	0	0	5,000
CST	DIH	0	0	44,730	0	0	44,730
CST	DDR	0	0	508,288	0	0	508,288
		160,525		**553,018**			**713,543**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 713,543
LRTP: Page 6-2

Notes

KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD
4383793 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
Lead Agency: MANAGED BY FDOT
From: ST LUCIE BOULEVARD
Length: 2.190
To: SOUTH OF INDRIO ROAD
Phase Group: RIGHT OF WAY, PRELIMINARY ENGINEERING

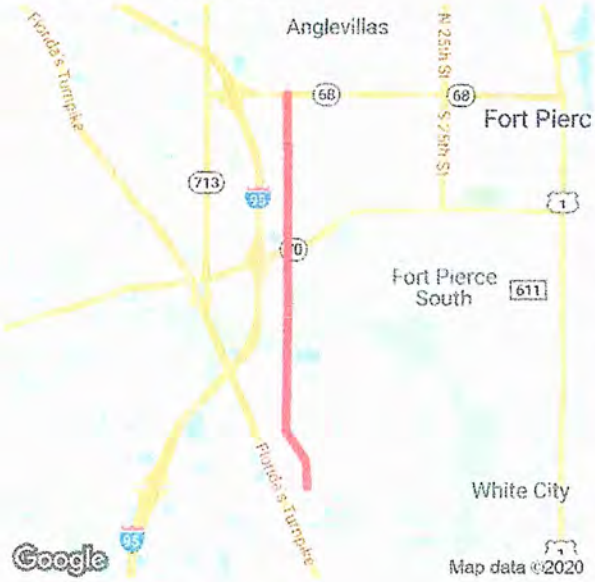
Phase	Fund Code	2021	2022	2023	2024	2025	Total
ROW	SA	0	0	3,605,309	0	0	3,605,309
ROW	DS	0	0	6,939,345	0	0	6,939,345
ROW	DIH	0	0	162,000	0	0	162,000
ROW	DDR	0	0	353,970	0	0	353,970
				11,060,624			**11,060,624**

Prior Year Cost: 9,874,313
Future Year Cost: 0
Total Project Cost: 117,468,388
LRTP: Page 6-5

Notes

JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

4463311 Non-SIS



Project Description: PD&E/EMO STUDY
Extra Description: 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: MIDWAY ROAD
Length: 2.128
To: ORANGE AVENUE
Phase Group: P D & E

Phase	Fund Code	2021	2022	2023	2024	2025	Total
PDE	TRIP	0	0	0	0	375,000	375,000
PDE	SU	0	0	0	0	20,000	20,000
PDE	LFP	0	0	0	0	375,000	375,000
						770,000	**770,000**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 770,000
LRTP: Page 6-5

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Notes

APPENDIX C

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	1	1
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	2
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	197		In	143		In	62		In	30		In	45		In	76
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17

AM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	5	134	52	85	17	-10	176	-3	98
	Peterson	Okeechobee	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	170	-4	80
	Okeechobee	Edwards	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	20	6	25	2	-1	25	0	26
Orange Ave	Rock Rd	Kings Hwy	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73
	Kings Hwy	I-95	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	221	-7	229	-4	233
	I-95	Jenkins Rd	20.0%	8	8	3%	10	10	10%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	124	-15	133
	Jenkins Rd	Hartman Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	87	40	53	84	-8	69	-13	124
	Hartman	Angle Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108
	Angle	25th St	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	86	32	36	53	-6	111	-9	78
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235
	Picos Rd	Orange Ave	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	254	-8	190	-3	252
	Orange Ave	Angle Rd (CR603)	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	82	-1	87
Edwards Rd.	US 1	Oleander	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	389	29	136	20	-6	412	-4	152
	Kings Hwy	Crossroads Pkwy	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173
	Crossroads Pkwy	I95	5.0%	2	2	11%	38	38	0%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	458	-18	193
	I95	Jenkins Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	178	66	64	48	-13	231	-10	102
	Jenkins Rd	McNeil Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87
	McNeil Rd	Virginia Ave	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	56	44	37	-11	174	-7	74
Peters Road	Crossroads Pkwy	White Road										0%	0	0	65%	23	8	0	23	0	8	0	23	0	8
	White Road	Graham Rd										0%	0	0	35%	4	13	0	4	0	13	0	4	0	13
				In	42		In	342		In	141		In	7		In	36								
				Out	42		Out	341		Out	31		Out	5		Out	12								

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0			
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	3	3
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	6
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	68		In	498		In	193		In	100		In	172		In	19
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57

PM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.							0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213
	Peterson	Okeechobee	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147
	Okeechobee	Edwards	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34
Orange Ave	Rock Rd	Kings Hwy	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230
	Kings Hwy	I-95	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445
	I-95	Jenkins Rd	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236
	Jenkins Rd	Hartman Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111
	Hartman	Angle Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166
	Angle	25th St	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391
	Picos Rd	Orange Ave	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384
	Orange Ave	Angle Rd (CR603)	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	3	4.0%	9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	471
	Kings Hwy	Crossroads Pkwy	5.0%	3	3	11.0%	24	24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497
	Crossroads Pkwy	I95	5.0%	3	3	11.0%	24	24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513
	I95	Jenkins Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259
	Jenkins Rd	McNeil Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204
	McNeil Rd	Virginia Ave	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195
Peters Road	Crossroads Pkwy	White Road										50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13
	White Road	Graham Rd										30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7
					In	51		In	458		In	52		In	12		In	10							
					Out	52		Out	216		Out	196		Out	21		Out	11							

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GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

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I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to I-20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I-20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: VennisJHI@JHIinc.com Website: www.JHIinc.com

June 23, 2022

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Vennis Gilmore
Planning Supervisor

Re: **Kings Highway Commerce Park**
Future Land Use Amendment Justification
JHI Project No. 2205-1402
Parcel ID#'s 2313-331-0000-000-4 J A Enterprises, Inc

Dear Mr. Gilmore,

Please consider the attached application to amend the future land use (FLU) for the above parcel from RL to General Commercial (GC).

Kings Highway Commerce Center is a proposed 34.32 ac distribution development and consists of 4 paorcels. See Exhibit-A.

The 3 parcels along Kings Hwy are in the St. Lucie County and are to be annexed to the City. These parcels have a future land use of Commercial and to be annexed to city with GC future land use.

Exhibit-B and C show the future land use maps for the St Lucie County and the city with project highlighted.

The proposed future land use is ideal for this location on Kings Highway approximately 1 mile north of Okeechobee Road. Proximity to both I-95 & Florida Turnpike makes this site ideal for this designation. Exhibit-C shows that all the parcels in the city along the east side Kings hwy and to the south of the project have a GC future land use. There are also parcels on the west side of the Kings hwy & to the north of the project with same future lane use designation.

Vennis Gilmore – Planning Supervisor
Kings Highway Commerce Center
June 23, 2022

The proposed future land use is compatible with the surrounding lands within ½ mile of the project. This is also the designation that is the city vision of the development along Kings Hwy corridor. The future land use amendment is also consistent with Comprehensive plan.

The proposed future land use amendment and development has a significant positive impact on city of Ft. Pierce economy development by creating construction and permanent job opportunities, significantly higher tax income and would be model for future development along the Kings Hwy.

Please see attached applications, authorization letters and warranty deeds for the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President
Authorized Agent

Kings Highway Commerce Center

Aerial

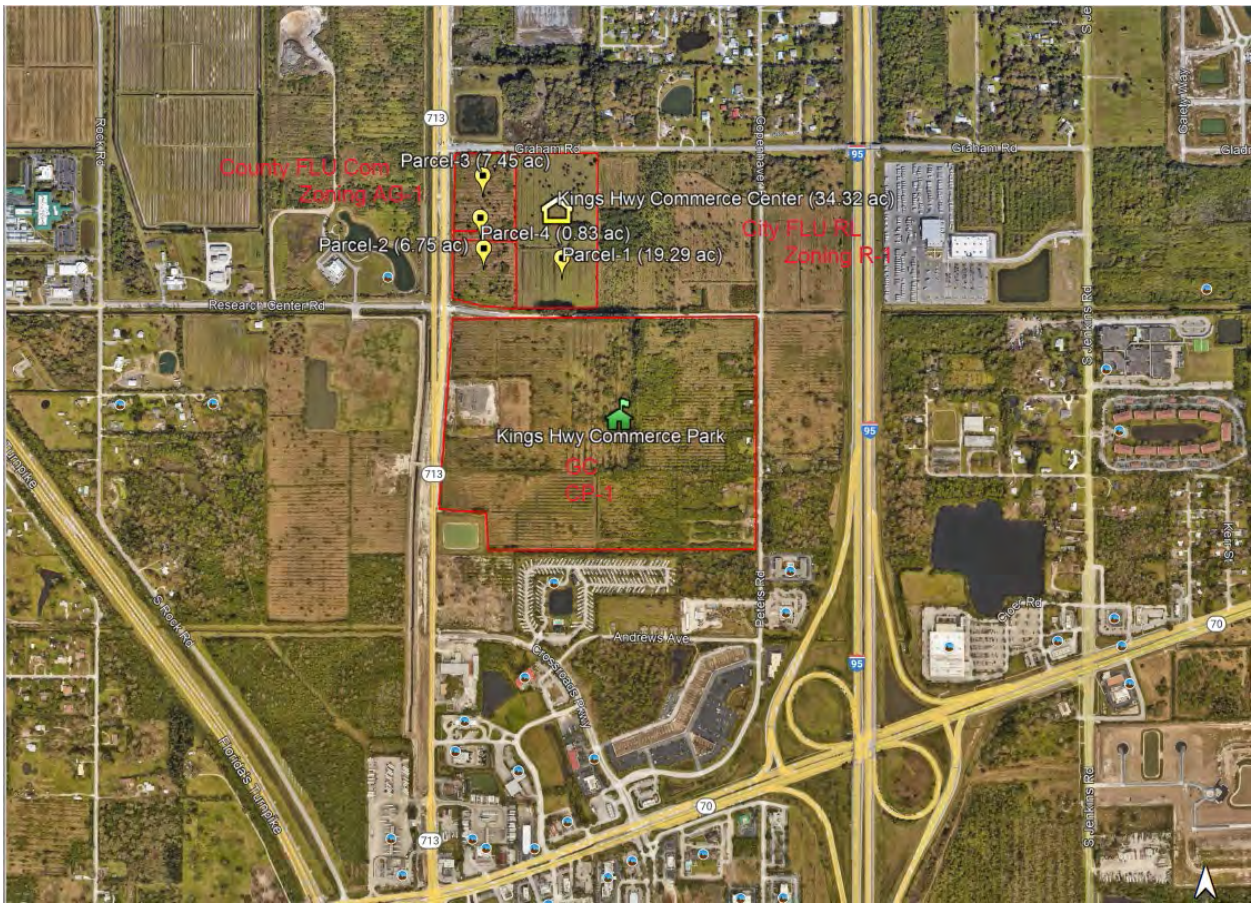


EXHIBIT - A

Kings Highway Commerce Center

St Lucie County FLU Map

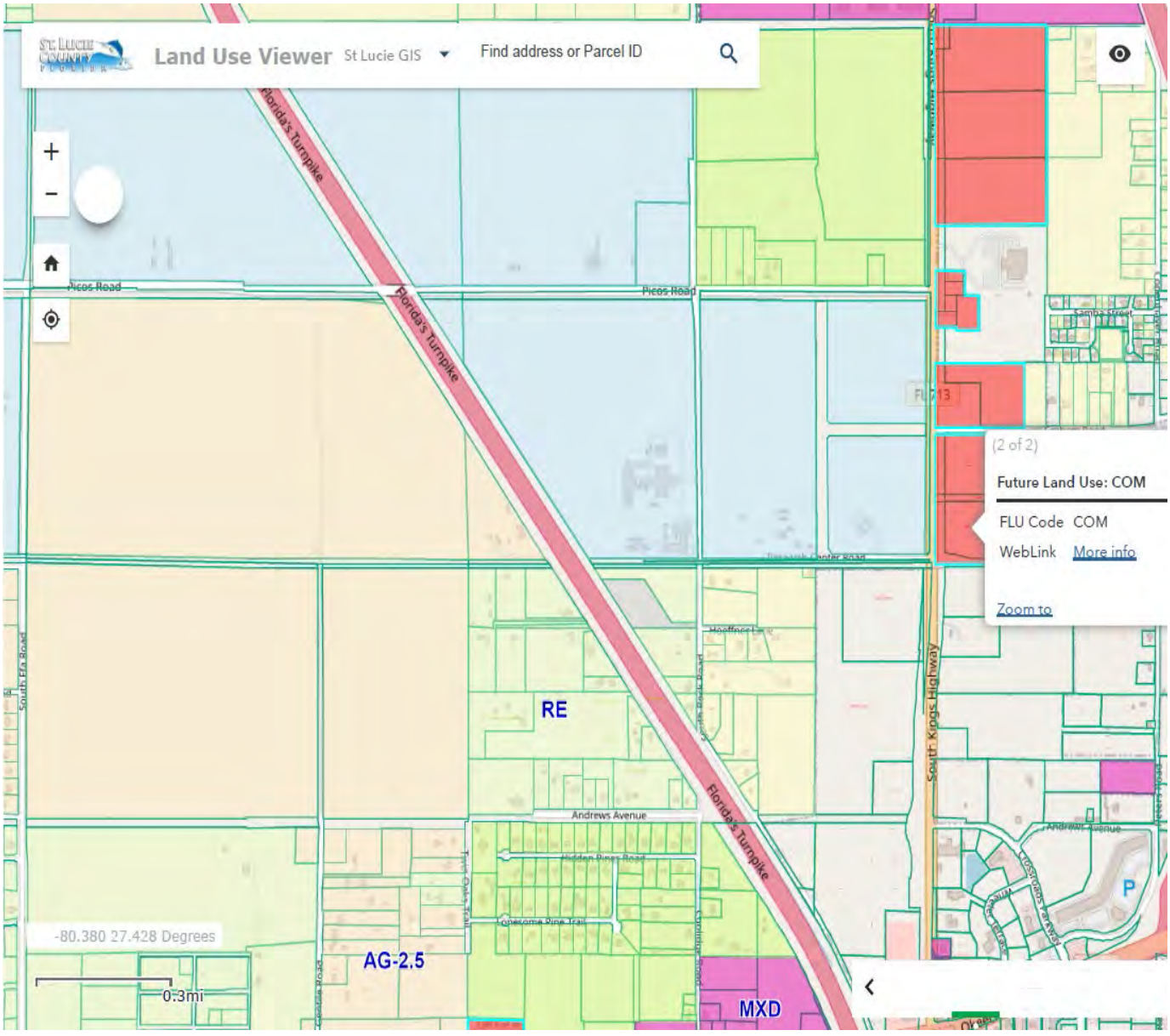


EXHIBIT-B

Kings Highway Commerce Center

City of Fort Pierce FLU Map

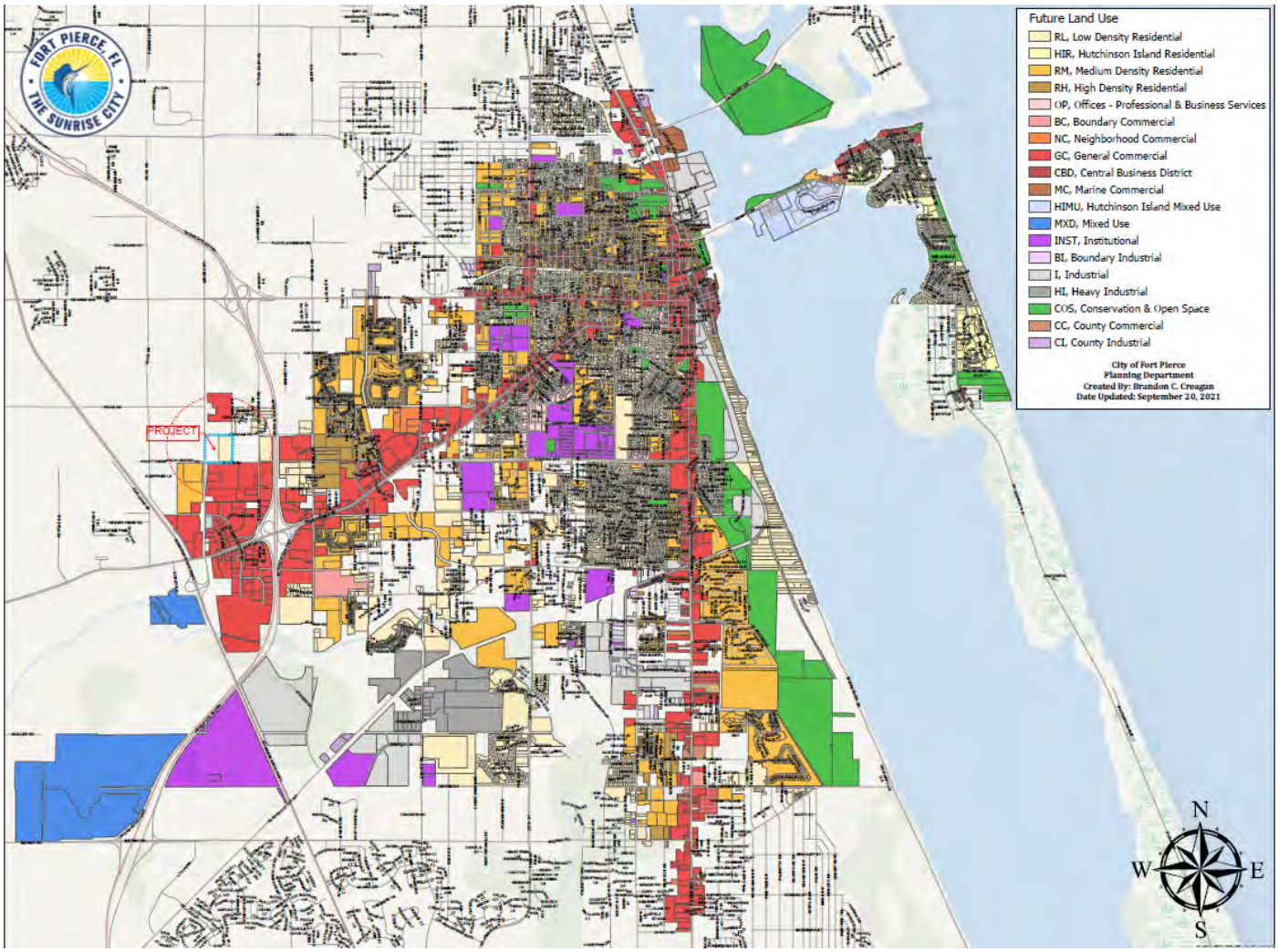


EXHIBIT- C

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: See Record Card
2. Property Tax ID(s): 2313-331-0000-000-4
3. Total Acreage: 19.29
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: AG-1
6. Proposed Zoning Classification: FLU CG, Zoning CP-1
7. Other applications being submitted concurrent with this application, if any: Future Land Use

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

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

10. The reason for making this request: Proposed 10 ac distribution Center, Kings Hwy Commerce Ctr

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
Proposed	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 105,000
Change in Demand	**Total gallons per day** 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 56,250
Proposed Zoning	Total gallons per day 84,000
Change in Demand	**Total gallons per day** 27,750

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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

Demand Analysis	Maximum
Current Zoning	16.7 yd
Proposed Zoning	21.0 yd
Change in Demand	4.3 yd

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

Impact	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	807	58/78
Proposed Zoning	1,027	125/114
Change in Demand	Trips 220	Trips 67/36
Impact to Capacity		

12. Name of Owner(s): J A Enterprises, INC Jeff H. Iravani - Authorized Agent
Mailing Address: 100 Davit Drive
City North Palm Beach State Florida Zip 33408
Phone # 5615756030
E-mail: Jhi@JHIinc.com

13. Name of Applicant: Same as Owner
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

14. Name of Representative: Jeff H. Iravani
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax #
E-mail: JHI@JHIinc.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 6/24/22 Date

1934 commerce IN Suite 5 FL 33458
Address State Zip

5615756030 5615756088 JHI@JHIinc.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.

Jeff H. Iravani - Authorized Agent 561-575-6030
Property Owner's Name (Please Print) Phone

1934 Commerce IN Suite 5 Florida 33458
Address State Zip

Property Owner's Signature 6/24/22
Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 24 day of June, 2022, by Jeff. H. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

J A Development Partners, LLC

June 17, 2022

RE: Kings Highway Commerce Center
Southeast corner of Kings Highway and Graham Road
Fort Pierce, Florida

To Whom It May Concern:

J A Development Partners, LLC , the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Kenneth J. Morin

Title: Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Kenneth J. Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

KRISTINA ILLING
MY COMMISSION # HH 199265
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3926462 OR BOOK 3605 PAGE 859, Recorded 02/19/2014 at 10:14 AM
Doc Tax: $490.70

St. Lucie County File Date: 02/19/2014 08:38 AM

J.A. ENTERPRISES, INC.,
Plaintiff,

VS.

GRAHAM GROVES DEVELOPMENT, LLC,
an administratively dissolved Florida limited
liability company; and
UNKNOWN TENANT #1,
Defendants.

IN THE CIRCUIT COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR THE COUNTY OF ST LUCIE, STATE OF FLORIDA - CIVIL DIVISION
CASE NO. 562012CA003461

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on Feb, 4,2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St Lucie County, Florida:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except the North forty feet (40') for the right of way for Graham Road.

Property Address: 0 White Road, Fort Pierce, Florida.
WAS SOLD TO:

J.A. ENTERPRISES, INC.
100 Davit Drive
North Palm Beach, FL 33408

WITNESS my hand and the seal of this Court On 19 February, 2014

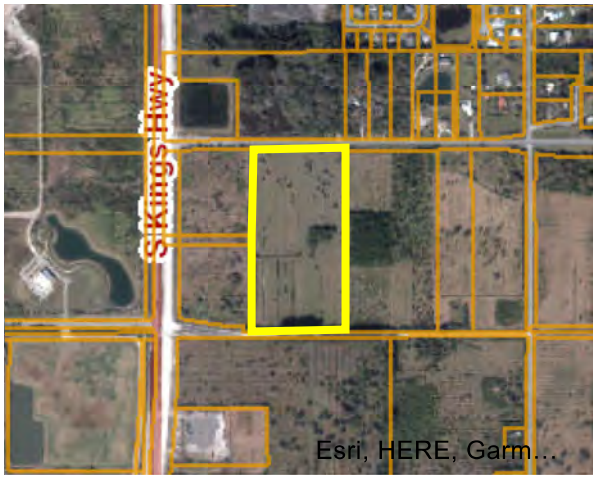
JOSEPH E. SMITH
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, May 9, 2022

Parcel Report



Parcel

PARCELNO:	2313-331-0000-000-4
Property ID:	13744
Owner1:	J A Enterprises Inc
SiteAddress:	White RD

Owner

Owner1:	J A Enterprises Inc
Owner2:	
Owner3:	
MailingAddress:	100 Davit DR North Palm Beach, FL 33408-5021

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$434,025
FinishedArea:	
Acres:	19.29
TotalArea:	840,272.4

Legal Description

LegalDescription: 13 35 39 E 1/2 OF SW 1/4 OF SW 1/4-LESS N 40 FT AND LESS S 35 FT FOR RD RS/W- (19.29 AC) (OR 3605-859)

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	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2020	$434,025	$0	$434,025	$0	$5,305	$0	$5,305	$0	$428,720
2019	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063
2018	$370,368	$0	$370,368	$0	$5,305	$0	$5,305	$0	$365,063

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	19.29	395.45
Fort Pierce Stormwater Charge	2006	53	3,657

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	19.29	MACR
2	19.29	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
02/18/2014	$70,100	0111	CT	Graham Groves Development LLC	3605-859	Clerk of Courts
06/10/2005	$1,400,000	XX01	SP	Graham Groves	2276-2278	Clerk of Courts
04/07/1995	$221,900	XX00	WD	Kenneth H Lelly	951-771	Clerk of Courts
12/19/1994	$100	XX01	WD	Kenneth H Lelly	934-1835	Clerk of Courts
08/01/1980	$124,900	XX00	CV		338-2795	Clerk of Courts

Photos

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

WHITE ROAD PARCELS

Environmental Assessment Report

Prepared for:

JA Development Partners, LLC

Prepared by:

EW CONSULTANTS, INC.

June 2022

© 2022 EW Consultants, Inc.

2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes natural resource features present on four parcels totaling approximately 34.3-acres in the City of Fort Pierce and unincorporated St. Lucie County. The site is located on the east side of Kings Highway, the north side of White Road, and the south side of Graham Road. The property is bordered to the north by rural residential single family homes and undeveloped land, with a recently constructed wet retention lake on the north side of Graham Road; to the south and east by agricultural land; and to the west by the initial development efforts of the Treasure Coast Research Park west adjacent to Kings Highway. The location is centered between I-95 to the east and Florida's Turnpike to the west and Okeechobee Road (Hwy 70) to the south.

The site is situated within Section 13, Township 35 South, Range 39 East, in St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the site boundaries and immediate surrounding area are provided in the Appendix.

PROPERTY DESCRIPTION AND METHODS

The property currently comprises undeveloped land with mostly exotic, herbaceous and shrubby vegetation. The vegetation assemblages present on the project site are further described in the Natural Communities and Land Covers section of this report.

Chronological review of historical aerial imagery dating back to the mid 1980's indicates that the subject property was utilized for agricultural practices (at that time; prior use is unknown via historical images) as were the surrounding parcels. The property appeared to be used for for citrus cultivation, with associated irrigation ditches and swales. By or before 2007, the property appears to be converted to improved pasture, with cattle and feed bins visible in nearly all subsequent images. By 2017 the west parcel boundary was cleared for the expansion of Kings Highway. Construction is in progress to the present with additional improvements to White and Graham Roads in progress with the expansion. By 2019 the wet retention area was constructed off site on the north east side of Graham Road. The Kings Highway expansion includes a wide dry swale for surface water management and a sidewalk.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Ft Pierce NW, and the *Soils Survey of St. Lucie County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2021 FDOT St. Lucie County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the property were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation,

and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by the Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010), and the Navigable Waters Protection Rule (2020). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Riviera fine sand, Wabasso sand, and Winder loamy sand. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of St. Lucie County Area, Florida and are not necessarily indicative of the exact characteristics of the property. A soils map with the site boundary is included in the Appendix as an attachment.

Riviera fine sand, 0 to 2 percent slopes (38) – This is a nearly level, poorly drained soil that has a thick sandy subsurface layer and exists on the parcel from the north central portion in a strip winding to the southeast portion. Under *natural* conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years and within 10 to 30 inches for most of the remaining year, except during extreme dry periods. The typical natural vegetation is saw-palmetto, slash pine, pineland three-awn, inkberry, blue maidencane, toothache grass, chalky bluestem, cabbage palm, and cypress.

Wabasso sand, 0 to 2 percent slopes (48) – This poorly drained, nearly level soil is in flatwoods areas and exists in the north east corner of the parcel. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The subsurface layer is gray sand. In a

large part of the acreage, typical natural vegetation is open forest of second growth longleaf pine or slash pine, and some cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush.

Winder loamy sand, (55) – This poorly drained, nearly level soil is in hammocks and along drainage ways and comprises the entire west portion of the parcel, and includes the majority of the southern portion as well. The water table of Winder loamy sand is at a depth of less than 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches. Typical natural vegetation is cabbage palm, willow oak, 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.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. A land cover map of the observed community types with acreage is included as Figure 4.

211 – Improved pasture – 28.55 acres
This category is comprised of land which has been cleared, tilled, reseeded with various grass types and periodically improved with brush control. This area specifically was previously used as citrus groves. Water ponds, troughs, feed bunkers, cross fencing and cow trails are evident. Vegetation cover consists of sparse oaks and cabbage palms, Brazilian pepper, Australian pine along portions of the boundary, large areas of cogon grass, large areas of smutgrass, tall flat sedge occupying the furrow bottoms which are narrowly spaced, amaranth, torpedo grass, paspalum spp., common rush, shrubby false buttonweed, dog fennel, thistle, sparse maidencane, ruderal weeds, and a chinaberry tree.

510 – Ditches –5.7 acres
There is a system of relic, abandoned grove drainage and irrigation ditches over the entire parcel. The former rows and furrows within this portion of the pasture have eroded and the introduction of cattle foraging and trails has exacerbated that process over time. The vegetation assemblage consists primarily of duckweed, torpedo grass, tall flat sedge, paspalum spp., and sparse maidencane with negligible emergent vegetation on the west portion of the parcel and a monoculture of flat sedge on the east portion of the parcel.

534 – Reservoir/Lake less than 10-acres – 0.05 acres
This is an excavated pond found in the south central portion of the property that grades into several relic grove ditches. The surrounding vegetation consists of Brazilian pepper, sparse emergent vegetation, heavy algae growth and a dense monoculture of tall flat sedge, with surrounding areas comprised of cogon grass and cabbage palm trees.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2021) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004).

No listed species were observed during this assessment. There is some potential for listed species of wading birds to utilize the site, but it is low due to the absence of foraging habitat and dominance of exotic species. During site reconnaissance ditches and swales were partially inundated but the observed herbaceous cover was a near monoculture of tall flat sedge, cogon grass and smut grass along with suitable cattle grazing material; the site appears to be mowed periodically. The small areas with non-ephemeral water were occupied by individual cattle and covered with duckweed. No wading birds or wading bird nests were observed during site reconnaissance.

The site is within the habitat range for Audubon's Crested Caracara, although none were observed during the assessment. Because cabbage palms are present on the site, and are the Crested Caracara's preferred nesting tree, a survey may be required during the January to April nesting season.

No gopher tortoises or gopher tortoise burrows were observed during the site reconnaissance and that habitat on the property is not considered ideal for gopher tortoises. The gopher tortoise is listed as a threatened species by FWC. If any gopher tortoises or gopher tortoise burrows are observed in the future, prior to land development, then a relocation permit from FWC would be required.

The eastern indigo snake is listed as a Federally-designated Threatened species. There is a low likelihood for the presence of the eastern indigo snake on the subject site due to the absence of native upland habitat and gopher tortoise burrows. Standardized and specific construction awareness and notification procedures should be implemented for the protection of this species during site development.

Non-listed wildlife and wildlife signs observed during the assessment include mosquitos, horseflies, a mourning dove, cattle egrets, and cattle.

SUMMARY

Field reconnaissance and mapping indicate that the property includes relic cropland ditches and furrows, as well as a cattle pond that are part of past agricultural activities. These surface waters may be considered as jurisdictional by the South Florida Water Management District (SFWMD), and/or the Florida Department of Environmental Protection (FDEP). Any proposed impacts to jurisdictional surface waters will require authorization from SFWMD and/or FDEP as part of future surface water management permitting, however compensatory mitigation would not likely be required for impacts to surface waters.

Native upland habitat was not observed and therefore a native upland preserve set-aside should not be required by the City or St. Lucie County as part of a development proposal. However, native trees such as oaks and cabbage palms that cannot be preserved in place or relocated elsewhere on the property may require mitigation. A tree survey should be conducted for native trees to determine the potential for tree preservation and relocation on-site. The City and County Land Development Codes outline the vegetation protection and preservation requirements for new developments.

No listed species were observed on the property, however a survey for Crested Caracara may be required during the January to April nesting season.

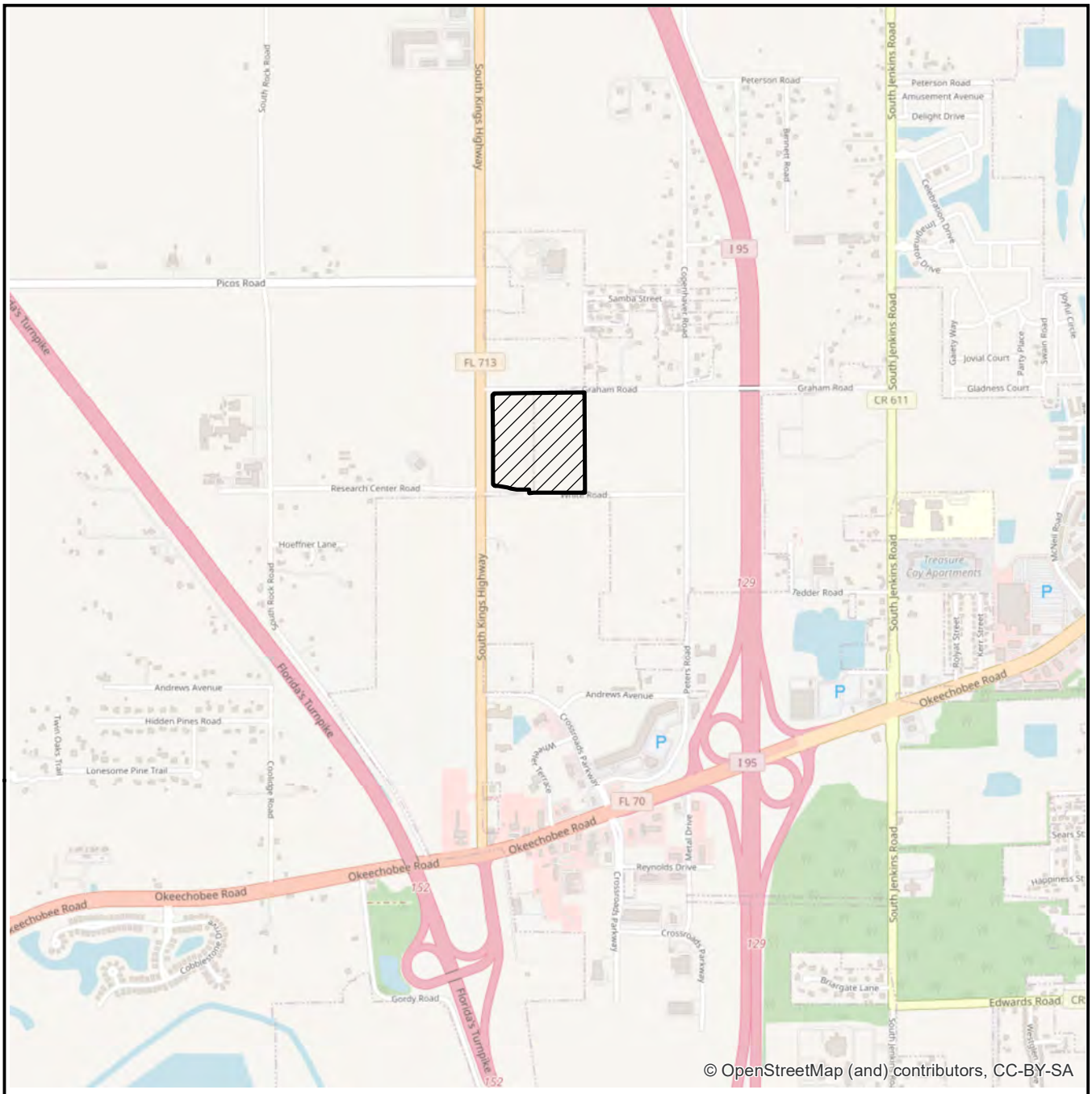
APPENDIX

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report



LEGEND

▨ - SITE (34.3+/- AC)

0 2,000 Feet

N

WHITE ROAD PARCELS
LOCATION MAP

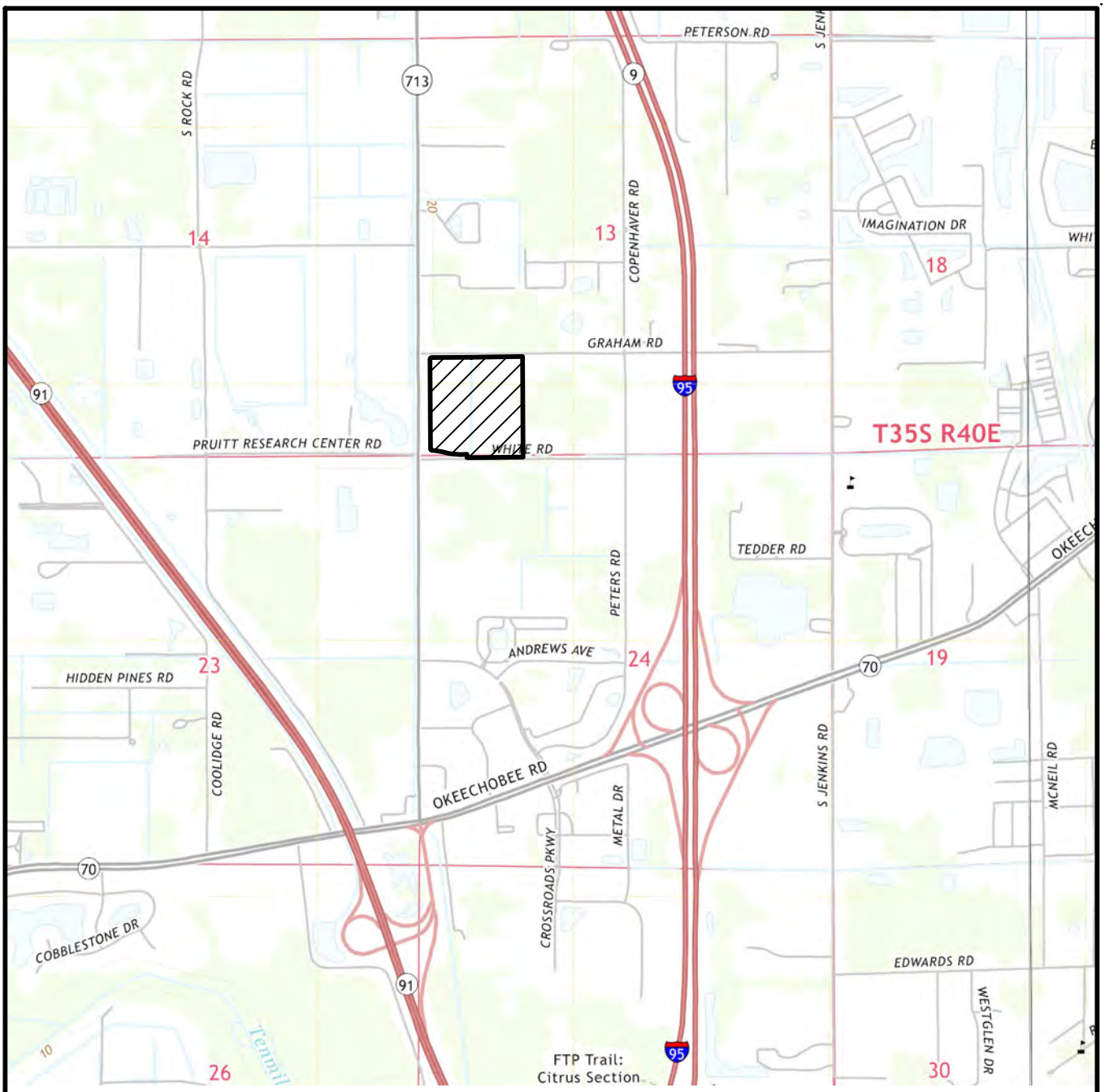
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA,
LATITUDE 27°25'38.03" LONGITUDE -80°23'48.70"

LEGEND

▨ - SITE (34.3± AC)

0 2000

SCALE IN FEET

WHITE ROAD PARCELS

QUAD

EW CONSULTANTS, INC.

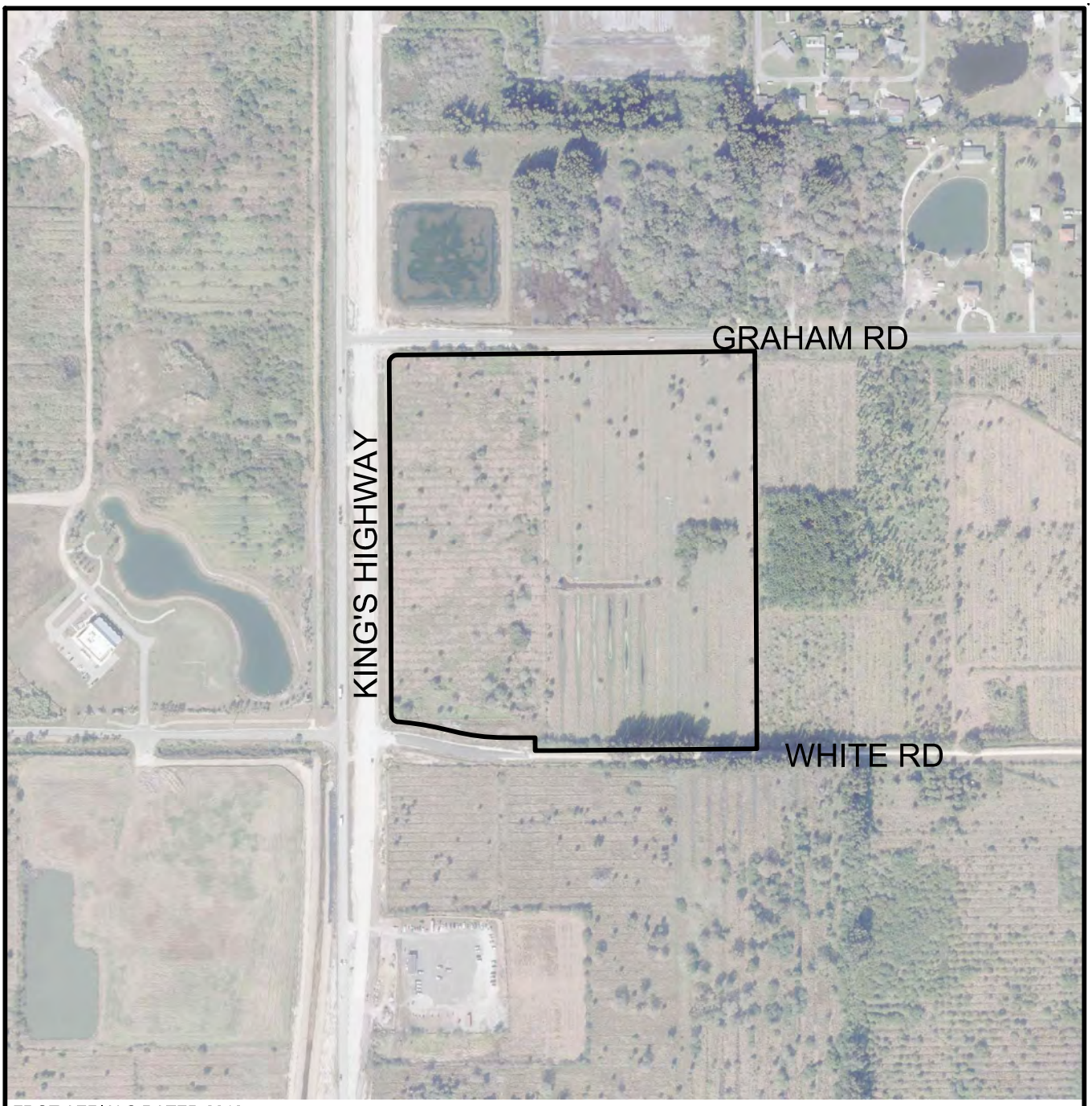
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE

2

White Road Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 500
SCALE IN FEET

WHITE ROAD PARCELS

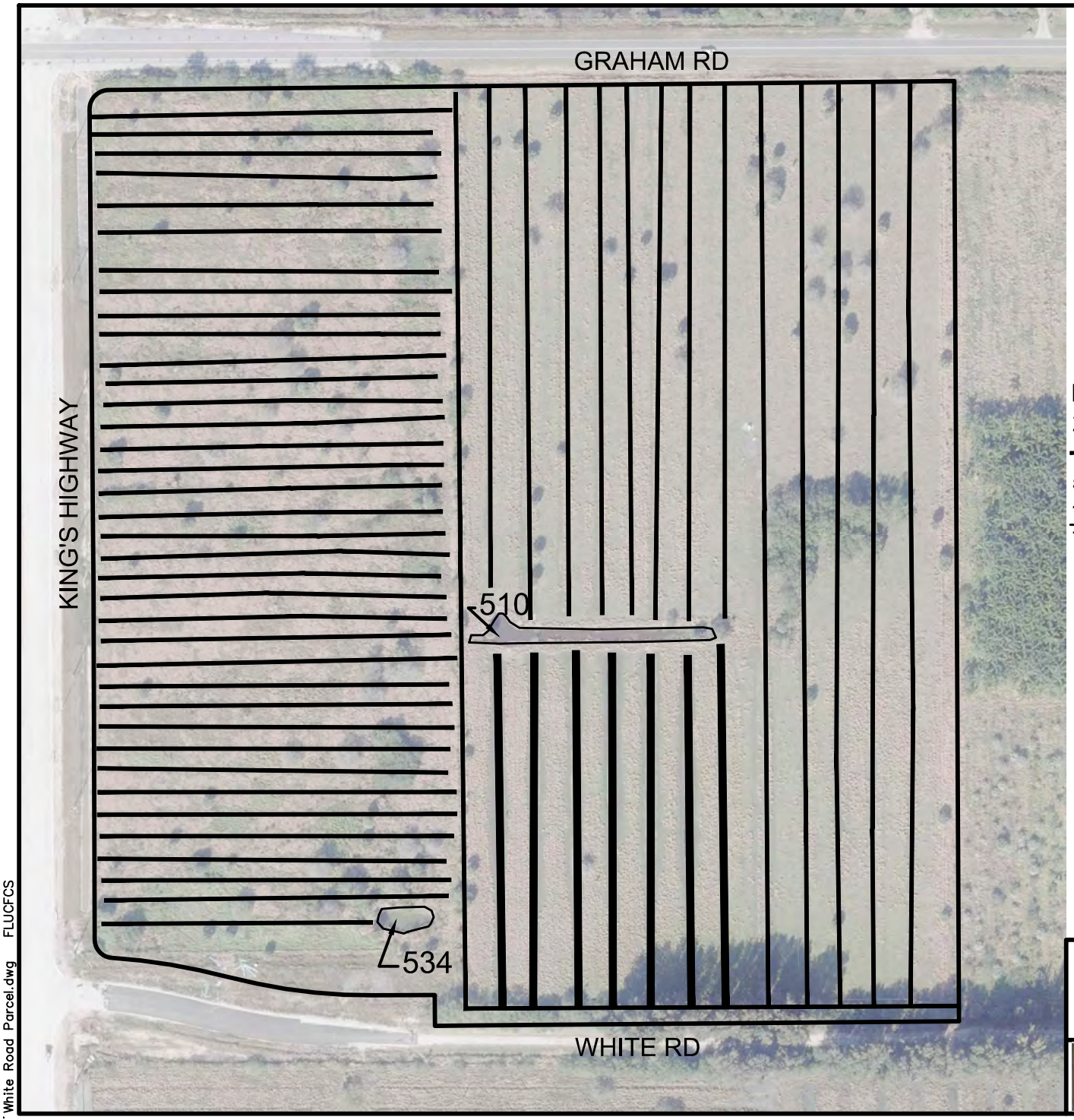
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE
3

White Road Parcel.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (28.55± AC)

510 - DITCHES (5.7± AC)

534 - RESERVOIRS LESS THAN 10 ACS (0.05± AC)

TOTAL SITE (34.3± AC)

0 200

SCALE IN FEET

FDOT AERIALS DATED 2021

WHITE ROAD PARCELS FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

JUNE 2022

FIGURE 4

White Road Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(White Road Parcels)

Map Scale: 1:2,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	7.5	21.8%
48	Wabasso sand, 0 to 2 percent slopes	4.4	12.9%
55	Winder loamy sand	22.4	65.2%
Totals for Area of Interest		**34.3**	**100.0%**

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Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@JHIinc.com

Kings Highway Commerce Center

Drainage Impact Statement

I. Introduction

The site is located on the north side of White Road 0.1 mile east of Kings Hwy and approximately 1 mile north of Okeechobee Rd (SR-70) and consist of 34.32 ac of land. See Exhibit-A

It is proposed to re-zone the site to Commercial Parkway Zone (CP-1).

The existing zoning for the western 15.03 ac is AG-1 with the eastern 19.29 ac being R-1.

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru an existing 24" CMP which is now replaced by FDOT with 1-36" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

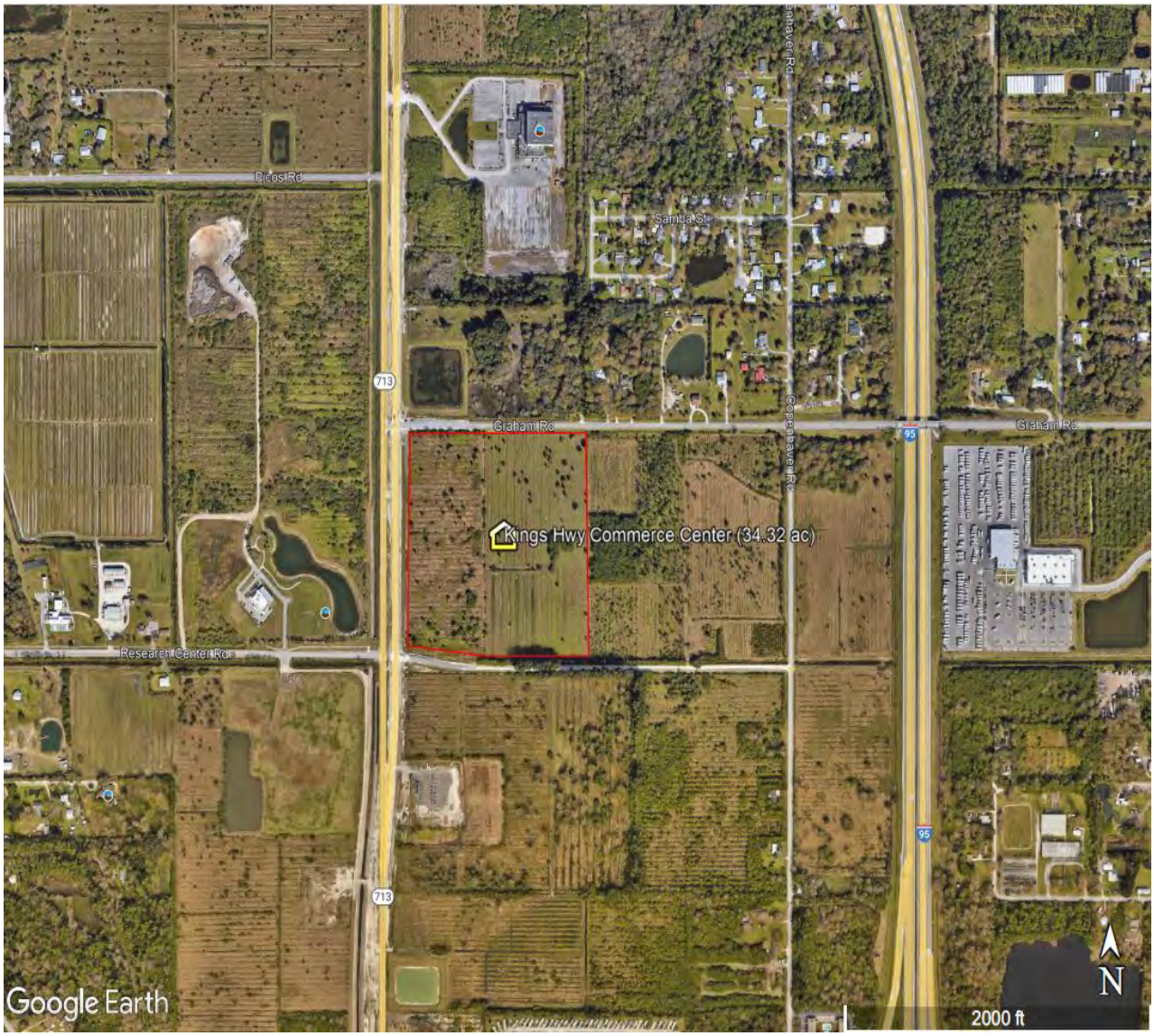
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed re-zoning since the allowable discharge volume is based on the total acreage of the site and is not affected by re-zoning.

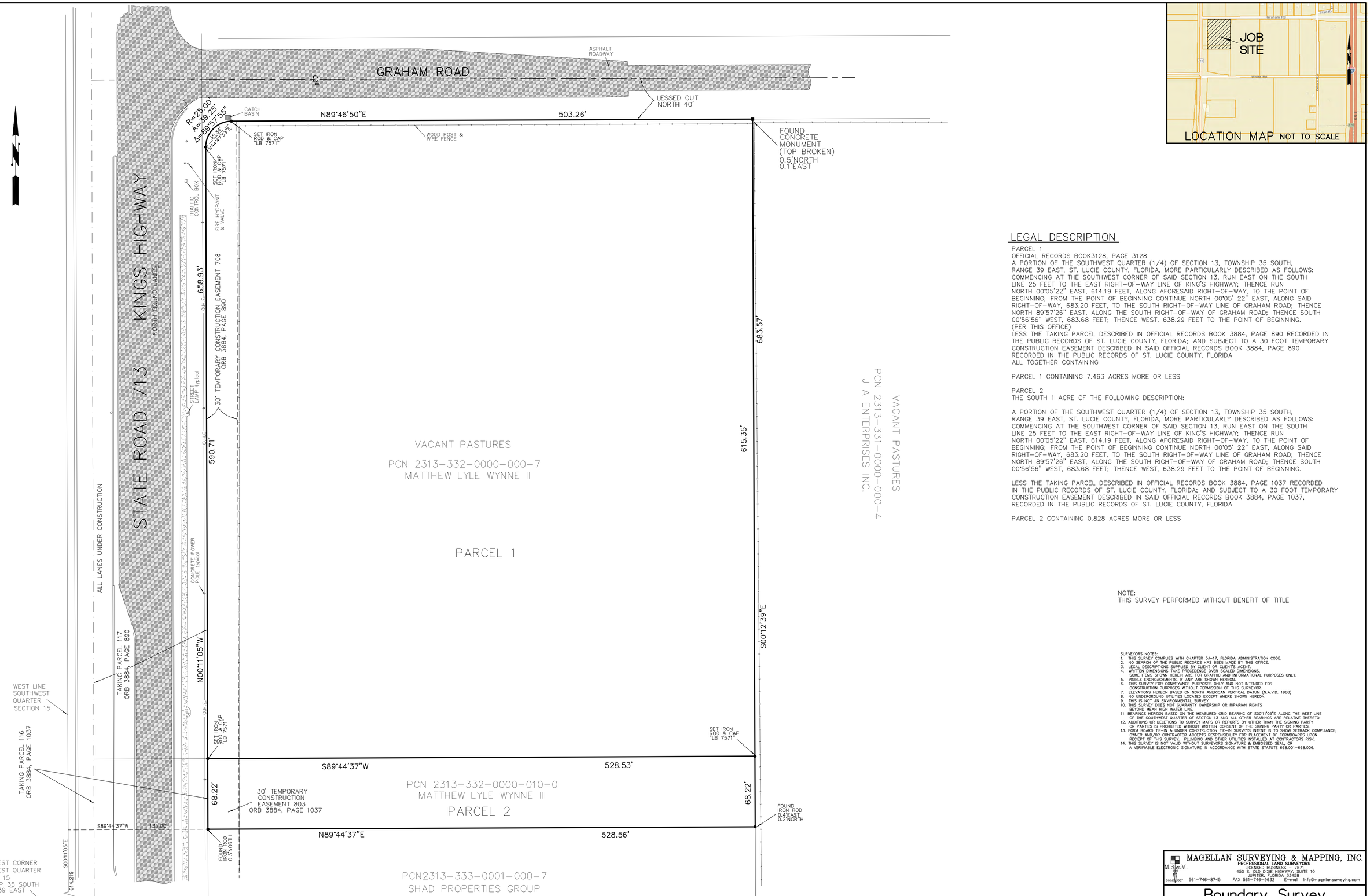
Certified on This 23rd day of June, 2022

_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit-A
Aerial





LEGAL DESCRIPTION

PARCEL 1
OFFICIAL RECORDS BOOK3128, PAGE 3128
A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.
(PER THIS OFFICE)
LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 890 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ALL TOGETHER CONTAINING

PARCEL 1 CONTAINING 7.463 ACRES MORE OR LESS

PARCEL 2
THE SOUTH 1 ACRE OF THE FOLLOWING DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, RUN EAST ON THE SOUTH LINE 25 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°05'22" EAST, 614.19 FEET, ALONG AFORESAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 00°05' 22" EAST, ALONG SAID RIGHT-OF-WAY, 683.20 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE NORTH 89°57'26" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF GRAHAM ROAD; THENCE SOUTH 00°56'56" WEST, 683.68 FEET; THENCE WEST, 638.29 FEET TO THE POINT OF BEGINNING.

LESS THE TAKING PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3884, PAGE 1037 RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND SUBJECT TO A 30 FOOT TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3884, PAGE 1037, RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL 2 CONTAINING 0.828 ACRES MORE OR LESS

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S00°11'05"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECIEPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

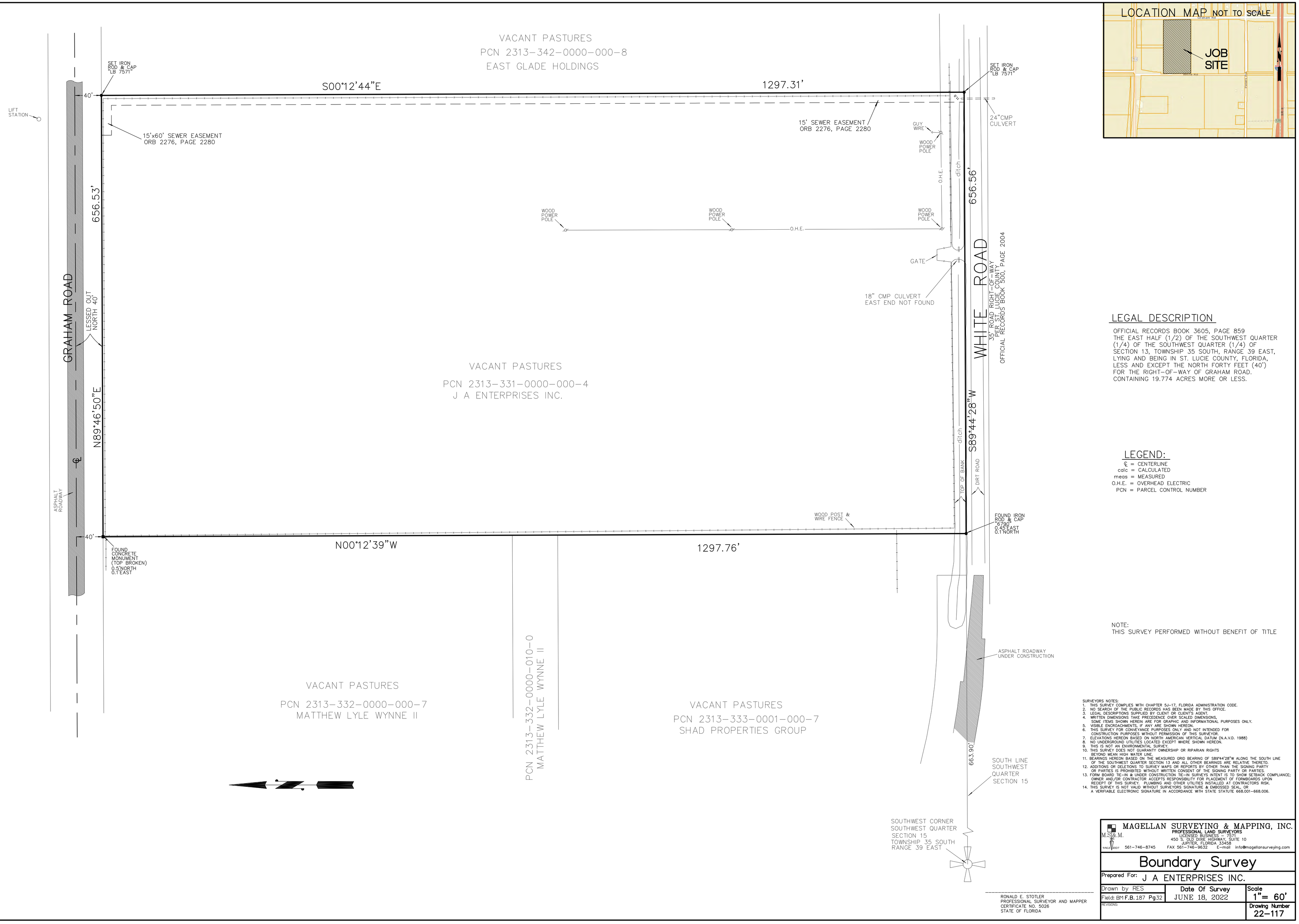
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A LEGACY DEVELOPMENT PARTNERS, LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 187 Pg.32	JUNE 18, 2022	1"= 40'
REVISIONS:		Drawing Number 22-119



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 3605, PAGE 859
THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH FORTY FEET (40') FOR THE RIGHT-OF-WAY OF GRAHAM ROAD. CONTAINING 19.774 ACRES MORE OR LESS.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
O.H.E. = OVERHEAD ELECTRIC
PCN = PARCEL CONTROL NUMBER

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
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4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS; SOME ITEMS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE MEASURED GRID BEARING OF S89°44'28"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 13 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001-668.006.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: J A ENTERPRISES INC.

Drawn by RES	Date Of Survey	Scale
Field: BM F.B. 187 Pg.32	JUNE 18, 2022	1"= 60'
REVISIONS:		Drawing Number 22-117

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Kings Highway Commerce Center
Concurrency

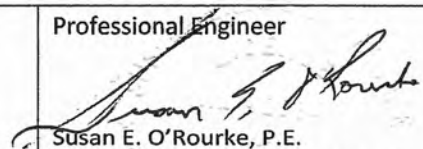
Prepared for:

Mr. Ken Morin
JA Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

June 22, 2022
SR22061.0

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

O'ROURKE
ENGINEERING & PLANNING

June 22, 2022

Mr. Ken Morin
JA Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Center

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and north of White Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

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

Concurrency Report – Kings Highway and White Road 6.22.2022

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APPENDIX C: Other Project Data/Growth Rate/Historical AADT
APPENDIX D: Intersection Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 442,000 square feet development consisting of warehousing and office located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

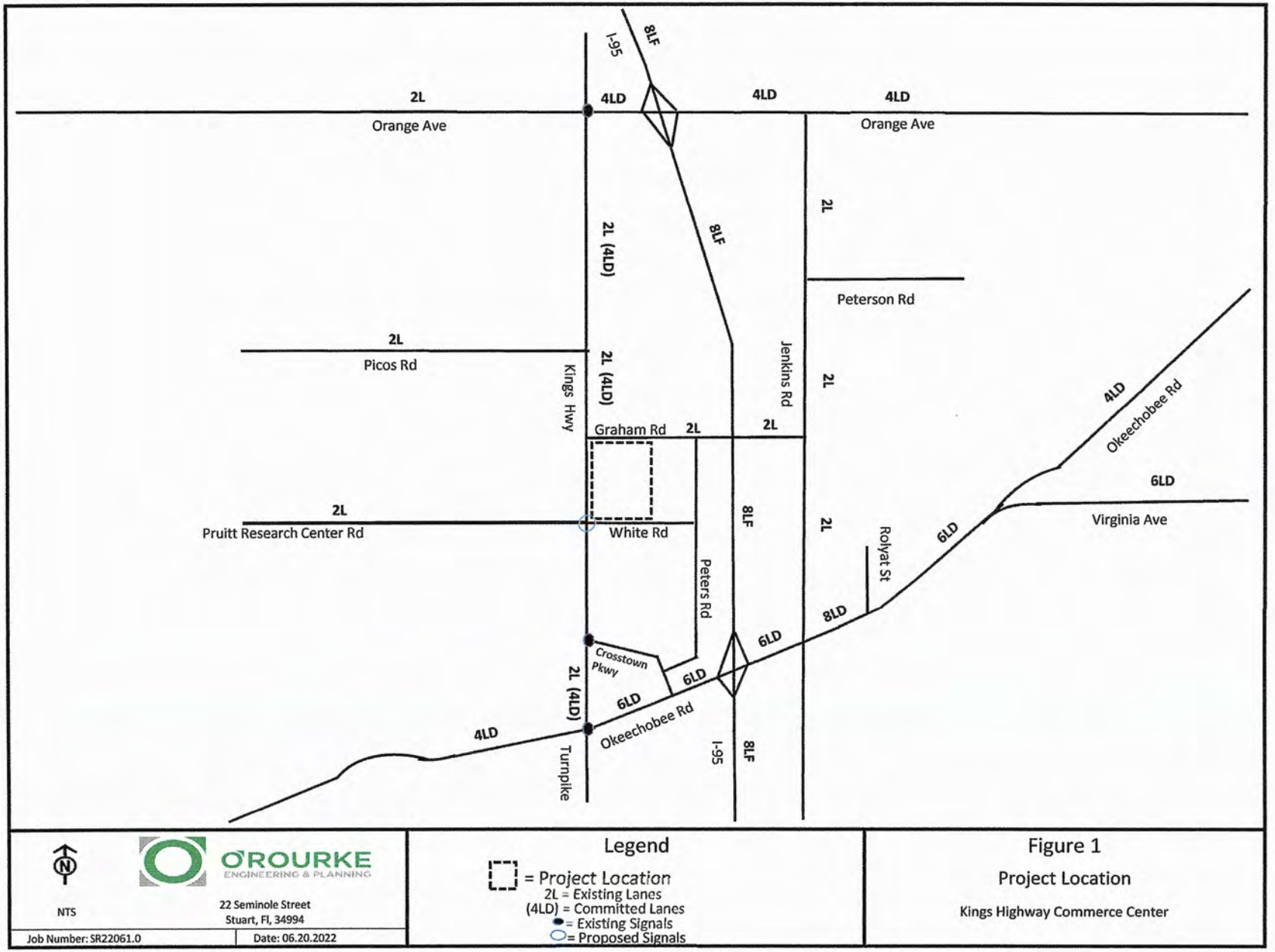
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida, will consist of 412,000 square feet of warehouse and 30,000 square feet of office. The site is currently vacant. The project location is shown in **Figure 1**. The traffic study is based on the current site plan.

Appendix A includes the project site plan.


I-95
8LF
2L
4LD
4LD
4LD
Orange Ave
Orange Ave
2L (4LD)
8LF
2L
Peterson Rd
2L
Picos Rd
2L (4LD)
Kings Hwy
Jenkins Rd
2L
4LD
Okeechobee Rd
Graham Rd
2L
2L
6LD
2L
Pruitt Research Center Rd
White Rd
8LF
2L
Roiyat St
Virginia Ave
6LD
Peters Rd
8LD
6LD
Crosstown Pkwy
6LD
2L (4LD)
6LD
4LD
Okeechobee Rd
Turnpike
I-95
8LF
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022
Legend
= Project Location
2L = Existing Lanes
(4LD) = Committed Lanes
= Existing Signals
= Proposed Signals
Figure 1
Project Location
Kings Highway Commerce Center

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service and St. Lucie TPO 2021 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development as it is currently site planned. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,027 new daily trips. There will be 125 AM peak hour trips with 101 entering the project and 24 trips exiting the project. The project will generate 114 new PM peak hour trips. There will be 27 trips entering the project and 87 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation - White Parcel

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	165	165	330
Warehousing	150	412,000	Sft	T = 1.58(X) + 45.54	50%	50%	349	348	697
TOTALS							**514**	**513**	**1,027**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	T = 0.94(X) + 26.49	86%	14%	47	8	55
Warehousing	150	412,000	Sft	T = 0.17(X)	77%	23%	54	16	70
TOTALS							**101**	**24**	**125**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	30,000	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	6	30	36
Warehousing	150	412,000	Sft	T = 0.19(X)	27%	73%	21	57	78
TOTALS							**27**	**87**	**114**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on several links.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from Creekside, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Walsh Crossroads, Project Hurricane, Project Hunt, Wawa Kingsgate, Stonemont, and Kings Highway Warehouse. These projects plus a reduced growth rate of 1.5% were applied to estimate background traffic.

Details of the background traffic and growth rate are included in **Appendix C.**

LINK ANALYSIS / REVIEW

The project is significant on several links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS/SIGNAL WARRANT

The intersection of White Road at Kings Highway was analyzed for the AM and PM peak hours using HCS for signalized intersections. As part of the Kings Highway widening project, Research Center Road and White Road will be aligned. The FDOT has approved a signal when warranted through Kings Highway Commerce Park. The intersection will operate at a level of service B in the AM peak hour and LOS D in the PM peak hour at project build out as a signalized intersection.

The intersection data are included in **Appendix D.** The LOS results are included in the next section of the report.

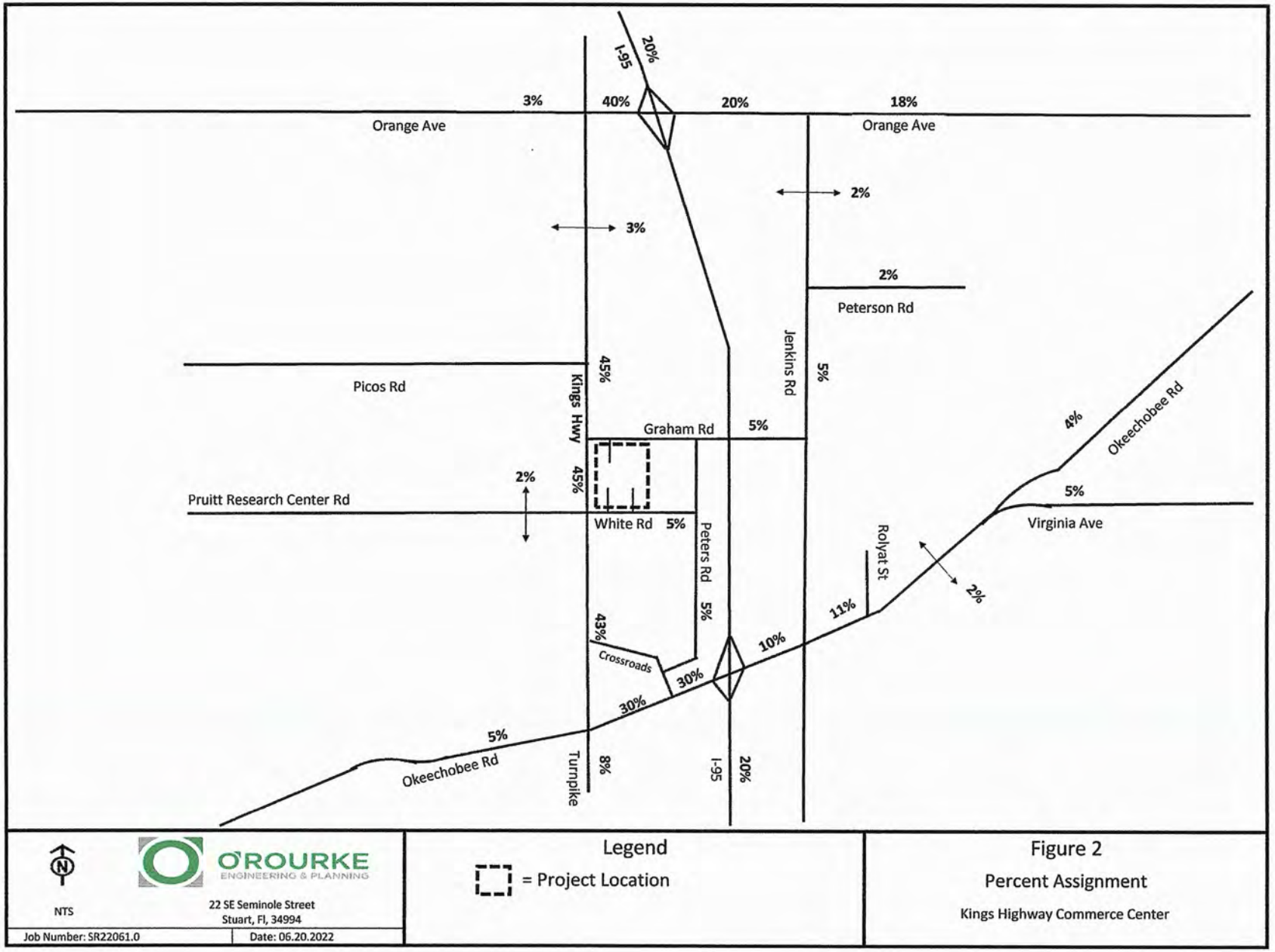

I-95
20%
3%
40%
20%
18%
Orange Ave
Orange Ave
2%
3%
2%
Peterson Rd
Jenkins Rd
5%
Picos Rd
45%
Kings Hwy
Graham Rd
5%
4%
Okeechobee Rd
2%
45%
Pruitt Research Center Rd
White Rd
5%
Peters Rd
5%
Virginia Ave
Rolyat St
11%
2%
43%
Crossroads
30%
10%
30%
5%
Okeechobee Rd
Turnpike
8%
I-95
20%
Legend
= Project Location
Figure 2
Percent Assignment
Kings Highway Commerce Center
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22061.0
Date: 06.20.2022

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	5	0.54%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	1	0.11%	5%
	White Rd	Graham Rd	SB	IN	NO	920	5	0.54%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	45	2.50%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	11	0.61%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	YES	1800	45	2.50%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	1800	11	0.61%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	8	0.44%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	35	1.94%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	8	0.44%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	32	1.78%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	11	1.75%	45%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	45	7.14%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	2	0.07%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	10	0.33%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	6	0.29%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	25	1.19%	25%
	I-95	Jenkins Rd	EB	IN	NO	2100	20	0.95%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	7	0.33%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	30	1.43%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	0	0.00%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	2	0.32%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	10	1.59%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	10	1.09%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	5	0.15%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	1	0.03%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	5	0.24%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	1	0.05%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	10	0.24%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	40	0.94%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	5	0.12%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	20	0.47%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	5	0.12%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	20	0.50%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	20	0.36%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	5	0.09%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	2	0.03%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	10	0.14%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	125
Net In:	101
Net Out:	24

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	1	0.11%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	4	0.43%	5%
	White Rd	Graham Rd	SB	IN	NO	920	1	0.11%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	12	0.67%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	39	2.17%	45%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	1800	12	0.67%	45%
	Crossroads Pkwy	Graham Rd	SB	OUT	YES	1800	39	2.17%	45%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	30	1.67%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	9	0.50%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	28	1.56%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	9	0.50%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	39	6.19%	45%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	45%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	3	0.10%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	22	1.05%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	7	0.33%	25%
	I-95	Jenkins Rd	EB	OUT	NO	2100	17	0.81%	20%
	I-95	Jenkins Rd	WB	IN	NO	2100	5	0.24%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2100	26	1.24%	30%
	Kings Hwy	I - 95	WB	IN	NO	2100	8	0.38%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	3	0.48%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	3240	1	0.03%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	3240	4	0.12%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2100	1	0.05%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2100	4	0.19%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4240	35	0.83%	40%
	Kings Hwy	I - 95	WB	IN	NO	4240	11	0.26%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	17	0.40%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	5	0.12%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	17	0.42%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	5	0.12%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	5500	5	0.09%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	5500	17	0.31%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	3	0.04%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	114
Net In:	27
Net Out:	87

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO[2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	23	131	920	5	136	0.54%	YES	5%
	White Rd	Graham Rd	SB	2000 [4]	0.438	N/A	78 [4]	82	82	1.50%	84	13	97	920	5	102	0.54%	YES	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	7900	0.562	2020	363	380	380	1.50%	391	38	429	1800	45	474	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.562	2020	361	377	377	1.50%	389	38	427	1800	45	472	2.50%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.438	2020	361	377	294[3]	1.50%	303	14	317	1800	11	328	0.61%	YES	45%
	Graham Rd	Picos Rd	SB	7000	0.438	2020	337	352	275 [3]	1.50%	283	14	297	1800	35	332	1.94%	YES	35%
	Graham Rd	Picos Rd	NB	700	0.562	2020	337	352	452 [3]	1.50%	466	14	480	1800	32	512	1.78%	YES	32%
	Picos Rd	Orange Ave	SB	7000	0.438	2020	337	352	275	1.50%	283	45	328	1800	32	360	1.78%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	262	293	293	1.50%	302	0	302	630	11	313	1.75%	YES	45%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	262	293	293	1.50%	302	0	302	2100	6	308	0.29%	YES	25%
Orange Ave	Jenkins Rd	Hartman Rd	WB	14400	0.509	2020	705	737	737	1.50%	759	68	827	2100	25	852	1.19%	YES	25%
	Kings Hwy	I - 95	WB	19000	0.562	2020	856	895	895	1.50%	922	144	1066	2100	30	1096	1.43%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	9900	0.509	2021	517	529	529	1.50%	521	101	622	630	10	632	1.59%	YES [5]	10%
	Peterson Rd	Orange Ave	SB	9900	0.509	2021	517	529	529	1.50%	521	123	644	920	10	654	1.09%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

Two-Way: 125
Net In: 101
Net Out: 24
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	AADT 2020	D Factor	Last Count Year from TPO	Peak Hour Volume - Peak Direction from TPO	2022 Peak Hour Volume - Peak Direction from TPO [2]	2022 Peak Hour Directional Volumes	Yearly Growth Rate (from 2022 to 2023)	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity [1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	2000 [4]	0.562	N/A	100[4]	105	105	1.50%	108	24	132	920	4	136	0.43%	YES	5%
	White Rd	Graham Rd	NB	2000[4]	0.438	N/A	78[4]	82	82	1.50%	84	13	97	920	9	106	0.98%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Crossroads Pkwy	Graham Rd	NB	7900	0.438	2020	371	388	302	1.50%	311	38	349	1800	12	361	0.67%	YES	45%
	Crossroads Pkwy	Graham Rd	SB	7900	0.562	2020	371	388	388	1.50%	400	43	443	1800	39	482	2.17%	YES	45%
	Graham Rd	Picos Rd	NB	7000	0.438	2020	324	339	264	1.50%	272	38	310	1800	30	340	1.67%	YES	35%
	Graham Rd	Picos Rd	SB	7000	0.562	2020	324	339	435	1.50%	448	38	486	1800	28	514	1.56%	YES	32%
	Picos Rd	Orange Ave	NB	7000	0.438	2020	324	339	264	1.50%	272	114	386	1800	28	414	1.56%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	3833	0.509	2017	250	279	279	1.50%	288	0	288	1800	30	318	1.67%	YES	35%
	Kings Hwy	Jenkins Rd	EB	3833	0.491	2017	250	279	279	1.50%	288	0	288	630	9	297	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	14400	0.509	2020	655	685	685	1.50%	706	79	785	2100	22	807	1.05%	YES	25%
	Kings Hwy	I - 95	EB	19000	0.562	2020	863	902	902	1.50%	930	96	1026	2100	26	1052	1.24%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	9900	0.509	2021	523	535	535	1.50%	551	96	647	630	9	656	1.43%	YES [5]	10%
	Peterson Rd	Orange Ave	NB	9900	0.509	2021	523	535	535	1.50%	551	177	728	920	9	737	0.98%	YES	10%

(1) St. Lucie County 2021 Traffic Counts and LOS Report

(2) TPO volumes grown to 2022 using area wide average growth rate.

(3) Calculated using TPO peak hour volumes and D Factors from traffic counts.

(4) Estimated Existing 2020 Traffic

(5) Detailed Analysis used to demonstrate Concurrency

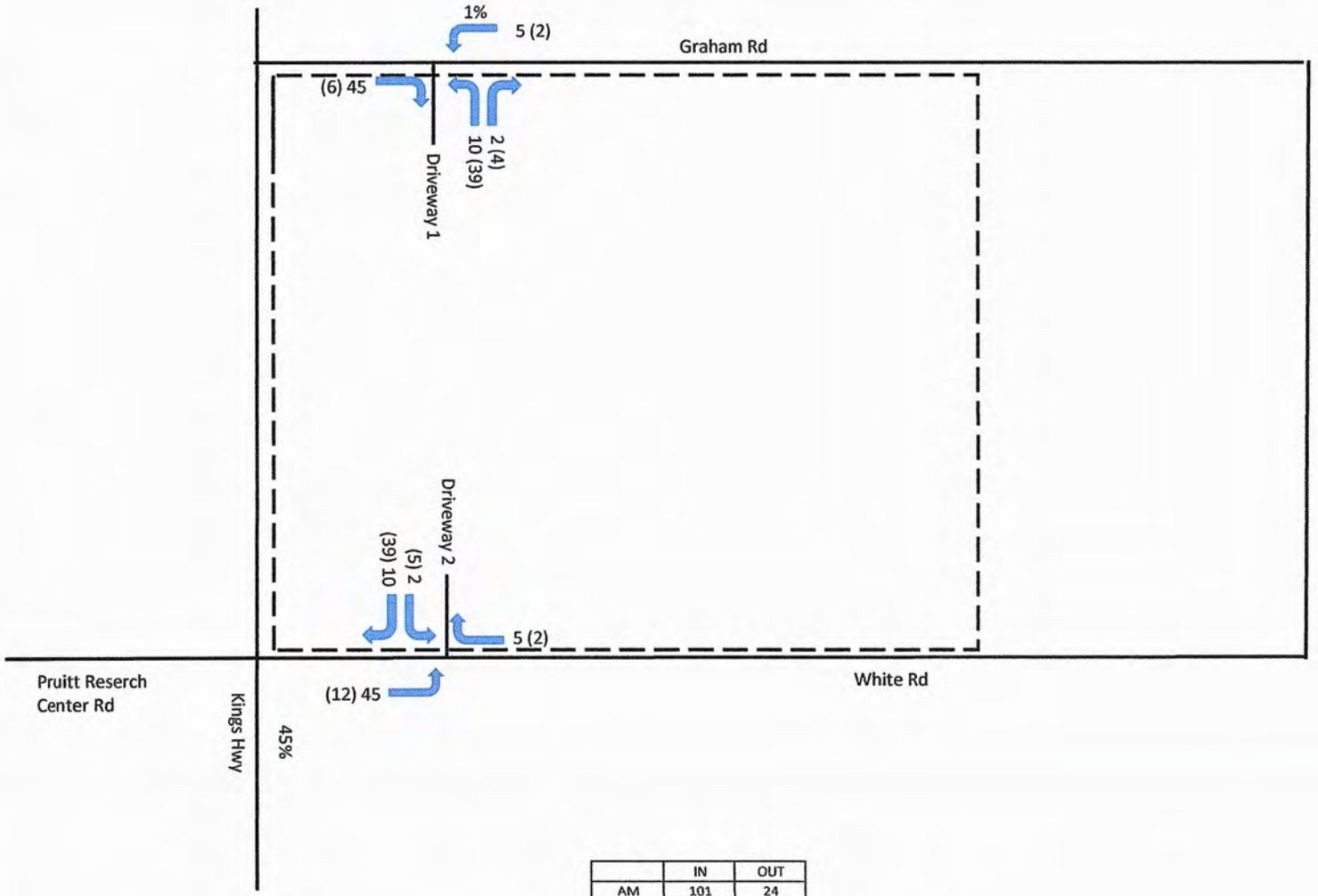
Two-Way: 114
Net In: 27
Net Out: 87
Years Grown: 2
Area Wide Weighted Average Growth Rate (applied to get 2022 traffic volumes): 2.25%

DRIVEWAY ANALYSIS

The project will have a total of 4 driveways. Driveway 1 and 2 will be full access driveways on Graham Road. Driveways 3 and 4 will be full access driveways located on White Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours.

CONCLUSION

With 125 net new AM peak hour trips and 114 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	101	24
PM	27	87

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

XX (XX) = AM (PM)

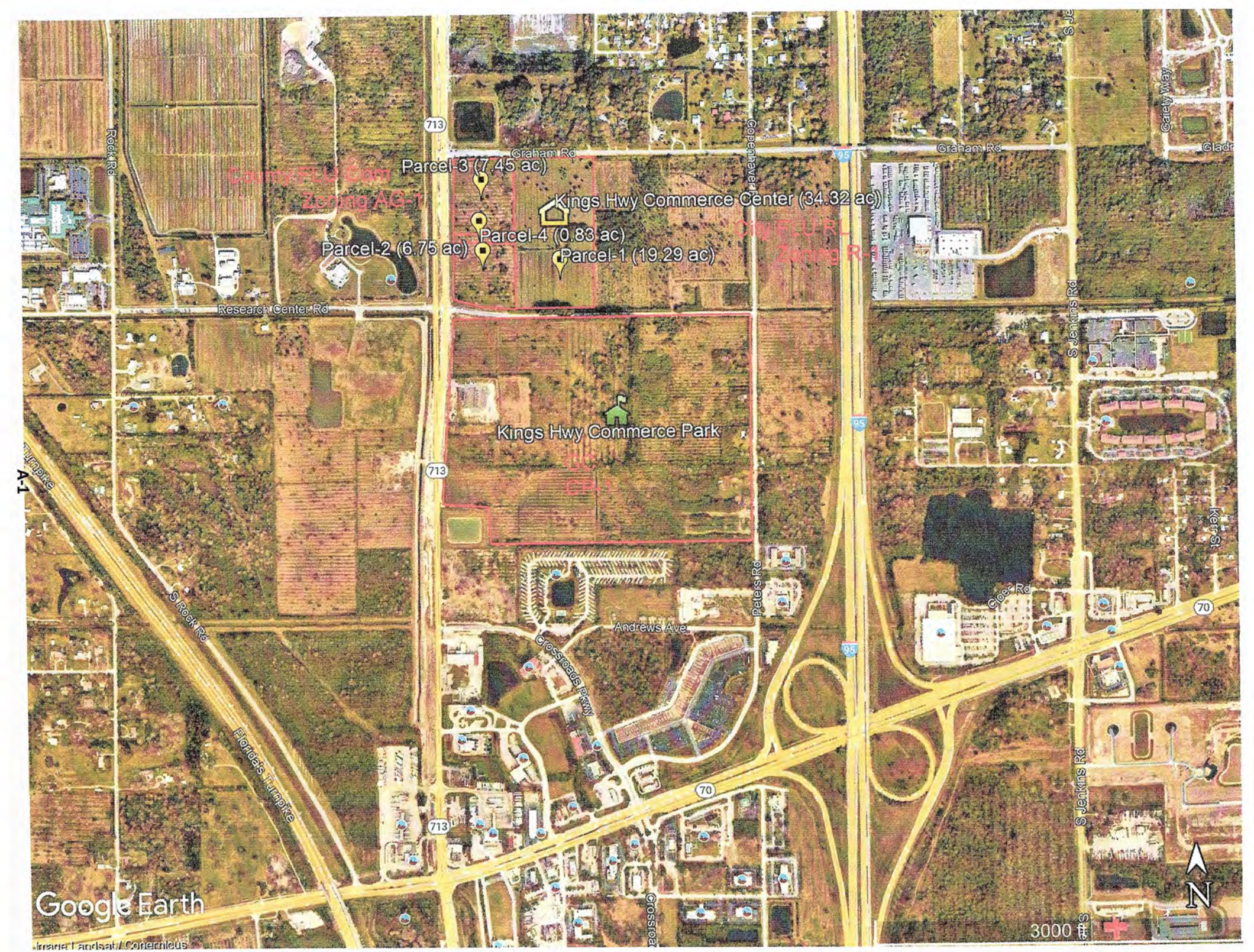
Figure 3

Driveway Volumes

Kings Highway Commerce Center

APPENDIX A

SITE PLAN


Parcel-3 (7.45 ac)
Kings Hwy Commerce Center (34.32 ac)
Parcel-4 (0.83 ac)
Parcel-2 (6.75 ac)
Parcel-1 (19.29 ac)
County FLU Com
Zoning AG-1
City FLU RL
Zoning R-1
Kings Hwy Commerce Park
GC
CP-1
Graham Rd
Research Center Rd
Rock Rd
S Rock Rd
Andrews Ave
Crossroads Pkwy
Peters Rd
Coer Rd
S Jenkins Rd
Florida's Turnpike
A-1
713
95
70
Google Earth
N

APPENDIX B

ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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St. Lucie Transportation Planning Organization

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

B-2

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

B-4

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
LAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2]Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3]Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	1	1
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	5
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	2
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	197		In	143		In	62		In	30		In	45		In	76
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17

AM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	8	134	52	65	17	-10	176	-3	98
	Peterson	Okeechobee	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	170	-4	80
	Okeechobee	Edwards	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	70	6	25	2	-1	25	0	26
Orange Ave	Rock Rd	Kings Hwy	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73
	Kings Hwy	I-95	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	221	-7	229	-4	233
	I-95	Jenkins Rd	20.0%	8	8	3%	10	10	30%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	174	-15	133
	Jenkins Rd	Hartman Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	37	40	53	84	-8	68	-13	124
	Hartman	Angle Rd	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108
	Angle	25th St	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	66	32	36	51	-6	111	-9	78
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235
	Picos Rd	Orange Ave	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	284	-8	330	-3	267
	Orange Ave	Angle Rd (CR609)	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	82	-1	87
Edwards Rd.	US 1	Oleander	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	359	29	116	20	-6	412	-4	152
	Kings Hwy	Crossroads Pkwy	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173
	Crossroads Pkwy	I95	5.0%	2	2	11%	38	38	6%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	458	-38	193
	I95	Jenkins Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	16	178	66	64	48	-13	231	-10	102
	Jenkins Rd	Midfield Rd	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87
	Midfield Rd	Virginia Ave	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	58	44	37	-11	178	-7	74
Peters Road	Crossroads Pkwy	White Road										0%	0	0	65%	23	8	0	23	0	8	0	23	0	8
	White Road	Graham Rd										0%	0	0	35%	4	13	0	4	0	13	0	4	0	13
				In	42		In	342		In	141		In	7		In	35								
				Out	42		Out	341		Out	31		Out	5		Out	12								

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt		
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0			
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	3	3
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	17
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	6
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5
Peters Road	Crossroads Pkwy	White Road																		
	White Road	Graham Rd																		
				In	68		In	498		In	193		In	100		In	172		In	19
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57

PM APPROVED PROJECTS			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/S	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.							0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213
	Peterson	Okeechobee	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147
	Okeechobee	Edwards	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34
Orange Ave	Rock Rd	Kings Hwy	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230
	Kings Hwy	I-95	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445
	I-95	Jenkins Rd	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236
	Jenkins Rd	Hartman Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111
	Hartman	Angle Rd	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166
	Angle	25th St	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113
Kings Hwy	Okeechobee Rd	Picos Rd	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391
	Picos Rd	Orange Ave	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384
	Orange Ave	Angle Rd (CR603)	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	3	4.0%	9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	472
	Kings Hwy	Crossroads Pkwy	5.0%	3	3	11.0%	24	24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497
	Crossroads Pkwy	I95	5.0%	3	3	11.0%	24	24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513
	I95	Jenkins Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259
	Jenkins Rd	McNeil Rd	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204
	McNeil Rd	Virginia Ave	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195
Peters Road	Crossroads Pkwy	White Road										50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13
	White Road	Graham Rd										30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7
					In	51		In	458		In	52		In	12		In	10							
					Out	52		Out	216		Out	196		Out	21		Out	11							

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	21000 C	E 10500	W 10500	9.00	51.00	7.10
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N 3500	S 3500	9.00	54.30	22.80
2018	9700 C	N 4600	S 5100	9.00	55.20	22.80
2017	9500 C	N 4700	S 4800	9.00	56.20	22.80
2016	9600 C	N 4600	S 5000	9.00	57.10	32.40
2015	8400 C	N 4100	S 4300	9.00	56.30	32.40
2014	7900 C	N 3800	S 4100	9.00	54.70	19.90
2013	7200 C	N 3400	S 3800	9.00	57.20	14.20
2012	7100 C	N 3400	S 3700	9.00	57.00	14.20
2011	8000 C	N 3900	S 4100	9.00	56.50	17.20
2010	8900 C	N 4400	S 4500	11.51	57.07	17.20
2009	8000 C	N 3800	S 4200	11.11	58.68	17.20
2008	10600 C	N 5200	S 5400	11.51	54.38	11.20
2007	11100 C	N 5400	S 5700	11.51	58.16	7.90
2006	10600 C	N 5300	S 5300	10.78	56.96	17.30
2005	9900 C	N 4800	S 5100	11.10	56.60	17.30
2004	9400 C	N 4600	S 4800	11.10	60.50	17.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX D

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

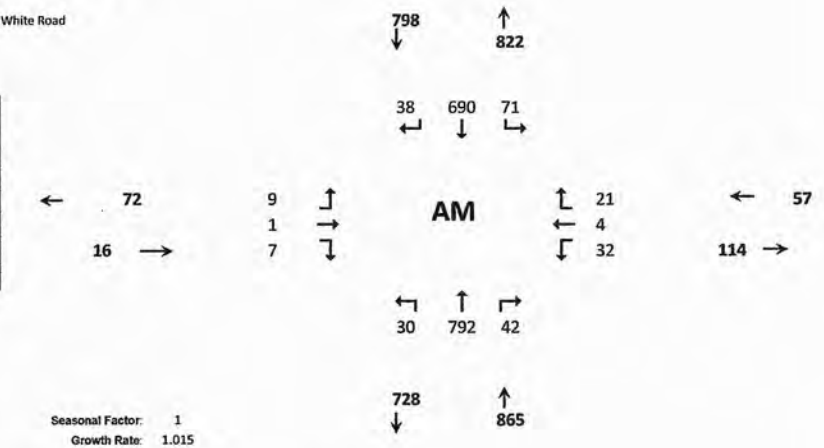
N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized

FILENAME:

COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce **INTERSECTION:** Kings Highway & White Road

REPORT DATE: 6/22/2022 **ANALYSIS YEAR:** 2024 Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15		91			81								172	701
7:15-7:30		81			76								157	708
7:30-7:45		100			101								201	730
7:45-8:00		90			81								171	672
8:00-8:15		86			93								179	642
8:15-8:30		88			91								179	
8:30-8:45		80			63								143	
8:45-9:00		50			91								141	



AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	364	0	0	366	0	0	0	0	0	0	0	730	
Season Factor	0	364	0	0	366	0	0	0	0	0	0	0	730	
Growth	0	392	0	0	394	0	0	0	0	0	0	0	786	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%		
PROJECT	0	7	42	71	42	0	0	0	0	32	0	21	216	

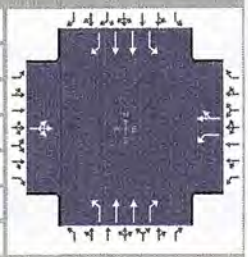
Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

															Trips In	Trips Out
SUBPROJECTS																
%	40%					50%	50%	5%	40%		5%					
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	30	0	0	0	0	38	9	1	7	0	4	0	0	Project Hunt	76	17
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	169	0	0	37	0	0	0	0	0	0	0	0	St Lucie Commerce Center	563	124
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	1	0	0	3	0	0	0	0	0	0	0	0	Whispering Oaks	45	167
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek	123	371
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	10	0	0	0	0	0	0	0	0	Wawa Kings	63	64
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	178	0	0	177	0	0	0	0	0	0	0	0	Kings Highway Warehouse	342	341
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	30	0	0	8	0	0	0	0	0	0	0	0	Stonemont	197	55
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	36	12
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	8	0	0	0	0	0	0	0	0	Celebration Pointe	121	385
Subtotal	30	393	0	0	253	38	9	1	7	0	4	0	0			
Total	30	792	42	71	690	38	9	1	7	32	4	21	1002			

D-1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITHOUT PROJECT) - AM - 202...		
Project Description	Kings Hwy Commerce - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	1	7	32	4	21	30	792	42	71	690	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	24.0	14.0		64.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0	5	6	7	8	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		30.0		30.0	20.0	70.0	20.0	70.0
Change Period, ($Y+R_c$), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (g_s), s					2.8	24.9	4.2	20.9
Green Extension Time (g_e), s		0.0		0.0	0.0	4.7	0.1	4.7
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		18		35	27		33	861	46	77	750	41
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1402		1228	1419		1668	1484	1384	1555	1484	1321
Queue Service Time (g_s), s		0.0		2.9	1.9		0.8	22.9	1.9	2.2	18.9	1.8
Cycle Queue Clearance Time (g_c), s		1.9		4.7	1.9		0.8	22.9	1.9	2.2	18.9	1.8
Green Ratio (*g/C*)		0.20		0.20	0.20		0.65	0.53	0.53	0.65	0.53	0.53
Capacity (*c*), veh/h		326		286	284		494	1583	738	424	1583	705
Volume-to-Capacity Ratio (*X*)		0.057		0.121	0.096		0.066	0.544	0.062	0.182	0.474	0.059
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		0.8		1.7	1.3		0.5	12.1	1.1	1.3	10.4	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh		38.8		41.1	39.2		9.4	18.4	13.5	10.7	17.5	13.5
Incremental Delay (d_2), s/veh		0.3		0.9	0.7		0.0	0.2	0.0	0.1	0.1	0.0
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.2		41.9	39.8		9.4	18.6	13.5	10.8	17.6	13.5
Level of Service (LOS)		D		D	D		A	B	B	B	B	B
Approach Delay, s/veh / LOS	39.2	D		41.0	D		18.1	B		16.8	B	
Intersection Delay, s/veh / LOS	18.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.46	B	1.90	B	1.68	B
Bicycle LOS Score / LOS	0.52	A	0.59	A	1.26	A	1.20	A

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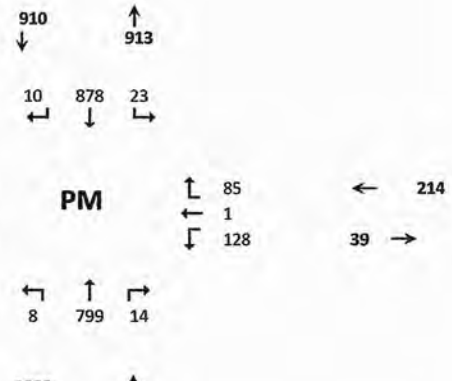
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized
FILENAME:
COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce
REPORT DATE: 3/24/2022 **ANALYSIS YEAR:** 2024 Without Project With Project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15		88			89								177	813
4:15-4:30		116			111								227	847
4:30-4:45		95			103								198	810
4:45-5:00		85			126								211	802
5:00-5:15		102			109								211	730
5:15-5:30		91			99								190	
5:30-5:45		98			92								190	
5:45-6:00		71			68								139	



PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

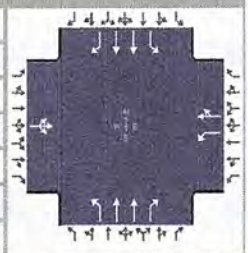
Volumes	0	398	0	0	449	0	0	0	0	0	0	0	847	
Season Factor	0	398	0	0	449	0	0	0	0	0	0	0	847	
Growth	0	429	0	0	484	0	0	0	0	0	0	0	912	
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT		
Percentage	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%		
PROJECT	0	28	14	23	14	0	0	0	0	128	0	85	291	
SUBPROJECTS														
%	40.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%	5.0%	40.0%	0.0%	5.0%	0.0%	0.0%	
In/Out	IN	0.0%	0.0%	0.0%	0.0%	IN	OUT	OUT	OUT	0.0%	IN	0.0%	0.0%	
Volume	8	0	0	0	0	10	29	3	23	0	1	0	0	
%		30.0%			30.0%									
In/Out		IN			OUT									
Volume	0	62	0	0	235	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	3	0	0	2	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	
%		15.0%			15.0%									
In/Out		IN			OUT									
Volume	0	9	0	0	9	0	0	0	0	0	0	0	0	
%		52.0%			52.0%									
In/Out		IN			OUT									
Volume	0	238	0	0	112	0	0	0	0	0	0	0	0	
%		15.0%			15.0%									
In/Out		IN			OUT									
Volume	0	10	0	0	10	0	0	0	0	0	0	0	0	
%		30.0%			30.0%									
In/Out		OUT			IN									
Volume	0	3	0	0	3	0	0	0	0	0	0	0	0	
%														
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%		2.0%			2.0%									
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	
Subtotal	8	342	0	0	380	10	29	3	23	0	1	0	0	
Total	8	799	14	23	878	10	29	3	23	128	1	85	1203	3193

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

	Trips In	Trips Out
Kings Highway Commerce Park	90	284
Project Hunt	19	57
St Lucie Commerce Center	208	784
Whispering Oaks	172	94
Bent Creek	385	226
Wawa Kings	57	58
Kings Highway Warehouse	458	216
Stonemont	68	186
Walsh Crossroads	10	11
Project Hurricane	23	37
Celebration Pointe	398	229

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	Without Project	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITHOUT PROJECT) - PM - 202...		
Project Description	Kings Hwy Commerce - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	29	3	23	128	1	85	8	799	14	23	878	10

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	44.0	14.0	64.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		50.0		50.0	20.0	70.0	20.0	70.0
Change Period, (*Y+R c*), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (*g s*), s					2.4	33.4	3.2	38.0
Green Extension Time (*g e*), s		0.0		0.0	0.0	5.3	0.0	5.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.01	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		60		139	93		9	868	15	25	954	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1036		1404	1210		1485	1484	1208	1358	1484	1321
Queue Service Time (*g s*), s		3.2		11.8	8.0		0.4	31.4	1.0	1.2	36.0	0.6
Cycle Queue Clearance Time (*g c*), s		11.2		23.0	8.0		0.4	31.4	1.0	1.2	36.0	0.6
Green Ratio (*g/C*)		0.31		0.31	0.31		0.56	0.46	0.46	0.56	0.46	0.46
Capacity (*c*), veh/h		365		380	380		291	1357	552	293	1357	604
Volume-to-Capacity Ratio (*X*)		0.164		0.366	0.246		0.030	0.640	0.028	0.085	0.703	0.018
Back of Queue (*Q*), ft/ln (85 th percentile)												
Back of Queue (*Q*), veh/ln (85 th percentile)		3.0		6.6	4.2		0.2	14.7	0.5	0.7	16.7	0.4
Queue Storage Ratio (*RQ*) (85 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh		37.1		45.6	35.7		19.1	29.2	20.9	18.2	30.4	20.8
Incremental Delay (*d 2*), s/veh		1.0		2.7	1.5		0.0	0.8	0.0	0.0	1.4	0.0
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		38.1		48.3	37.2		19.1	30.0	20.9	18.2	31.8	20.8
Level of Service (LOS)		D		D	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	38.1	D		43.8	D		29.7	C		31.4	C	
Intersection Delay, s/veh / LOS	32.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.45	B	1.92	B	1.69	B
Bicycle LOS Score / LOS	0.59	A	0.87	A	1.22	A	1.30	A

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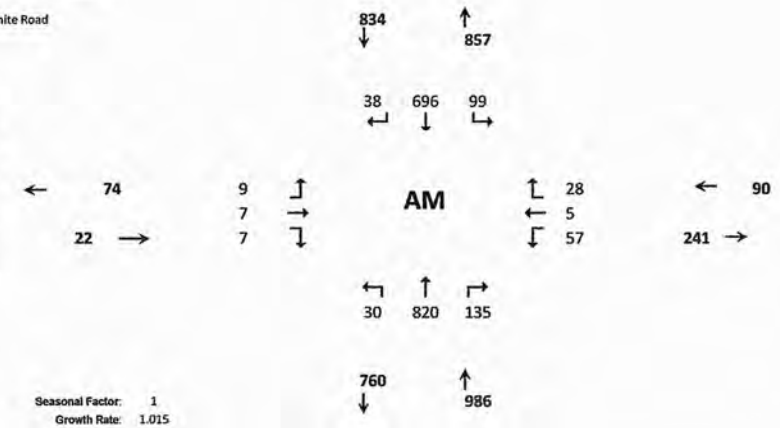
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway **E/W STREET:** White Road **CONTROL:** Signalized
FILENAME:
COUNT DATE: 2/12/2019 **DAY:** **CITY:** Ft Pierce **INTERSECTION:** Kings Highway & White Road
REPORT DATE: 6/22/2022 **ANALYSIS YEAR:** 2024 With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15		91			81								172	701
7:15-7:30		81			76								157	708
7:30-7:45		100			101								201	730
7:45-8:00		90			81								171	672
8:00-8:15		86			93								179	642
8:15-8:30		88			91								179	
8:30-8:45		80			63								143	
8:45-9:00		50			91								141	



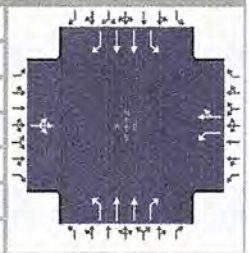
AM PEAK HOUR IS FROM: **7:30 AM TO 8:30AM**

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

Volumes	0	364	0	0	366	0	0	0	0	0	0	0	730			
Season Factor	0	364	0	0	366	0	0	0	0	0	0	0	730			
Growth	0	392	0	0	394	0	0	0	0	0	0	0	786			
In/Out	-	IN	IN	IN	OUT	-	-	IN	-	OUT	OUT	OUT				
Percentage	0%	10%	33%	10%	10%	0%	0%	2%	0%	35%	2%	10%				
PROJECT	0	28	93	28	7	0	0	6	0	25	1	7	196		**Trips In**	**Trips Out**
SUBPROJECTS																
%	0%	10%	15%	25%	15%	0%	0%	0%	0%	45%	0%	30%				
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT				
Volume	0	7	42	71	42	0	0	0	0	32	0	21	0	Kings Highway Commerce Park	283	71
%	40%					50%	50%	5%	40%		5%					
In/Out	IN					IN	OUT	OUT	OUT		IN					
Volume	30	0	0	0	0	38	9	1	7	0	4	0	0	Project Hunt	76	17
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	169	0	0	37	0	0	0	0	0	0	0	0	St Lucie Commerce Center	563	124
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	1	0	0	3	0	0	0	0	0	0	0	0	Whispering Oaks	45	167
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek	123	371
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	10	0	0	0	0	0	0	0	0	Wawa Kings	63	64
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	178	0	0	177	0	0	0	0	0	0	0	0	Kings Highway Warehouse	342	341
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	30	0	0	8	0	0	0	0	0	0	0	0	Stonemont	197	55
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	Walsh Crossroads	7	5
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	36	12
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	2	0	0	8	0	0	0	0	0	0	0	0	Celebration Pointe	121	385
Subtotal	30	400	42	71	295	38	9	1	7	32	4	21	0			
Total	30	820	135	99	696	38	9	7	7	57	5	28	983			

HCS Signalized Intersection Results Summary

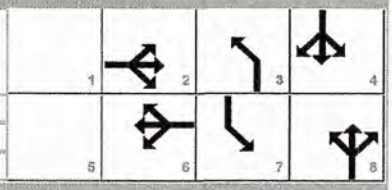
General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITH PROJECT) - AM - 2023.1.xus		
Project Description	Kings Hwy Commerce - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	7	7	57	5	28	30	820	135	99	696	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	24.0	14.0		64.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		30.0		30.0	20.0	70.0	20.0	70.0
Change Period, ($Y+R_c$), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s					2.8	26.0	5.1	21.2
Green Extension Time (g_e), s		0.0		0.0	0.0	5.2	0.1	5.2
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		25		62	36		33	891	147	108	757	41
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1489		1221	1417		1668	1484	1384	1555	1484	1321
Queue Service Time (g_s), s		0.0		5.2	2.5		0.8	24.0	6.6	3.1	19.2	1.8
Cycle Queue Clearance Time (g_c), s		1.5		6.7	2.5		0.8	24.0	6.6	3.1	19.2	1.8
Green Ratio (*g/C*)		0.20		0.20	0.20		0.65	0.53	0.53	0.65	0.53	0.53
Capacity (*c*), veh/h		340		289	283		491	1583	738	414	1583	705
Volume-to-Capacity Ratio (*X*)		0.074		0.214	0.127		0.066	0.563	0.199	0.260	0.478	0.059
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		1.1		3.1	1.7		0.5	12.6	3.7	1.8	10.5	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh		39.0		41.7	39.4		9.5	18.7	14.6	11.4	17.5	13.5
Incremental Delay (d_2), s/veh		0.4		1.7	0.9		0.0	0.3	0.0	0.1	0.1	0.0
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.4		43.4	40.3		9.5	19.0	14.7	11.5	17.6	13.5
Level of Service (LOS)		D		D	D		A	B	B	B	B	B
Approach Delay, s/veh / LOS	39.4	D		42.3	D		18.1	B		16.7	B	
Intersection Delay, s/veh / LOS	18.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.46	B	1.90	B	1.68	B
Bicycle LOS Score / LOS	0.53	A	0.65	A	1.37	A	1.23	A

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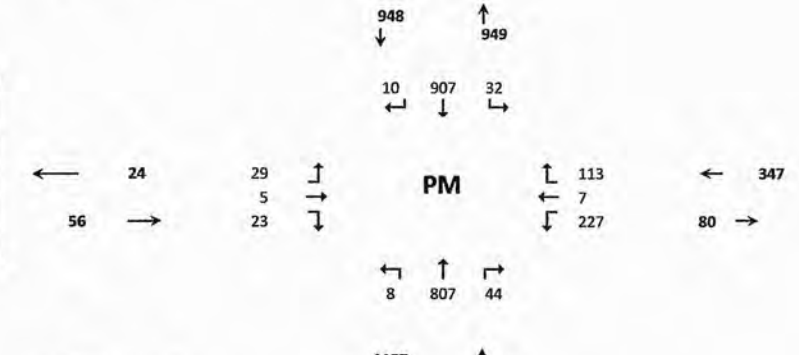
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Kings Highway
E/W STREET: White Road
CONTROL: Signalized
FILENAME:
COUNT DATE: 2/12/2019
DAY:
CITY: Ft Pierce
REPORT DATE: 3/24/2022
ANALYSIS YEAR: 2024 With Project
With Project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15		88			89								177	813
4:15-4:30		116			111								227	847
4:30-4:45		95			103								198	810
4:45-5:00		85			126								211	802
5:00-5:15		102			109								211	730
5:15-5:30		91			99								190	
5:30-5:45		98			92								190	
5:45-6:00		71			68								139	



PM PEAK HOUR IS FROM: 4:15PM TO 5:15PM

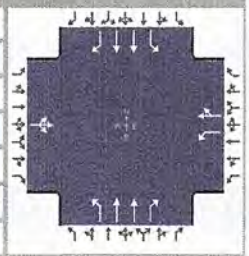
Volumes	0	398	0	0	449	0	0	0	0	0	0	0	847	
Season Factor	0	398	0	0	449	0	0	0	0	0	0	0	847	
Growth	0	429	0	0	484	0	0	0	0	0	0	0	912	
In/Out	-	IN	IN	IN	OUT	-	-	IN	-	OUT	OUT	OUT		
Percentage	0%	10%	33%	10%	10%	0%	0%	2%	0%	35%	2%	10%		
PROJECT	0	9	30	9	28	0	0	2	0	99	6	28	211	

Seasonal Factor: 1
Growth Rate: 1.015
Years Grown: 5

SUBPROJECTS															**Trips In**	**Trips Out**
%		10%	15%	25%	15%					45.00%		30%				
In/Out	-	OUT	IN	IN	IN	-	-	-	-	OUT	-	OUT				
Volume	0	28	14	23	14	0	0	0	0	128	0	85	0	Kings Highway Commerce Park	90	284
%	40.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%	5.0%	40.0%	0.0%	5.0%	0.0%				
In/Out	IN	0.0%	0.0%	0.0%	0.0%	IN	OUT	OUT	OUT	0.0%	IN	0.0%				
Volume	8	0	0	0	0	10	29	3	23	0	1	0	0	Project Hunt	19	57
%		30.0%			30.0%											
In/Out		IN			OUT											
Volume	0	62	0	0	235	0	0	0	0	0	0	0	0	St Lucie Commerce Center	208	784
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	3	0	0	2	0	0	0	0	0	0	0	0	Whispering Oaks	172	94
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek	385	226
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	9	0	0	9	0	0	0	0	0	0	0	0	Wawa Kings	57	58
%		52.0%			52.0%											
In/Out		IN			OUT											
Volume	0	238	0	0	112	0	0	0	0	0	0	0	0	Kings Highway Warehouse	458	216
%		15.0%			15.0%											
In/Out		IN			OUT											
Volume	0	10	0	0	10	0	0	0	0	0	0	0	0	Stonemont	68	186
%		30.0%			30.0%											
In/Out		OUT			IN											
Volume	0	3	0	0	3	0	0	0	0	0	0	0	0	Walsh Crossroads	10	11
%																
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Project Hurricane	23	37
%		2.0%			2.0%											
In/Out		IN			OUT											
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
Subtotal	8	370	14	23	394	10	29	3	23	128	1	85	0			
Total	8	807	44	32	907	10	29	5	23	227	7	113	1124	3326		

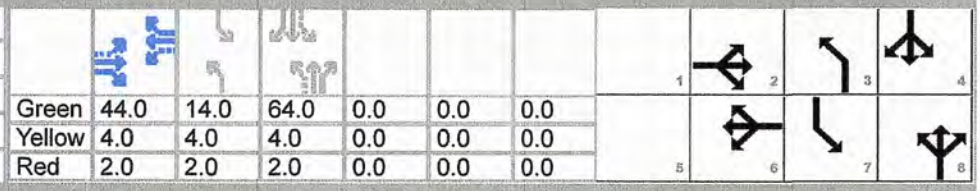
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Jun 24, 2022	Area Type	Other
Jurisdiction	St. Lucie	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Kings Hwy	Analysis Year	with project 2024	Analysis Period	1> 7:00
Intersection	White Rd	File Name	Kings & White (WITH PROJECT) - PM - 2024.1.xus		
Project Description	Kings Hwy Commerce - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	29	5	23	227	7	113	8	807	44	32	907	10

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	44.0	14.0	64.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6	3	8	7	4
Case Number		8.0		6.0	1.1	3.0	1.1	3.0
Phase Duration, s		50.0		50.0	20.0	70.0	20.0	70.0
Change Period, (*Y+R c*), s		6.0		6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (*g s*), s					2.4	33.9	3.6	39.8
Green Extension Time (*g e*), s		0.0		0.0	0.0	5.6	0.0	5.5
Phase Call Probability					1.00	1.00	1.00	1.00
Max Out Probability					0.00	0.01	0.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h		62		247	130		9	877	48	35	986	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln		937		1401	1219		1485	1484	1208	1358	1484	1321
Queue Service Time (*g s*), s		3.4		23.7	11.5		0.4	31.9	3.1	1.6	37.8	0.6
Cycle Queue Clearance Time (*g c*), s		14.9		38.7	11.5		0.4	31.9	3.1	1.6	37.8	0.6
Green Ratio (*g/C*)		0.31		0.31	0.31		0.56	0.46	0.46	0.56	0.46	0.46
Capacity (*c*), veh/h		333		342	383		282	1357	552	291	1357	604
Volume-to-Capacity Ratio (*X*)		0.186		0.721	0.340		0.031	0.646	0.087	0.120	0.726	0.018
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		3.3		14.5	6.6		0.2	16.9	1.6	0.9	19.7	0.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh		38.6		53.4	36.9		19.6	29.3	21.5	18.5	30.9	20.8
Incremental Delay (*d 2*), s/veh		1.2		12.4	2.4		0.0	0.8	0.0	0.1	1.7	0.0
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		39.9		65.7	39.3		19.6	30.1	21.5	18.6	32.6	20.8
Level of Service (LOS)		D		E	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	39.9	D		56.6	E		29.6	C		32.0	C	
Intersection Delay, s/veh / LOS	35.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.45	B	1.92	B	1.69	B
Bicycle LOS Score / LOS	0.59	A	1.11	A	1.26	A	1.34	A

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	vacant	Commercial, County	CG, County
South	Distribution,	GC	CP-1
East	Agriculture	RU, County	AR-1, County
West	Agriculture	Commercial, County	AG-1, County

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	125 DU	19.29	N/A
****Proposed**	CG	CP-1	840 ksf	19.29	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 105,000
**Change in Demand	Total gallons per day 48.750

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 56,250
**Proposed Zoning/FLU	Total gallons per day 84,000
**Change in Demand	Total gallons per day 27,750

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	16.7 yd
****Proposed Zoning/FLU**	21.0 yd
***Change in Demand**	4.3 yd

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

Impact	Post development discharge will be less than pre-development due to drainage improvements. Per NSLRWCD, discharge is limited per lot size so there will be no negative impact.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,277	94/126
****Proposed Zoning/FLU**	28,976	1,336/2,566
***Change in Demand**	Trips 27,699	Trips 1,242/2,440
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 504 ksf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
commercial		840 ksf	19.29	04/01/2023	04/01/2024

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

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

C. Exemptions Requested: None

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

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: VennisJHI@JHIinc.com Website: www.JHIinc.com

June 24, 2022

City of Ft. Pierce
Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Vennis Gilmore

Re: **Kings Highway Commerce Park**
Rezoning Justification
JHI Project No. 2205-1402
Parcel ID#'s 2313-331-0000-000-4 J A Enterprises, Inc

Dear Mr. Gilmore,

Please consider the attached applications to re-zone the above parcel from AG-1 to Commercial Parkway Zone (CP-1).

Kings Highway Commerce Center is a proposed 34.32 ac distribution development and consists of 4 paorcels. See Exhibit-A.

The 3 parcels along Kings hwy are in the St. Lucie County and are to be annexed to the City with CP-1 zoning. These parcels have a future land use of Commercial.

The parcel in City has a FLU of RL which is being amended to GC. Exhibits-B shows the city zoning map with the project highlighted.

The proposed zonong is ideal for this location on Kings Hwy approximately 1 mile north of Okeechobee Road. Proximity to both I-95 & Florida Turnpike makes this site ideal for this designation. Exhibit-B shows that all the parcels in the city along the east side Kings Hwy and to the south of the project have a Zoning of either CP-1 or C-3. There are also parcels on the west side of the Kings hwy & to the north of the project with C-3 zoning.

The proposed zoning is compatible with the surrounding lands within ½ mile of the project. This is also the designation the vision that city has for the development along Kings Hwy corridor.

Vennis Gilmore – Planning Supervisor
Kings Highway Commerce Center
June 24, 2022

The proposed use is similar to what is defined as the purpose for CP-1 zoning as defined under city code section 125-207 below:

"The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting."

The proposed zoning and development has a significant positive impact on city of Ft. Pierce economy development by creating construction and permanent job opportunities, significantly higher tax income and would be model for future development along the Kings Hwy.

Please see attached applications, authorization letters and warranty deeds for the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President
Authorized Agent

Kings Highway Commerce Center

Aerial

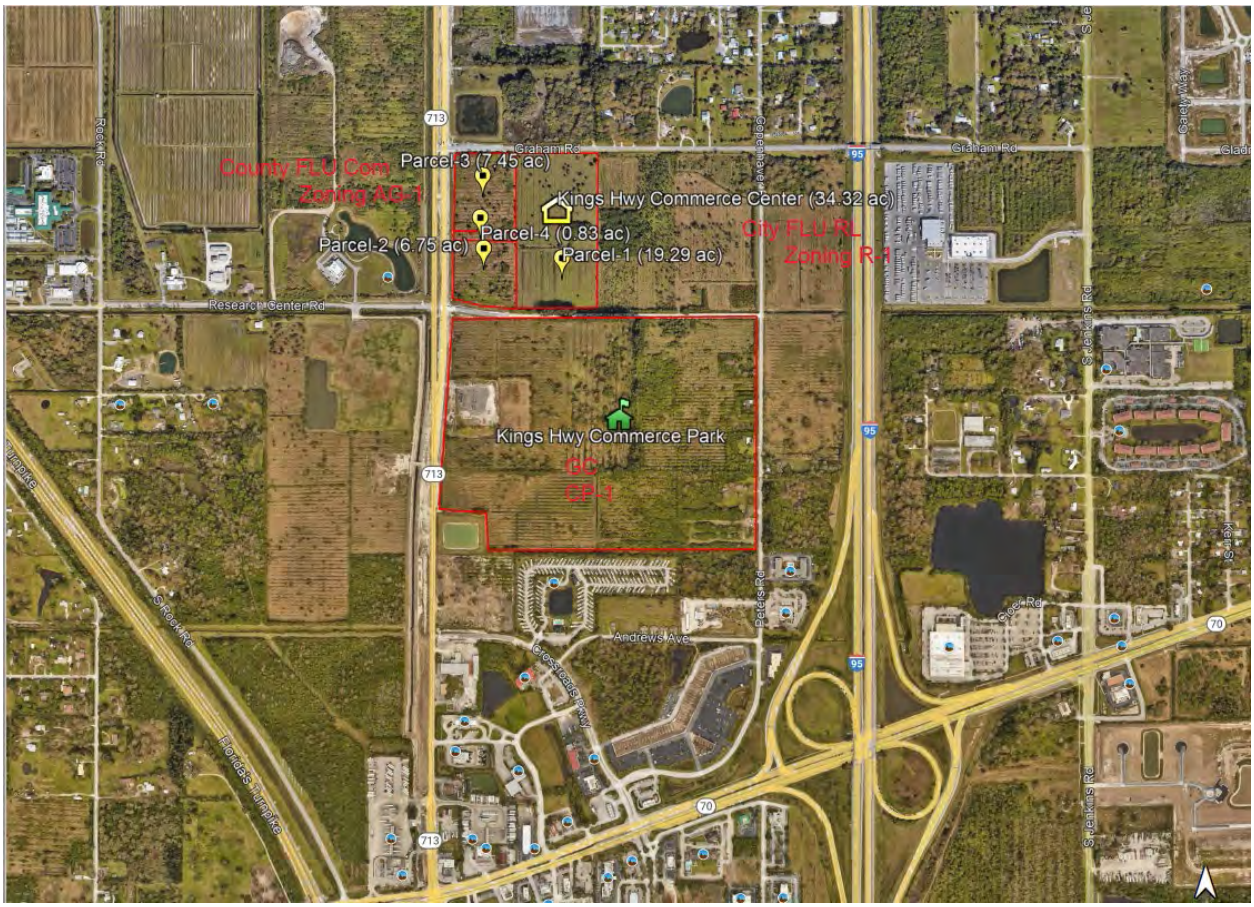

EXHIBIT - A

King Highway Commerce Center

City of Fort Pierce Zoning Map

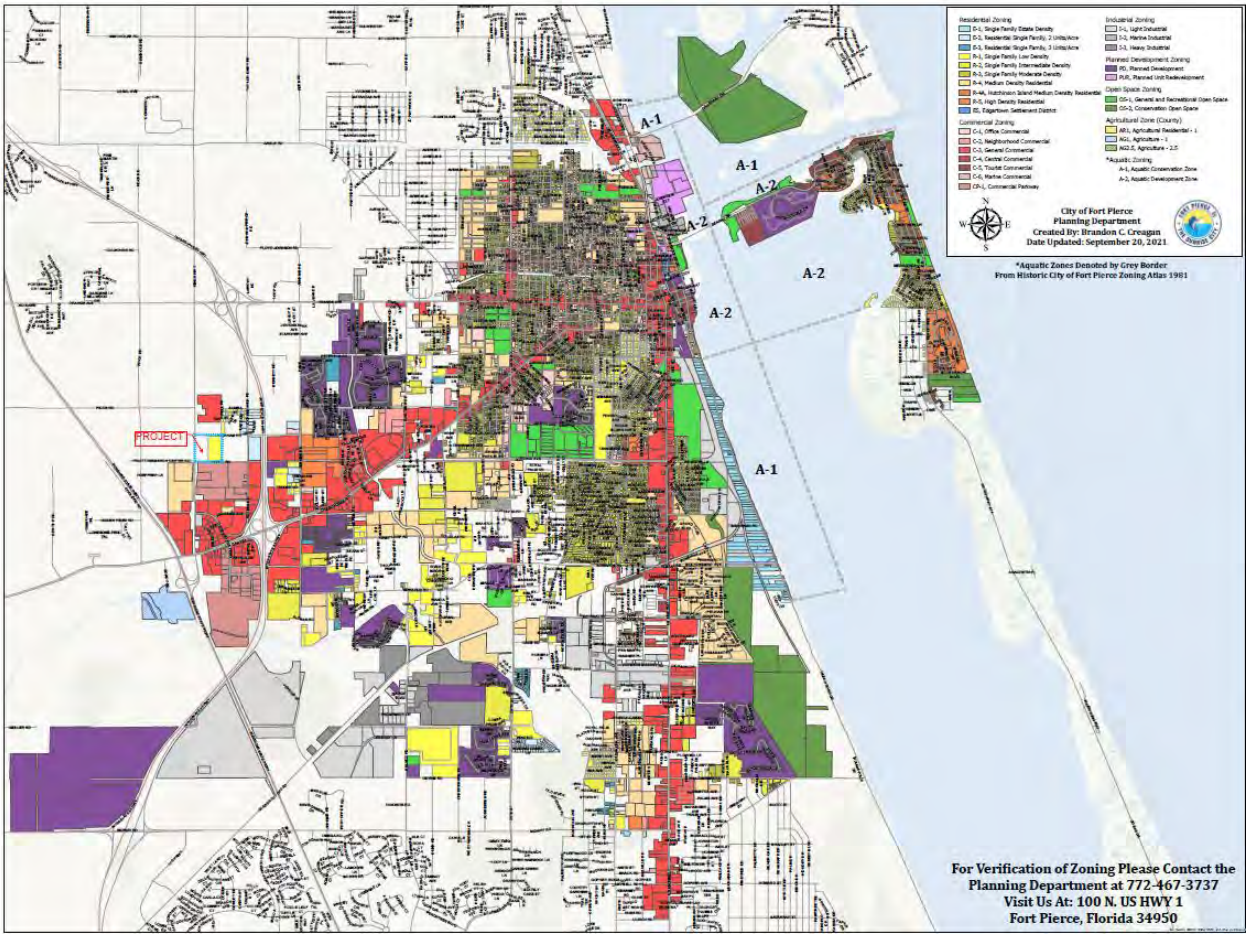

EXHIBIT - B

Technical Review Committee **1. d.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Annexations (5) - West Orange - 4918 and 5220 Orange Ave and TBD
2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, 2407-231-0000-000-5

LOCATION

4918 & 5220 Orange Ave & TBD

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 11:15 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-02000003
BOARD DATE	:	July 21, 2022

West Orange Annexations– 4918 & 5220 Orange Ave & TBD

Attached is an Application for a Annexation for the subject property located at 4918 & 5220 Orange Ave & TBD.

Parcel ID: 2407-221-0001-000-1
Parcel ID: 2407-212-0001-000-3
Parcel ID: 2407-211-0001-000-0
Parcel ID: 2407-241-0001-000-3
Parcel ID: 2407-231-0000-000-5

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

City of Fort Pierce
Annexation, Development Review, & Zoning Atlas Map Amendment

For

West Orange
Orange Avenue
Fort Pierce, FL 34947

Prepared By:
Redtail Design Group
100 S. 2nd Street
Fort Pierce, FL 34950

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June 24, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: West Orange Planned Development

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, and Zoning Atlas Map Amendment for five (5) properties (approx. 84.70 acres) that will make up the West Orange Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-221-0001-000-1, 2407-212-0001-000-3, & 2407-211-0001-000-0:
   Current SLC Zoning = Single Family 2 du/ac (RS-2)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH)
2. 2407-241-0001-000-3 & 2407-231-0000-000-5
   Current SLC Zoning = Single Family 2 du/ac (RS-2) / Commercial General (CG)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU) / Commercial (COM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH) / General Commercial (GC)

The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. While the parcels carry a St. Lucie County Future Land Use of Residential Urban 5 du/ac, we respectfully request that the city grant the High Density Residential Future Land Use. The City of Fort Pierce Comprehensive Plan pursuant to Policy 1.11.5 gives the City Commission the ability to grant alternate Future Land Uses upon annexation of property. The area that surrounds these properties are mostly intense Future Land Use categories with commercial or industrial uses. A high density residential use would be more compatible to this area than a low density one. A small portion of the development along Orange Avenue will maintain a commercial Future Land Use like it is in the county.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   See attached Warrenty Deed

   Property Tax ID: 2407-221-0001-000-1
3. Size of described property: Approx. 28.12 Acres
4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan
5. Current St. Lucie County Future Land Use Designation: RS-2, Residential Single Family 2 du/ac
6. Current St. Lucie County Zoning: RU, Residential Urban 5 du/ac
7. Is this a Historic property? No
8. Appraised value: $8,734
9. Name of Owner(s): Cypress Knee, LLC

   Signature of Owner(s): See Attached Agent Authorization Letter
   Mailing Address: 5500 Orange Ave
   City Fort Pierce State Florida Zip 34947
   Phone _____ Fax _____

10. Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

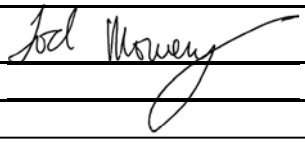
- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   See attached Warranty Deed

   Property Tax ID: 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5
3. Size of described property: Approximately 56.58 acres
4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan
5. Current St. Lucie County Future Land Use Designation: RU (North) and COM (South)
6. Current St. Lucie County Zoning: RS-2 (North) and CG (South)
7. Is this a Historic property? No
8. Appraised value:
9. Name of Owner(s): Orange Avenue Devel II LLC

   Signature of Owner(s): See Attached Agent Authorization Letter
   Mailing Address: 28178 Hayes Road
   City Roseville State MI Zip 48066
   Email rsmith@wolverinebronze.com Fax

10. Name of Representative: Tod Mowery, AICP

Signature of representative: 

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 5220 Orange Avenue, 4918 Orange Avenue, & TBD

Parcel ID #(s): 2407-221-0001-000-1, 240721200010003, 240721100010000, 240721100010000, & 240723100000005

Project description: High Density Residential with Commercial PD

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ■ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 20,516 SF Site Acreage: 3.57 Acres

Residential: Proposed Units: 800 Units Proposed Sq. Ft.: _____ Site Acreage: 81.13 Acres

Multiple Property Owners	Redtail Design Group
Property Owner(s)	**Applicant/Representative, Title, Company**
See Agent Authorization Letters	100 S. 2nd Street
Street Address	Street Address
Fort Pierce Florida 34947	Fort Pierce Florida 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313) **Bubble Plan**
- [ ] ~~Landscaping Plan (see Section 123-37)~~ **N/A**
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] ~~Beach/Dune System protection plan, if applicable (see Section 125-313)~~ **N/A**
- [ ] ~~Lighting Plan (see Section 125-313)~~ **N/A**
- [ ] ~~Design Review submittals (see Design Review application)~~ **N/A**
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2772574 OR BOOK 2452 PAGE 2835, Recorded 01/03/2006 at 01:57 PM
Doc Tax: $0.70

Prepared By:
David N. Sowerby, Esquire
2940 S. 25th Street
Fort Pierce, Florida 34981-5605

Return to:
Bruce R. Abernethy, Jr., Esquire
900 Virginia Ave., Suite 6
Fort Pierce, Florida 34982

PARCEL I.D. NO. **2407-221-0001-000-1; 2407-231-0001-000-2; 2407-231-0002-100-0; 2407-231-0002-090-6; 2407-231-0002-080-3; 2407-231-0002-070-0; 2407-231-0002-060-7; 2407-231-0002-050-4; 2407-231-0002-110-3; 2407-231-0002-120-6; 2407-231-0002-130-9; 2407-231-0002-140-2; 2407-231-0002-150-5; 2407-231-0002-000-9**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Indenture made and executed this 30th day of ~~November~~ December, 2005, is by and between **JOSEPH G. MILLER, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986,** (hereinafter "Grantor"), and **CYPRESS KNEE, LLC, a Florida limited liability company**, whose post office address is 5500 Orange Ave., Ft. Pierce, FL 34947, (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Exhibit "A" attached hereto

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2004.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name Bruce R. Abernethy Jr.

Print Name Pamela L. Saul

Joseph G. Miller, Individually and
As Trustee of the Joseph G. Miller
Revocable Living Trust dated
October 2, 1986
5500 Orange Ave.
Fort Pierce, Fl. 34947

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 30th day of ~~November~~ December, 2005 by Joseph G. Miller, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, [✓] who is personally known to me, or [ ] who produced his driver's licenses as identification.

Notary Public, State of Florida
My Commission Expires:

Bruce R. Abernethy, Jr.
MY COMMISSION # DD207302 EXPIRES
July 18, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

PARCEL NO. 1

Being the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of said Section 7, less and excepting the North 66.50 feet and the West 47.00 feet thereof, for road and canal rights-of-way.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract A:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at a 3" x 4" concrete monument (stamped P.R.M. R.W. HERR PLS 4907) at the Northeast corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6, of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N89°55'38"W, along the North line of said plat, a distance of 30.00 feet; thence run N00°14'22"W, a distance of 30.00 feet; thence run S89°55'38"E, a distance of 421.31 feet; thence run N00°11'28"E, a distance of 178.71 feet; thence run S89°55'38"E, a distance of 208.71 feet; thence run S00°11'28"W, a distance of 208.71 feet to the South line of the Northwest ¼ of the Northwest ¼ of said Section 7; thence run N89°55"38"W, a distance of 600.05 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract B:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the Northwest corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6 of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N00°06'24"E along the East right-of-way line of the North St. Lucie River Water Control District Canal No. 30, a distance of 321.51 feet; thence run S89°55'38"E, a distance of 776.80 feet; thence run S00°11'28"W, a distance of 112.80 feet to the Northwest corner of Lot 5 of the replat of "Hoeffner Estates" as recorded in Plat Book 32, Pages 17 through 17A, of the Public Records of St. Lucie County, Florida; thence continue S00°11'28"E, along the West line of said Lot 5, a distance of 178.71 feet; thence run N89°55'38"W, a distance of 421.31 feet; thence run S00°14'22"W, a distance of 30.00 feet to the South line of the Northwest one-quarter (NW¼) of the Northwest one-quarter (NW¼) of said Section 7; thence run along said South line, a distance of 354.99 feet to the Point of Beginning.

PARCEL NO. 2

The East 15 acres of the Southwest Quarter of the Northwest Quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXCEPTING THEREFROM the East 20 feet thereof; and ALSO EXCEPTING the South 40 feet thereof deeded as right of way for Orange Avenue Extension (State Road No. 68) and ALSO EXCEPTING that certain tract recorded in Deed Book 186, Page 389, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 3

Commencing at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, thence run East along the Quarter Section line 530.35 feet to a point; thence turn and run North parallel with the West line of said Quarter Section line 40 feet to the POINT OF BEGINNING; thence continuing North run 125 feet to a point; thence turn and run East parallel with the South line of said Quarter Section, 125 feet to a point; thence turn and run South parallel with the West line of said Quarter Section 125 feet to a point; thence turn and run West parallel with the South line of said Quarter Section 125 feet to the POINT OF BEGINNING. Same being described as Lots 15 and 16 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 4

COMMENCING at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 165 feet to a point of beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section 125 feet to a point of beginning. Same being described as Lot 17 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 5

Commencing at the Southwest (SW) corner of the Northwest Quarter (NW¼) of Section 7, Township 35 South, Range 40 East, run thence East along the South line of said Northwest Quarter (NW¼) a distance of 530.35 feet, thence run North parallel to the West line of said Northwest Quarter (NW¼) a distance of 235 feet to a POINT OF BEGINNING; thence, continuing North on said line, run North a distance of 70 feet, thence run East parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet, thence run South parallel to the West line of said Northwest Quarter (NW¼) a distance of 70 feet, and thence run West parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet to the POINT OF BEGINNING; the same being otherwise described as Lot 18 of a survey made by J. W. Whitice, County Surveyor, filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida, on the 13th day of August, 1956, lying and being in St. Lucie County, Florida.

PARCEL NO. 6

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South ¼ section line 530.35 feet to a point; thence turn and run North parallel to the West line of said quarter section 305 feet to a Point of Beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said quarter section, 125 feet, thence turn and run South parallel to the West line of said quarter section, 70 feet to a point; thence turn and run West parallel to the South line of said quarter section line 125 feet to the Point of Beginning. Same being described as Lot 19 of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 7

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 375 feet to a point of beginning; thence continuing North run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line, 125 feet to the Point of Beginning. Same being described as Lot 20 of a survey by J. W. Whitice filed in Deed Book 217, Page 350, Public Records of St. Lucie County, Florida.

PARCEL NO. 8

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South line of said Quarter Section 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 445 feet to a point of beginning; thence continuing North, run 80 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence run South parallel to a West line of said Quarter Section 80 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line 125 feet to the Point of Beginning. Same being described as Lot 21 and the Southerly 10 feet of Lot 22 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 9

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the ¼ Section line 830.35 feet to a point; thence turn and run North, parallel to the West line of said Quarter section, 40 feet for a point of beginning; thence continuing North, parallel to the West line of said Quarter section, 125 feet to a point; thence turn and run West parallel to the South line of said Quarter section 125 feet, to a point; thence turn and run South parallel to the West line of said Quarter section, 125 feet, to a point; thence turn and run East, parallel to the South line of said Quarter section 125 feet, to the point of beginning. Same being described as Lots 13 and 14, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 10

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the Quarter Section line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 165 feet to the Point of Beginning; thence turn and run West parallel to the South line of said Quarter Section 125 feet; thence run North parallel to the West line of said Quarter Section 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence turn and run South parallel to the West line of Quarter Section 70 feet to the Point of Beginning.

PARCEL NO. 11

Commencing at the Southwest corner of the Northwest ¼ of Section 7, Township 35 South, Range 40 East and run thence East along the ¼ Section Line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter section, 305 feet for a point of beginning; thence turn and run West parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 70 feet to the point of beginning. Same being described as Lot 11, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the public records of St. Lucie County, Florida.

PARCEL NO. 12

The North 220 feet of the South 525 feet of the East 125 feet of the Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter of Section 7,Township 35 South, Range 40 East, St. Lucie County, Florida. (Said 125 foot by 220 foot tract above described being indicated as Lot 10, 9 and 8 and the Southern 10 feet of Lot 7 on that certain survey recorded in Deed Book 217, Page 350, of the public records of St. Lucie County, Florida, together with an easement for ingress and egress over and across that certain road described as access road in that certain survey recorded in Deed Book 217 at Page 350 of the public records of St. Lucie County, Florida.

PARCEL NO. 13

A parcel of land lying in Section 7, Township 35 South, Range 40 East, more particularly described as the South 525 feet of the West ½ of the West ½ of the East ½ of the Southwest ¼ of the Northwest ¼ and the East 132 feet of the West ½ of the Southwest ¼ of the Northwest ¼, less the East 125 feet and less the West 125 feet and less road right-of-way.

PARCEL NO. 14

The Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter and the Eastern 132 feet of the Western half of the Southwest quarter of the Northwest quarter of Section 7, Township 35 South, Range 40 East, less the South 525 feet thereof, together with an easement for ingress and egress over and across that certain Access Road shown in that certain sketch of survey recorded in Deed Book 217, Page 350, of the Public Records of St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2853121 OR BOOK 2558 PAGE 153, Recorded 05/09/2006 at 04:16 PM
Doc Tax: $21393.40

This instrument prepared by:
IRA C. HATCH, ESQUIRE
Hatch & Doty, P.A.
1701 A-1-A, Suite 220
Vero Beach, Fl 32963

AFTER RECORDING RETURN TO:

Howard B. Goldman, Esq.
Butzel Long, PC
100 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

Property Appraiser's
Parcel Identification Number:
2407-241-00001-000-3 & 2407-212-00001-000-3

WARRANTY DEED (Statutory Form - Section 689.02, F.S.)

THIS INDENTURE, made this 17th day of April, 2006, BETWEEN **THOMAS HOEFFNER, a married man,** whose post office address is: 1910 Esplandade Avenue, N, Fort Pierce, FL 34982, **ROBERT J. HOEFFNER, a single man,** whose post office address is: 1881 KamLoops St. NW, Palm Bay, FL 32907, **WILLIAM J. HOEFFNER, a married man,** whose post office address is: 5307 Echo Pines Circle, Fort Pierce, FL 34951, **PATRICIA HOEFFNER, an unmarried woman,** whose post office address is: 2413 1st Avenue, Unit K-6, Fernandina, FL 32034, **SALLY J. HOEFFNER, an unmarried woman,** whose post office address is: 1881 KamLoops Street, NW, Palm Bay, FL 32907, **SUSAN C. TRUNDLE, a married woman,** whose post office address is: 2529 Eden Ridge Lane, Acworth, GA 30101, **GERARD P. HOEFFNER, a married man,** whose post office address is: 2601 Lazy Hammock Lane, Fort Pierce, FL 34981 **and LISA B. HOEFFNER, an unmarried woman,** whose post office address is: 701 Bryant Avenue, Stuart, FL 34994, ("grantor")*, and **ORANGE AVENUE DEVELOPMENT II, LLC,** a Michigan limited liability company, whose post office address is 40440 Grand River Ave, Suite E, Novi, Michigan 48375, ("grantee")*.

WITNESSETH that said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) TAXES FOR 2006 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION

NB, the subject property is not now nor has it ever been the homestead of nor adjacent to the homestead of the Grantors herein. The Subject property is vacant land.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered
in our presence:

Witness Name: CHRISTINA A. PERNA

Witness Name: STACEY SEALS

THOMAS HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **THOMAS HOEFFNER**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: CHRISTINA A PERNA

Witness Name: Stacey Seals

ROBERT J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **ROBERT J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Roberta A. Breene

Witness Name: Brenda Marlin

WILLIAM J. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **WILLIAM J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known __ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Teresa Oliver

Witness Name: Amanda Patterson

PATRICIA HOEFFNER

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 11th day of April, 2006 by **PATRICIA HOEFFNER.**

SUZANNE L. WILLIS
MY COMMISSION # DD 328516
EXPIRES: September 12, 2008
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

_____Personally known __✓__OR Produced Identification Type of Identification Produced: Driver's License(s) FL

Witness Name: CHRISTINA A. PERNA

Witness Name: Stacey Seals

SALLY J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SALLY J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: _____

Witness Name: _____

Susan C. Trundle
SUSAN C. TRUNDLE

STATE OF ~~FLORIDA~~ GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SUSAN C. TRUNDLE.**

NOTARY PUBLIC Exp 4/26/09

✓ Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

Witness Name: EDWARD F. RUBY

Witness Name: LISA B. AGUIAR

GERARD P. HOEFENER

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **GERARD P. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name:

Witness Name:

LISA B. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7 day of April, 2006 by **LISA B. HOEFFNER.**

NOTARY PUBLIC

WILLIAM D. DIXON
Commission # DD0224415
Expires 7/29/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

Parcel 2: The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

Parcel 3: The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of

the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

Together with a strip of land 50.00 feet in width measured at right angles to and parallel to the line forming the Western boundary of said East half of the Southeast quarter of the Northwest quarter and extending from the Southerly boundary line of the 15 acres hereby conveyed to the North right-of-way line of Orange Avenue extension, exclusive of rights-of-way for public roads.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2911155 OR BOOK 2633 PAGE 355, Recorded 08/10/2006 at 11:40 AM
Doc Tax: $5040.00

Prepared by and return to:

Bloomgarden Goudreau & Rosen
8551 West Sunrise Blvd. Suite 208
Fort Lauderdale, FL 33322
954-370-2222
File Number: **05-404**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **July, 2006** between **Michael Tzimenatos, a single man** whose post office address is **3860 NW 78th Way, Coral Springs, FL 33065**, grantor, and **Orange Avenue Development II, LLC, a Michigan limited liability company** whose post office address is **40440 Grand River Avenue, Suite E, Novi, MI 48375**, grantee:

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

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

The NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.

Parcel Identification Number: 2407 211 0001 000 0

Subject to real estate taxes for the year 2006 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Saint Lucie CountyCounty, Florida, none of which are reimposed by this Deed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3860 NW 78th Way, Coral Springs, FL 33065**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: [illegible]

Witness Name: ILA RODRIGUEZ

Michael Tzimenatos

By: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of July, 2006 by Michael Tzimenatos. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public: _____

Printed Name: _____

My Commission Expires: _____

CHERRIE F. GOUDREAU
MY COMMISSION # DD 223616
EXPIRES: September 10, 2007
Bonded Thru Notary Public Underwriters

DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3037169 OR BOOK 2794 PAGE 89, Recorded 04/05/2007 at 01:07 PM
Doc Tax: $23112.60

This Document Prepared By and Return to:
Steven R. McCain, Esquire
HAYSKAR WALKER SCHWERER
DUNDAS & McCAIN, P.A.
515-519 South Indian River Drive
Fort Pierce, FL 34950

Parcel ID Number: 2407-231-0000-000/5

Warranty Deed

This Indenture, Made this 6th day of March, 2007 A.D., **Between** Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased of the County of St. Lucie, State of Florida, **grantor,** and ORANGE AVENUE DEVELOPMENT II, LLC, a Michigan limited liability company whose address is: 40440 Grand River Avenue, Suite E, Novi, MI 48375 of the County of , State of MI 48375, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of Ten & 00/100ths---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Attached Exhibit "A" for legal description.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: ROBERT V. SCHWERER
Witness as to all

Printed Name: Patty Arendt
Witness as to all

Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased

By: _____ (Seal)
Charles Alan Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
David Paul Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
Karen T. Enterline, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by Charles Alan Turner, David Paul Turner, and Karen T. Enterline Trustees of said Florida trust who are personally known to me or who have produced their Florida driver's license as identification.

Patty Arendt
Notary Public
My Commission Expires: 11/16/08

PATTY ARENDT MY COMMISSION EXPIRES November 16, 2008 #DD365420 Bonded Thru Troy Fain-Insurance 800-385-7019 NOTARY PUBLIC, STATE OF FLORIDA

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXPECTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925 OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1938 PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEASTER CORNER OF THE SOUTHWEST 1/4/ OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,259 SQUARE FEET OR 18.37 ACRES MORE OR LESS.

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

Property Identification

Site Address: N JENKINS RD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-221-0001-000-1
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 160093
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Cypress Knee LLC

5500 Orange Ave
Fort Pierce, FL 34947

Legal Description

7 35 40 NW 1/4 OF NW 1/4-LESS THAT PART ASSD IN REPLAT OF HOEFFNER ESTATES AND LESS THAT PART OF NW 1/4 OF NW 1/4 MPDAF: BEG AT NW COR OF LOT 1 HOEFFNER ESTATES (PB 32-6),TH N 00 06 24 E ALG E R/W LI OF NSLWCD CANAL NO. 30 321.51 FT ,TH S 89 55 38 E 776.80 FT, TH S 00 11 28 W 112.80 FT TO NW COR OF LOT 5 IN REPLAT OF HOEFFNER ESTATES,TH S 00 11 28 E ALG W LI OF LOT 5 178.71 FT,TH N 89 55 38 W 421.31 FT,TH S 00 14 22 W 30 FT TO S LI OF NW 1/4 OF NW 1/4,TH ALG S LI 354.99 FT TO POB AND LESS CANAL R/W- (31.76 AC) (OR 2195-2300: 2452-2835)

Current Values

Just/Market Value:	$600,264
Assessed Value:	$8,734
Exemptions:	$0
Taxable Value:	$8,734

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	31.76
Land Size (SF):	1,383,465

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 30, 2005	2452 / 2835	XX01	WD	Miller (TR) Joseph G	$100
Mar 23, 2005	2195 / 2300	XX00	TR	Hoeffner Marie	$1,000,000
Feb 12, 1990	0700 / 0570	XX01	WD		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$600,264
Just/Market:	$600,264
Ag Credit:	$591,530
Save Our Homes or 10% Cap:	$0
Assessed:	$8,734
Exemption(s):	$0
Taxable:	$8,734

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	31.75999	North St. Lucie Water Management District	$651.08

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$600,264	$8,734	$0	$8,734
2020	$666,960	$8,734	$0	$8,734
2019	$666,960	$8,734	$0	$8,734
2018	$500,220	$8,734	$0	$8,734

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 4918 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-211-0001-000-0
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19840
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

Current Values

Just/Market Value:	$158,500
Assessed Value:	$128,840
Exemptions:	$0
Taxable Value:	$128,840

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.47
Land Size (SF):	368,953.2

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633 / 0355	XX00	WD	Tzimenatos Michael	$720,000
Sep 29, 2005	2470 / 1081	XX01	QC	Tzimenatos Sophie	$100
May 1, 1984	0432 / 1152	XX00	CV		$65,000
Feb 1, 1973	0211 / 0473	XX00	CV		$25,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$158,500
Just/Market:	$158,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$29,660
Assessed:	$128,840
Exemption(s):	$0
Taxable:	$128,840

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

Start Year	AssessCode	Units	Description	Amount
2013	0054	8.47	North St. Lucie Water Management District	$173.64

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$158,500	$128,840	$0	$128,840
2020	$160,400	$117,128	$0	$117,128
2019	$160,400	$106,480	$0	$106,480
2018	$136,300	$96,800	$0	$96,800

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-212-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19841
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

Current Values

Just/Market Value:	$275,700
Assessed Value:	$275,700
Exemptions:	$0
Taxable Value:	$275,700

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.45
Land Size (SF):	847,242

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2553 / 0149	XX02	WD	Hoeffner Thomas	$100
Feb 12, 1999	1234 / 0743	XX01	WD	Hoeffner Bernard A	$100
Feb 1, 1985	0457 / 1668	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$275,700
Just/Market:	$275,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$275,700
Exemption(s):	$0
Taxable:	$275,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	19.45	North St. Lucie Water Management District	$398.73

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$275,700	$275,700	$0	$275,700
2020	$306,300	$266,905	$0	$266,905
2019	$306,300	$242,641	$0	$242,641
2018	$275,700	$220,583	$0	$220,583

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 5220 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-231-0000-000-5
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 19845
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Ave Development II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC) (OR 402-1934: 2794-89)

Current Values

Just/Market Value:	$921,700
Assessed Value:	$921,700
Exemptions:	$0
Taxable Value:	$921,700

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.36
Land Size (SF):	799,762

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794 / 0089	XX00	WD	Turner James R	$3,301,800
Jun 1, 1983	0402 / 1934	XX00	CV		$208,200

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$921,700
Just/Market:	$921,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$921,700
Exemption(s):	$0
Taxable:	$921,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	18.36001	North St. Lucie Water Management District	$376.38

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$921,700	$921,700	$0	$921,700
2020	$921,700	$921,700	$0	$921,700
2019	$921,700	$921,700	$0	$921,700
2018	$921,700	$921,700	$0	$921,700

Permits

Number	Issue Date	Description	Amount	Fee
C97-110086	Nov 12, 1997	Demolition	$0	$0

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

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Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-241-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19864
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

Current Values

Just/Market Value:	$237,300
Assessed Value:	$146,072
Exemptions:	$0
Taxable Value:	$146,072

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.37
Land Size (SF):	451,717

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2558 / 0149	XX02	WD	Hoeffner (TR) Thomas	$100
Feb 19, 1999	1234 / 0749	XX01	WD	BERNARD A HOEFFNER GROVES INC	$11,200
Apr 30, 1990	0689 / 2904	XX01	WD	A P HOEFFNER SONS INC	$0
Jan 1, 1979	0322 / 2838	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$237,300
Just/Market:	$237,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$91,228
Assessed:	$146,072
Exemption(s):	$0
Taxable:	$146,072

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.34972	North St. Lucie Water Management District	$212.17

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$237,300	$146,072	$0	$146,072
2020	$241,600	$132,793	$0	$132,793
2019	$241,600	$120,721	$0	$120,721
2018	$241,600	$109,747	$0	$109,747

Permits

Number	Issue Date	Description	Amount	Fee

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

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Cypress Knee LLC
5500 Orange Avenue
Fort Pierce, FL 34947

OWNER CONSENT FORM

Project Name: Suchman 85 acres - Miller/Smith

Parcel ID: 240722100010001 Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH G. MILLER, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and EDC, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company, who is personally known to me and who did (did not) take an oath.

Notary Signature

Printed Name of Notary

(Notary Seal)

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company

5500 Orange Avenue
Street Address

Fort Pierce, FL 34947
City, State, Zip

(772) 475-6066
Telephone / Email

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066

OWNER CONSENT FORM

Project Name: Suchman 56.65 acres - Miller/Smith

Parcel ID: 240721200010003, 240721100010000, 240724100010003, & 240723100000005

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design and Construction, Inc., both of whom have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman"), at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated March 23, 2021 by and between Owner and Suchman, as amended.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Richard Smith, the Manager of Orange Avenue Development II, LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Driver's License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

Owner's Signature on behalf of Orange Avenue Development II, LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

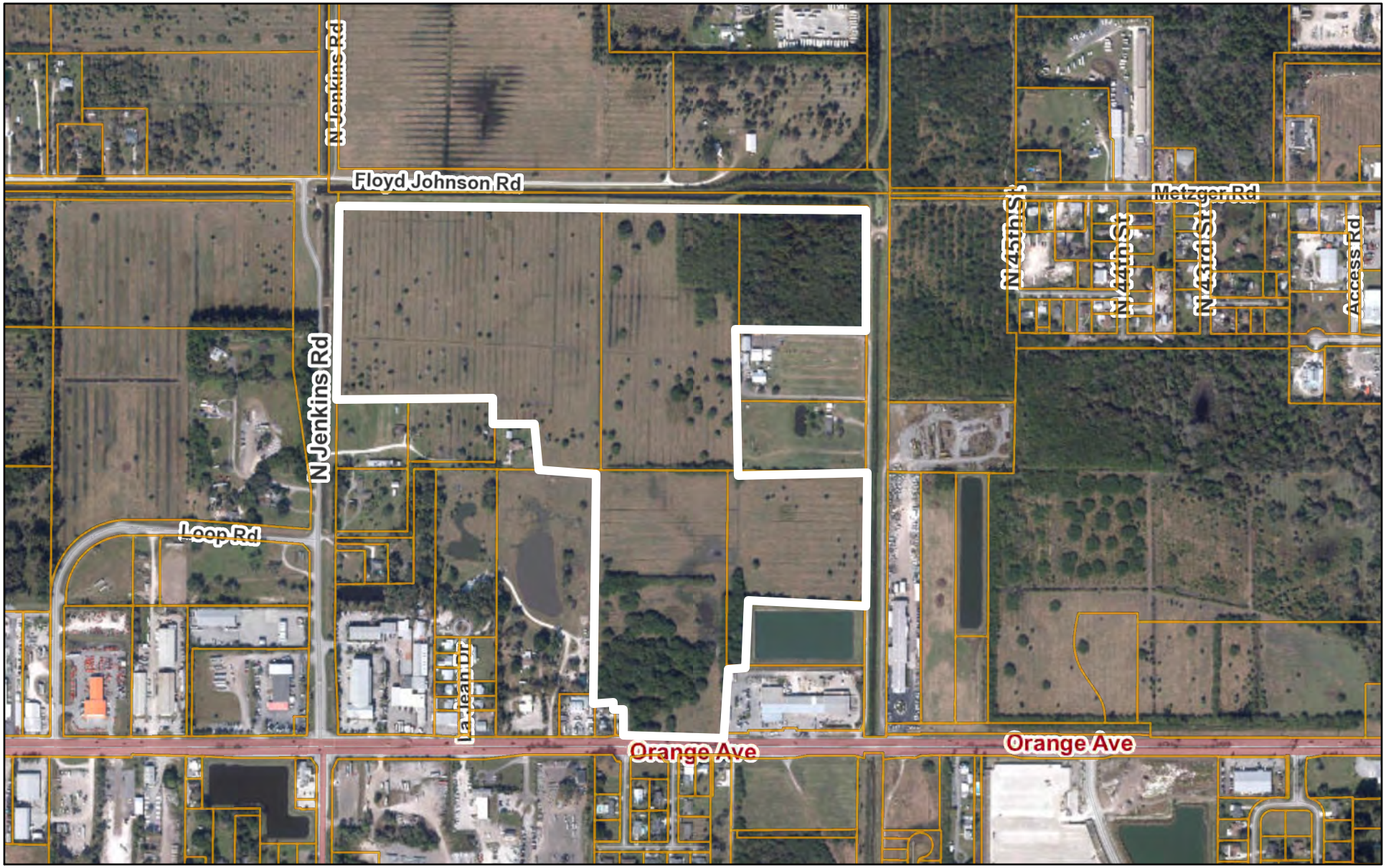
Roseville, MI 48066

City, State, Zip

rsmith@wolverinebronze.com

Telephone / Email

General Location Map



June 23, 2022

Override 1

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

BOUNDARY SURVEY

FOR: SUCHMAN REAL ESTATE GROUP

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 6:

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 66.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4907) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89~55'38"W, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00~14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00~11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00~11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89~55'38"W, A DISTANCE OF 600.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWNG DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00~ 06'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 776.80 FEET; THENCE RUN S00~11'28"W, A DISTANCE OF 112.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00~11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89~55'38"W, A DISTANCE OF 421.31 FEET; THENCE RUN S00~14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00~11'28" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 89~55'38" EAST, A DISTANCE OF 509.07 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00~11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89~55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.33 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00~11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89~55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 87.45 ACRES, MORE OR LESS.

SCHEDULE B-II ITEMS (PARCELS 1-5)

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 842483
COMMITMENT DATE: FEBRUARY 4, 2020, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF CROSS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328. (PARCEL 5)
   SHOWN ON THIS SURVEY.
7. TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION NO. 89-246 ACCEPTING RIGHT-OF-WAY EASEMENT ON BEHALF ST. LUCIE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 1629. (PARCELS 1 AND 4)
   SHOWN ON THIS SURVEY.
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 2802. (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2801. (PARCEL 5)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1743. (PARCEL 1)
    THIS DOCUMENT WAS NOT PROVIDED FOR REVIEW. THIS OFFICE CANNOT DETERMINE IF OR HOW THIS INSTRUMENT AFFECTS THE PROPERTY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 368, PAGE 2044 AND OFFICIAL RECORDS BOOK 368, PAGE 2043. (PARCEL 3)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. DRAINAGE DITCHES THAT MAY TRAVERSE THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS FOR DRAINAGE PURPOSES AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID DITCHES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 2, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD SHOWN HEREON IN REFERENCE TO TITLE COMMITMENT POLICY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9346709, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021 PERTAIN TO PARCELS DESCRIBED HEREON AS PARCELS 1 THROUGH 5, INCLUSIVE.
4. PARCELS CONTAIN A TOTAL OF 87.45 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

1. SUCHMAN REAL ESTATE GROUP
2. CHICAGO TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 18, 2020.

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

SIGNATURE DATE:

ENGINEERS ⚙ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	21-260 Boundary.dwg
SCALE	AS SHOWN
DATE	June 11, 2021

REVISION COMMENTS | DATE

BOUNDARY SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-260

1 OF 2

Z:\EDC-2021\21-260 - Suchman - 56.65-Ac Orange & Jenkins\SURVEY\Dwg - PDF\Survey\21-260 Boundary.dwg, 6/17/2021 5:25 PM
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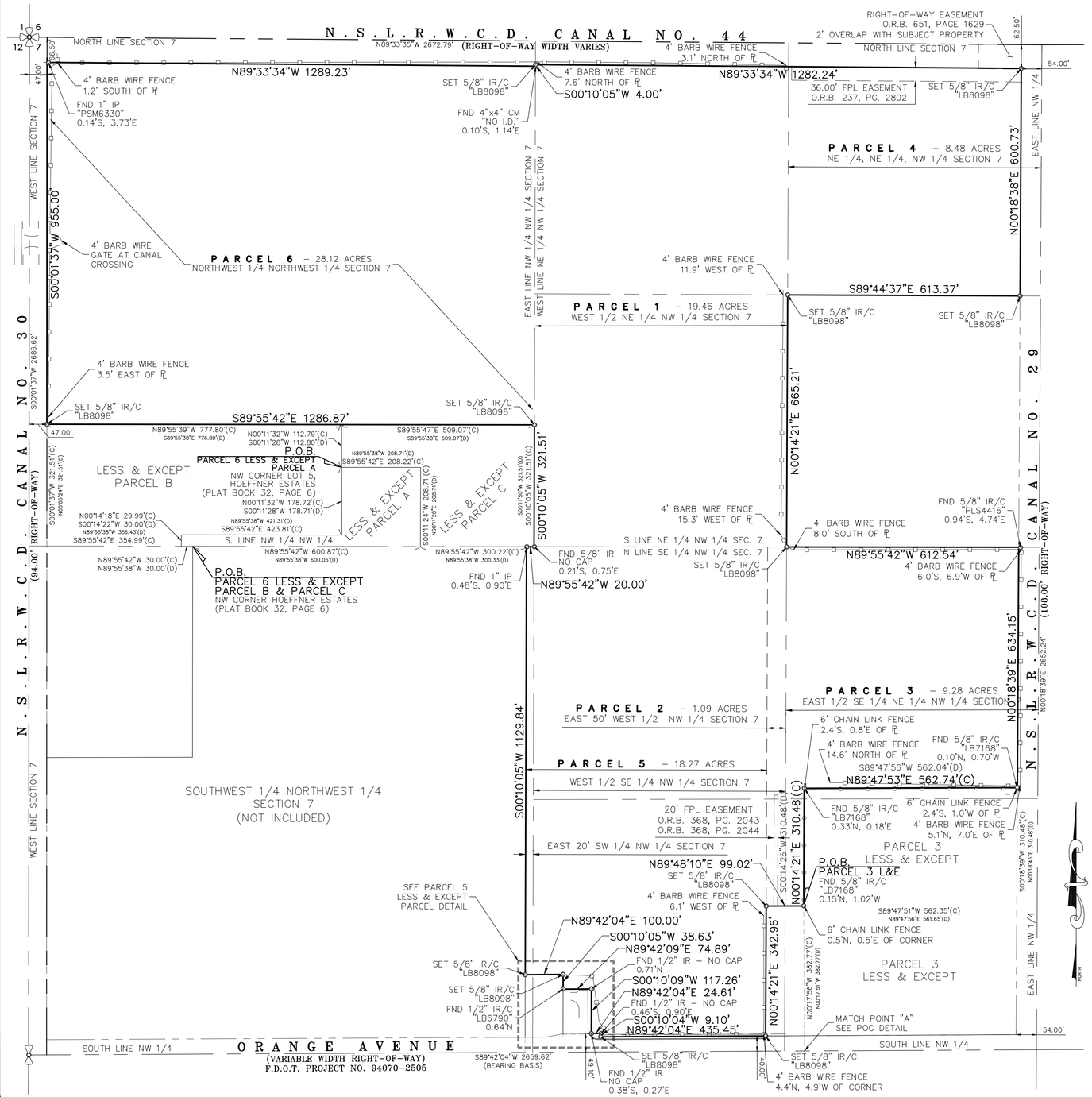
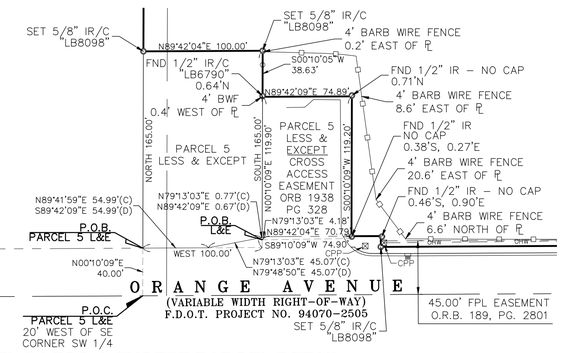
BOUNDARY SURVEY

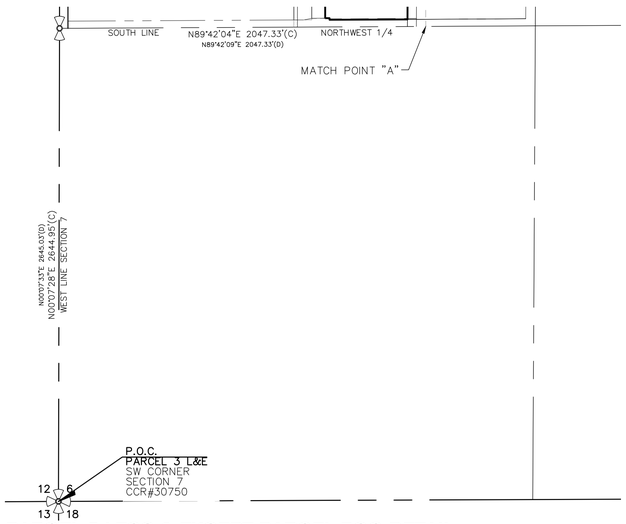
FOR: SUCHMAN REAL ESTATE GROUP





PARCEL 5 LESS & EXCEPT PARCEL DETAIL

SCALE: 1"=60'



PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL

SCALE: 1"=400'

SYMBOL & ABBREVIATION LEGEND:

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

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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L.B. CERTIFICATE OF AUTHORIZATION 8098

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MTO	CHECKED BY
SV	FIELD CREW
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AS SHOWN	SCALE
June 11, 2021	DATE

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: SUCHMAN REAL ESTATE GROUP

LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL

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2 OF 2

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N. JENKINS ROAD

RIGHT-OF-WAY EASEMENT
O.R.B. 651, PAGE 1629
2' OVERLAP WITH SUBJECT PROPERTY

FPL EASEMENT

36.00' FPL EASEMENT
O.R.B. 237, PG. 2802

PARCEL "3"
RESIDENTIAL
GROSS: 55.71 ACRES
NET: 52.46 ACRES

20' FPL EASEMENT
O.R.B. 363, PG. 995
O.R.B. 936, PG. 201
O.R.B. 938, PG. 194

70'

EAST-WEST ROAD

EAST-WEST ROAD
RIGHT OF WAY
2.20 ACRES

ROTONDA
RIGHT OF WAY
0.56 ACRES

NORTH-
SOUTH ROAD
RIGHT OF WAY
0.49 ACRES

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

NORTH-SOUTH ROAD
RIGHT OF WAY
1.52 ACRES

NORTH-SOUTH ROAD

PARCEL "2"
MULTIFAMILY
GROSS: 24.28 ACRES
NET: 22.76 ACRES

70'

20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044

FLU: COM
ZONING: CG
(ST. LUCIE
COUNTY)

PARCEL "1"
COMMERCIAL
GROSS: 4.71 ACRES
NET: 3.68 ACRES

NORTH-SOUTH ROAD
RIGHT OF WAY
0.95 ACRES

93'

ORANGE AVENUE
RIGHT OF WAY
0.08 ACRES

45.00' FPL EASEMENT
O.R.B. 189, PG. 2801

ORANGE AVENUE
RIGHT OF WAY

LEGEND

- TRACT & PARCEL BOUNDARY
- EASEMENT
- ROW DEDICATION
- 70' RIGHT-OF-WAY WIDTH
- FULL ACCESS POINT
- RIGHT IN, RIGHT OUT
- PEDESTRIAN ACCESS
- LIMITED ACCESS
- RESIDENTIAL
- MULTIFAMILY
- COMMERCIAL

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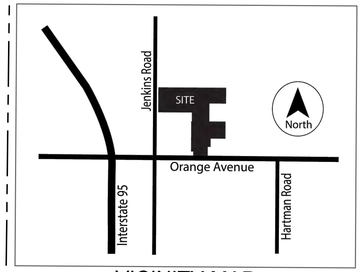


VICINITY MAP
SCALE = N.T.S

SITE DATA

SITE ADDRESS 5220 ORANGE AVENUE

TOTAL ACRES: 84.7
PARCEL 1: 19.46 (PCN :2407-212-0001-000-3)
PARCEL 2: 1.09 (PCN 2407-241-0001-000-3)
PARCEL 3: 9.28 (PCN 2407-241-0001-000-3)
PARCEL 4: 8.48 (PCN 2407-211-0001-000-0)
PARCEL 5: 18.27 (PCN: 2407-231-0000-000-5)
PARCEL 6: 28.12 (PCN: 2407-221-0001-000-1)

CURRENT FLU & ZONING
PARCEL 1: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 2: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 3: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 5: SLC-COMMERICAL -GENERAL COMMERCIAL
PARCEL 6: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2

PROPOSED DEVELOPMENT
ALL TO BE ANNEXED INTO THE CITY OF FORT PIERCE
TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ NET ACRE: 10
TOTAL COMMERCIAL: 30,000 SF

PARCEL "1" COMMERCIAL
TOTAL: 3.68 Acres
Proposed Base Zoning: General Commercial C-3
Proposed Zoning: Planned Development
Perimeter Setbacks:
Orange: 20 Feet
West: 10 Feet
Rear: 10 Feet
East: 30 Feet
Open Space: 20%
Stormater*: 13.85%
*to included adjacent north/south dedicated righ of way

PARCEL "2" MULTIFAMILY
TOTAL: 22.76 Acres
PROPOSED FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 14.39%
*included adjacent north/south dedicated righ of way

PARCEL "3" Residential
TOTAL: 52.46 Acres
Proposed FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 15 %
*includes adjacent east/west and rotunda dedicated righ of way

Dedicated Right-of-Way
TOTAL: 5.80 Acres
Orange Avenue: 0.08 Acres
North/South Road: 2.96 Acres
East-West Road: 2.20 Acres
Rotunda: 0.56 Acres

NOTES:
-ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
-ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS
-REFER TO PD DOCUMENTS FOR PERMITTED USES
INTENSITIES, AND OTHER RELATED USES.
-PROPOSED ACCESS POINT ARE PRELIMINARY AND SUBJECT
TO CHANGE CONFIGURATION AND LOCATION
UPON DETAILED DEVELOPMENT PLANS.

NORTH

SCALE: 1"=120'

0' 60' 120' 360'

SUCHMAN
REAL ESTATE GROUP

REDTAIL
P. 772.742.1455
hello@redtailbg.com

DESIGNED BY	HD
DRAWN BY	O.F
FILENAME	PARCEL EXHIBIT
LAYOUT	OVERALL MASTER PLAN
SCALE	AS NOTED
DATE	06/11/2022

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE FLORDIA

PRELIMINARY
OVERALL
MASTER PLAN

22011

EX.1

Landscape Plan - N/A

TECHNICAL MEMORANDUM

TO: **LARRY SUCHMAN**
CC: **RJ KENNEDY, PE**
FROM: **STEVEN FRINK, EI**
SUBJECT: **Orange Ave & Jenkins Rd – Drainage Statement**
DATE: **JUNE 16, 2022**

The project area is made up of 4 contiguous parcels for combined area of 80.06-acres. As the project lies within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD), St Lucie County (SLC), and the South Florida Water Management District (SFWMD), all applicable rules and guidelines will need to be adhered to.

To satisfy the NSLRWCD, an evaluation of the stormwater discharge will need to be completed. The NSLRWCD requires that discharge be limited to 2-inches of rainfall depth over the project area for the 10-year – 3-day design storm event for any given 24-hour time period. This equates to a discharge rate of 13.34 ac-ft. St Lucie County will require an evaluation of the 25-year – 3-day storm event to ensure that the surrounding areas are not impacted. The 25-year – 3-day storm event will also be used to establish the minimum perimeter berm elevation for the project.

SFWMD requires an evaluation of the 25-year – 3-day storm event, the 100-year – 3-day storm event, and a nitrogen and phosphorus loading evaluation. As with SLC the 25-year – 3-day storm event will be used to establish the minimum perimeter berm elevation. The 100-year – 3-day storm event is utilized to establish the finished floor elevations of all habitual buildings on the property. Along with each storm event, an evaluation of the nitrogen and phosphorus loading, more commonly known as nutrient removal will need to be completed. The nutrient removal evaluation is completed in a pre-development and post-development condition. The analysis will ensure that the amount of nitrogen and phosphorus leaving the site in the post development condition does not exceed the pre-development condition.

The proposed drainage improvement will need to have a form of both dry and wet detention/retention for the commercial component of the development and only wet retention for the residential component. The drainage improvements typically occupy 15%-20% of the developed project area. A control structure will need to be designed to limit the discharge to the amount noted above and provide the required nutrient removal before discharging to the NSLRWCD Canal Number 44.

June 10, 2021

Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
1550 Madruga Avenue #320
Coral Gables, FL 33146

VIA Email: larry@suchmangroup.com

Reference: **Environmental Assessment**
Orange and Jenkins Road
Fort Pierce, FL 34982
Parcel ID(s)# 2407-221-0001-000-1

Dear Mr. Suchman,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St. Lucie County 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: 2407-221-0001-000-1
Orange and Jenkins Road
Fort Pierce, FL 34947

Date: June 10, 2021
Project # 21-260

Prepared For:
Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
larry@suchmangroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one (1) tax parcel (Parcel ID #2407-221-0001-000-1) totaling 31.76 acres. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of Residential. The parcels are located just east of Jenkins Road, north of Orange Avenue, in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South, and Range 40 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 10, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The entirety of the habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 212 – Improved 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.

Common Name	Species Name
Laurel Oak	*Quercus laurifolia*
Cabbage Palm	*Sabal palmetto*
Broom Grass	*Andropogon spp.*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*

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

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 no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. The subject parcel is habitat typically used by Caracara. However, no nest or Caracara were observed at the time of the site visit. In addition, no sandhill cranes or their nests were identified on site.

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

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

Riviera fine sand- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

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

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel appears to have remained undeveloped since 2004.

Prior to 2004 the subject property was a full-scale agricultural operation, consisting of row-crops, likely Citrus.

The most recent sale listed on the St. Lucie County Property Appraiser took place in December 2005.

This property lies in the North St. Lucie River Water Control District which can be seen on Permit# 56-00658-S with SFWMD.

ST LUCIE COUNTY REGULATIONS:
The following lists the St Lucie County Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

"*5. Environmental Impact Report:*
a. Applicability:

1. *Whenever a submission of a site plan is required, an environmental impact report shall be provided if the proposed development meets any of the following:*

a. ***The property is ten (10) acres or over****;*
b. ***The property, regardless of size, contains any wetland****, or;*
c. The property is identified on the "Inventory of Native Ecosystems for St. Lucie County,"or;
d. The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain, or;
e.The property is located anywhere on North or South Hutchinson Island.

2. The Environmental Resources Director may authorize total or partial relief from the requirement of an Environmental Impact Report (EIR). Documentation shall be provided by the applicant requesting relief from the EIR. The applicant shall demonstrate that based on conditions unique to the proposed development all of the information foregone by such relief is not needed to determine environmental impact of the proposed development."

Further development at this property will require and Environmental Impact Report (EIR) to go with a submittal to St. Lucie County. This EIR includes further detail on how the site plan interacts and affects the surrounding environment.

D. *Mitigation*. When native vegetation meeting the mitigation size thresholds in Table 1 below has been approved for removal based on meeting one (1) or more of the above standards, the **Vegetation Removal Permit shall only be used after an acceptable mitigation plan has been reviewed and approved by the Environmental Resources Director, or his/her designee**. Prior to the issuance of any zoning compliance, certificate of capacity or other recognized authorization for the commencement of the permitted development activity, the replacement vegetation shall be preserved, relocated, or planted, or the appropriate mitigation fees shall be paid to the County. Only native vegetation shall be allowed to meet any required mitigation. The replacement vegetation shall be the same species as that which was removed, unless proven to be impractical, in which case, an alternative native species, approved by the Environmental Resources Director, or his/her designee, shall be used. The quality and size of the replacement trees shall meet the minimum landscape requirements set forth in Section 7.09.03(E).

The Environmental Resources Director may authorize substitutions and phased or longer planting schedules that meet the environmental and aesthetic intent of the Land Development Code as long as the total diameter-at-breast-height requirement is still met, allowing trees to be mitigated with native shrubs and herbaceous plant materials at a ratio of one (1) inch to twenty-four (24) one-gallon plants. A waiver of all mitigation requirements shall require the approval of the Board of County Commissioners.

1. *Mitigation Sizes.* Mitigation shall be required for the loss of any healthy, native vegetation with the minimum sizes as outlined in Table 1 below.

   Vegetation shall be measured as "DBH", or diameter at breast height, which refers to trunk diameter at four and one-half (4½) feet above grade; or "C.T.", or clear trunk, which refers to the measurement of palm trees from grade to the base of the living fronds, or base of the head of palm trees. The three (3) multiple trunk species below, Seagrape, Pigeon Plum, and Wax Myrtle, shall qualify for mitigation when one (1) of their trunks meets the minimum size threshold listed below.

There will need to be a tree inventory conducted on the subject parcel before clearing activities commence. St. Lucie County regulations require a full mitigation plan for all trees that are subject to proposed impacts prior to issuing a Vegetation Removal Permit.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 31.76 acres designated with a Future Land Use of Residential Urban (RU), as well as Residential Single Family-2 (RS-2), and southern parcels zoned as Commercial, General (CG).

It is our professional opinion that there are no wetlands located on the subject parcel.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

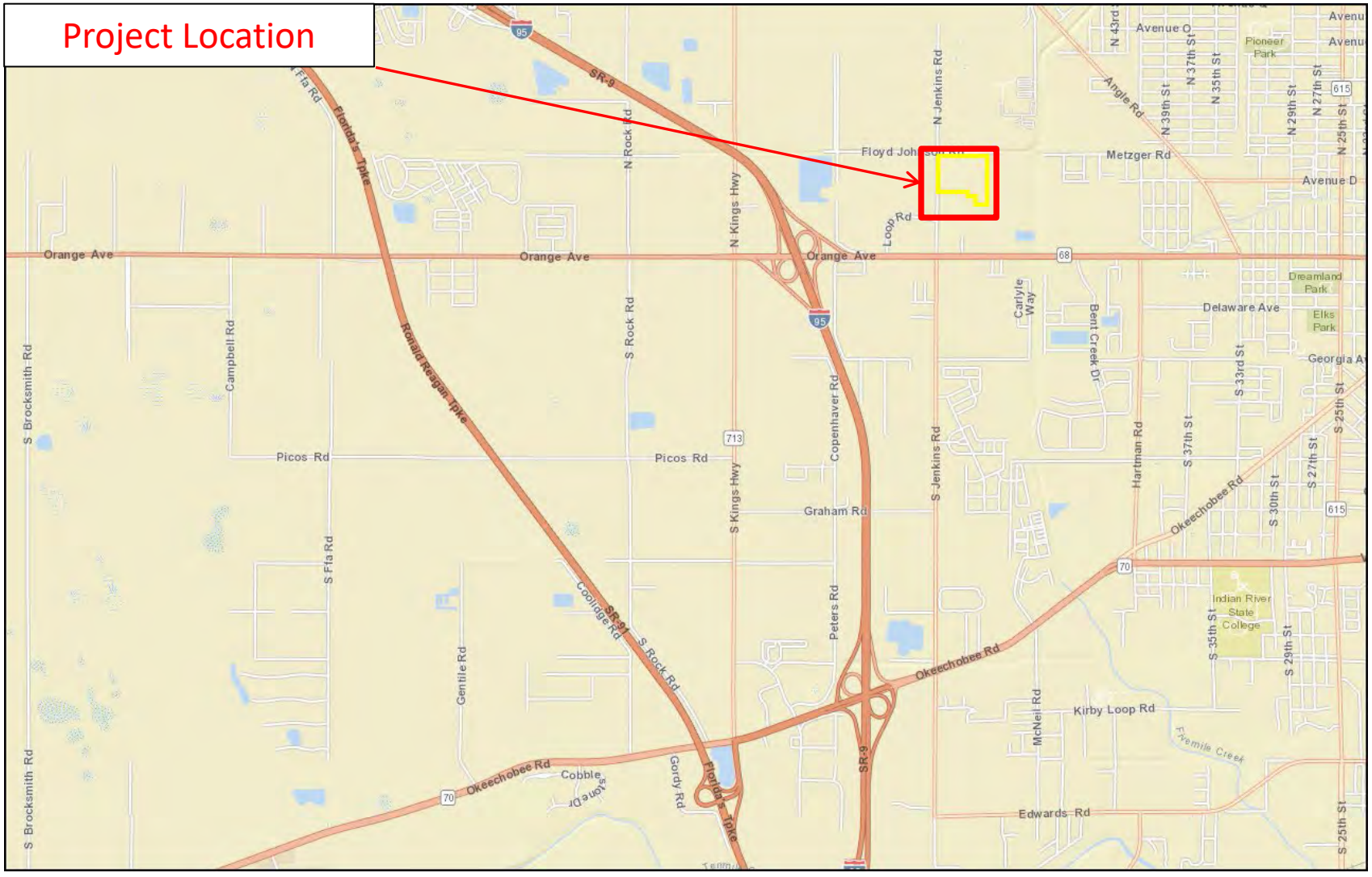
Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-260	Suchman Group	06/10/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-160	Suchman Group	06/10/2021

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

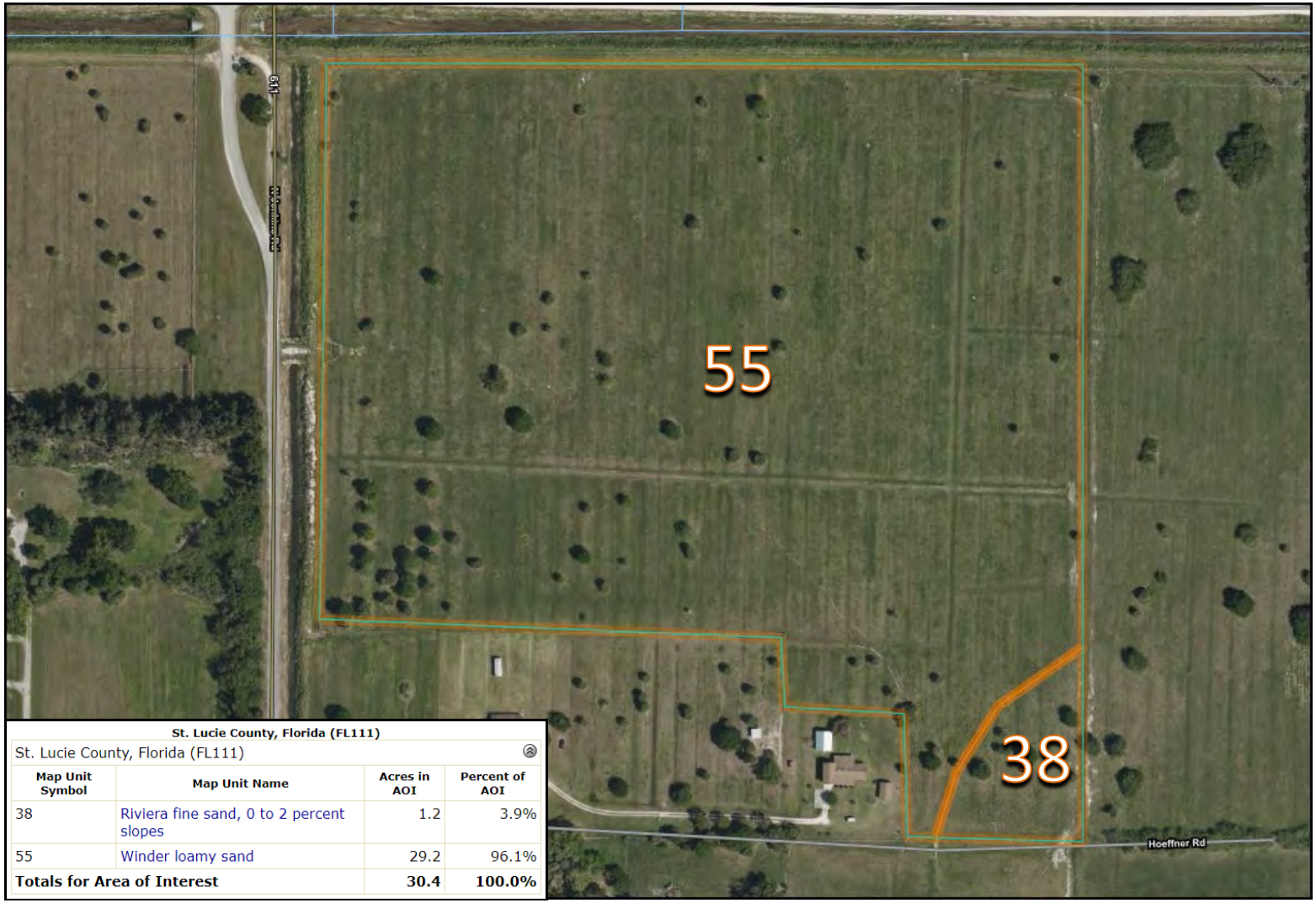
Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-160	Suchman Group	06/10/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	1.2	3.9%
55	Winder loamy sand	29.2	96.1%
Totals for Area of Interest		**30.4**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

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

Project: 21-260	Suchman Group	06/10/2021

FLUCCS Codes	
211	Improved Pasture – 31.76 ac.

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

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

AACE FILE NO. 22-181

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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AACE FILE NO. 22-181

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 22-181
May 26, 2022

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Attention: Mr. Roderick J. Kennedy, P.E.

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the site has been cleared and the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The ±85-acre subject site consists of the following five (5) contiguous properties located on the north side of Orange Avenue/SR-68, approximately 1 mile east of Interstate 95, in St. Lucie County, Florida (within Section 7, Township 35 South, Range 40 East):

- Parcel ID 2407-221-0001-000-1
- Parcel ID 2407-212-0001-000-3
- Parcel ID 2407-211-0001-000-0
- Parcel ID 2407-231-0000-000-5
- Parcel ID 2407-241-0001-000-3

A Site Vicinity Map (2021 aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "Fort Pierce NW, Florida" USGS topographic quadrangle map, also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 19-20 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as mainly vacant/undeveloped pasture and citrus-growing land on the USGS map.

1.2 Project Description

Based on our conversations and our review of the forwarded project-related information (including a conceptual site plan), we understand that the proposed site development will consist of a mixture of multi- and single-family development with commercial features fronting Orange Avenue, all with associated paving and drainage improvements (including several stormwater ponds). We further understand that the site is in due diligence phase and that only limited geotechnical information is needed at this point.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions and recommendations presented herein.

2.0 LIMITED SUBSURFACE SOIL EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings, auger borings, and soil hydraulic conductivity tests. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the following six (6) surficial soil types ranging in areal extent from less than 1 acre to more than 50 acres:

- Chobee loamy sand, frequently flooded, 0 to 1 percent slopes (Map Unit 11)
  Loamy alluvium found within depressions on historic marine terraces, with loamy sand and sandy clay loam present to depths in excess of 80 inches below grade.

- Hilolo loamy sand, 0 to 2 percent slopes (Map Unit 16)
  Calcareous sandy and loamy marine deposits found within flatwoods on historic marine terraces, with loamy sand, sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Pineda sand, 0 to 2 percent slopes (Map Unit 32)
  Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with sands, loamy sands, and sandy loam present to depths in excess of 80 inches below grade.

- Riviera fine sand, 0 to 2 percent slopes (Map Unit 38)
  Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with fine sand, fine sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Wabasso sand, 0 to 2 percent slopes (Map Unit 48)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sand, sandy clay loam and loamy sand present to depths in excess of 80 inches below grade.

- Winder loamy sand (Map Unit 55)
  Sandy and loamy marine deposits found within flats on historic marine terraces, with loamy sand, sands, sandy clay loam, and sandy loam present to depths in excess of 80 inches below grade.

The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing twenty (20) Standard Penetration Test (SPT) borings and twenty (20) auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 15 to 30 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 5 to 7 feet using 3-inch diameter hand (bucket) augers. Further, four (4) SFWMD soil hydraulic conductivity (exfiltration) tests were completed within the site.

Our site visits and field work were performed in the period May 20-25, 2022. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 30 feet of those shown on Figure No. 2. In general, the borings were completed at accessible locations in a wide-spaced grid across the site.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 through 6. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS.

In addition, representative samples were selected for index laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140), and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 through 6.

4.0 GENERAL SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 through 6. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics) followed by very loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC) and clayey fine sands (SC) to depths of about 18-23 feet below grade. At this depth, very loose to loose fine sands (SP) and slightly silty fine sands (SP-SM) were encountered, followed by very loose to dense fine sands (SP) with varying shell content reaching the termination depths of our deeper borings near 30 feet below grade.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 through 6 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 6. As can be seen, at the time of our field work, the groundwater table was encountered at depths ranging from approximately 3.5 to 6.5 feet below the existing ground surface, with this range likely due to similar, minor variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted. We further note that several active flow wells (artesian wells) were observed throughout the property, which may influence the ambient groundwater conditions.

4.3 Soil Hydraulic Conductivity Testing

Four (4) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results (Table 1).

Table 1 - Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	4.5	8.9×10^{-4}	3.3×10^{-5}
EX-2	4.5	6.7×10^{-4}	2.4×10^{-5}
EX-3	5.3	6.7×10^{-4}	2.3×10^{-5}
EX-4	>6 (not encountered)	4.5×10^{-4}	1.5×10^{-5}

The individual soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed mixed-use residential and commercial construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future low-rise residential and commercial construction on conventional shallow foundations following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps, agricultural piping/structures, etc.), backfilling of craters from such features, leveling of uneven terrain, cleaning/filling of ditches, and proofrolling of the building and roadway areas with heavy vibratory compaction equipment.

Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using conventional light-duty or heavy-duty flexible pavement sections with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. In addition, rigid pavements (i.e. concrete atop properly designed base and subgrade sections) will be suitable.

Site preparation is anticipated to consist of the removal of organic topsoil and buried organics, and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

We do note that the groundwater table was encountered at relatively shallow depths at some locations, with some seasonal rise to be expected. In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) and/or the installation of roadway edge underdrains may be required.

5.4 Stormwater Ponds and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar residential development projects St. Lucie County, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Slightly clayey fine sands (SP-SC) and slightly silty fine sands (SP-SM) with fines contents less than 10-15 percent are suitable for structural fill, but will likely be more difficult to compact due to their inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey fine sands (SC) with fines content in excess of 15-18 percent are generally considered undesirable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, these clayey can typically be mixed with sands with less fines content (i.e. less than 5 percent passing the U.S. No. 200 sieve) and likely be used provided that the post-mixing fines content is not greater than 10 percent.

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

If it is attempted to blend the more clayey soils with the sands containing less fines, we would recommend obtaining post-mix samples for laboratory determination of moisture contents, fines content, in addition to optimum moisture contents/maximum density relationships, so as to determine whether the soils were sufficiently mixed, and to provide guidelines for placement and compaction procedures. For the more clayey fill materials, it will be prudent to compact the soils within 1 to 2 percent of the materials' optimum moisture contents. Nevertheless, once excavated and/or dredged, we recommend that all soils be stockpiled as high as possible so as to increase the rate of drainage, prior to placement and compaction.

Further, mechanical manipulation (e.g. disking, point-plowing, etc.) can typically be used to mixed and dry clayey soils. If the clayey soils remain saturated they could be used in non-structural areas.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 through 6, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation Engineering Design & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER G. ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER

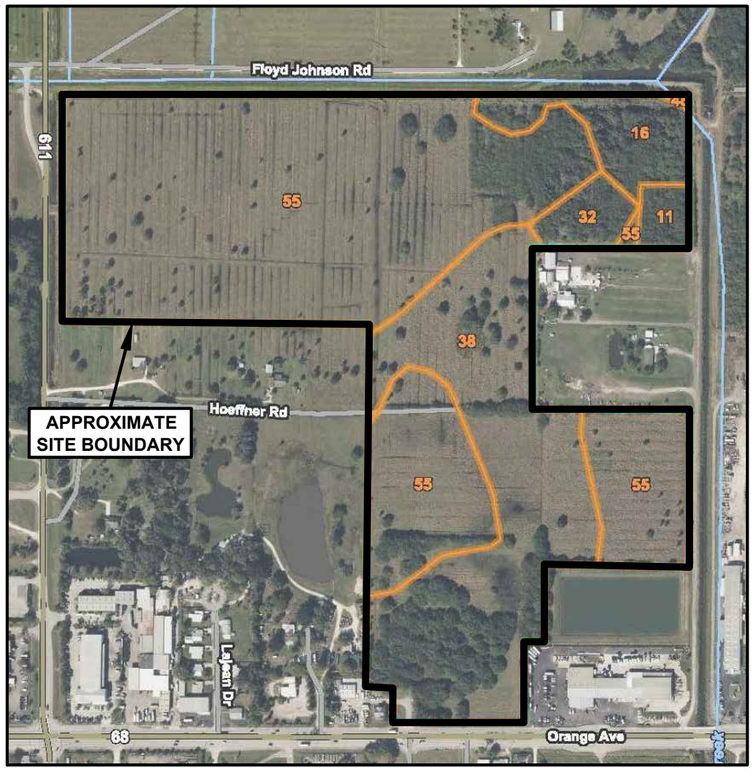
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
5/26/22

2021 AERIAL PHOTOGRAPH

USGS QUADRANGLE MAP OF "FT. PIERCE NW, FL"

USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 7 Township 35 South, Range 40 East

ST. LUCIE COUNTY PROPERTY APPRAISER

Parcel ID 2407-221-0001-000-1 (31.76 acres)
Parcel ID 2407-212-0001-000-3 (19.45 acres)
Parcel ID 2407-211-0001-000-0 (8.47 acres)
Parcel ID 2407-231-0000-000-5 (18.36 acres)
Parcel ID 2407-241-0001-000-3 (10.37 acres)

USDA NRCS SOIL TYPES WITHIN SITE BOUNDARY

Map Unit 11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
Map Unit 16: Hilolo loamy sand, 0 to 2 percent slopes
Map Unit 32: Pineda sand, 0 to 2 percent slopes
Map Unit 38: Riviera fine sand, 0 to 2 percent slopes
Map Unit 48: Wabasso sand, 0 to 2 percent slopes
Map Unit 55: Winder loamy sand

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

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SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Figure No. 1**

LEGEND

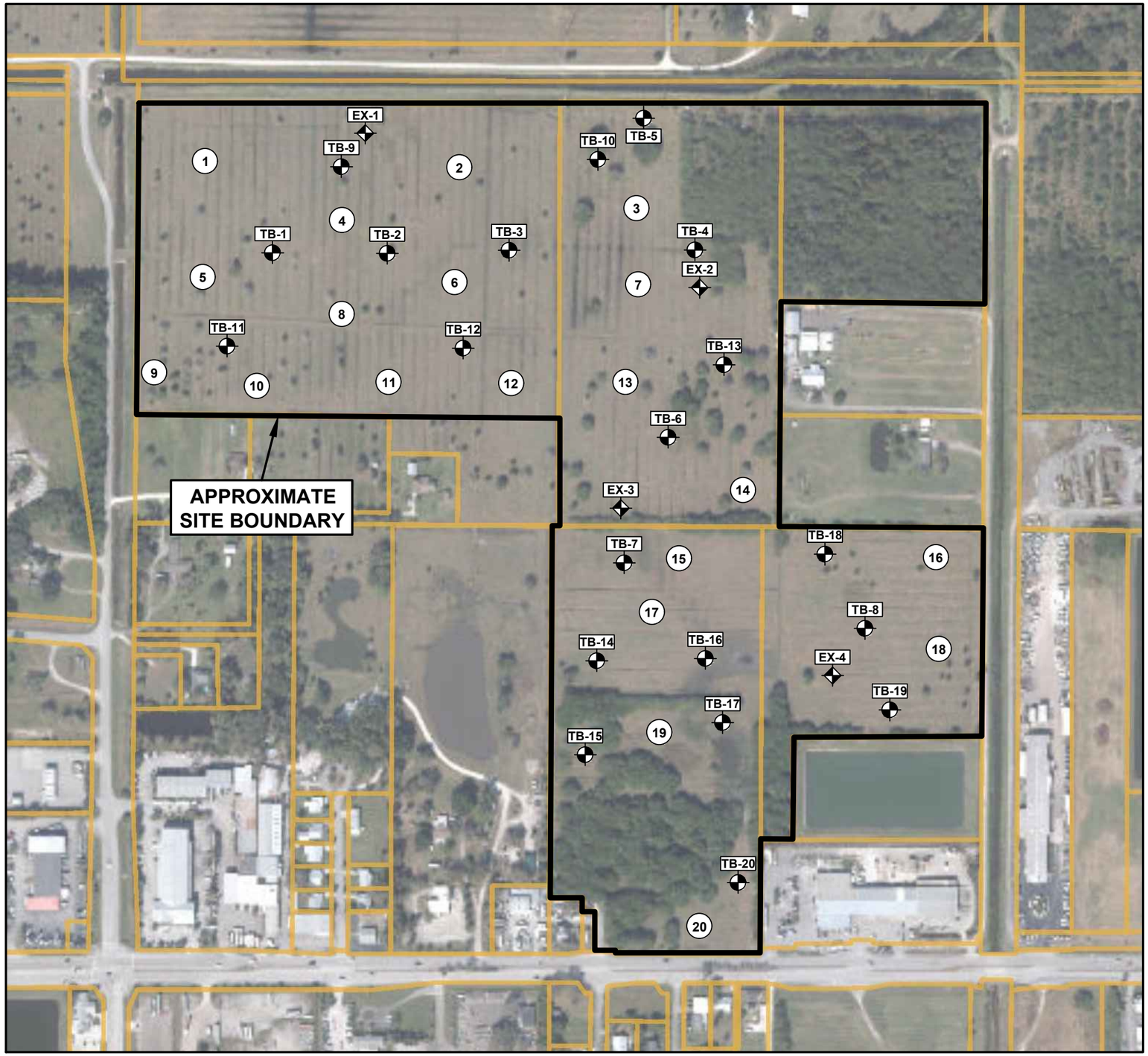
TB-# — Standard Penetration Test Boring

(#) — Hand Auger Boring

EX-# — SFWMD Exfiltration Test (Usual Open Hole, Constant-Head)

NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. as such, the shown field work locations should be considered accurate only to the degree implied by the method of measurement used.



NORTH

NOT TO SCALE

Graphical source:
St. Lucie County Property Appraiser

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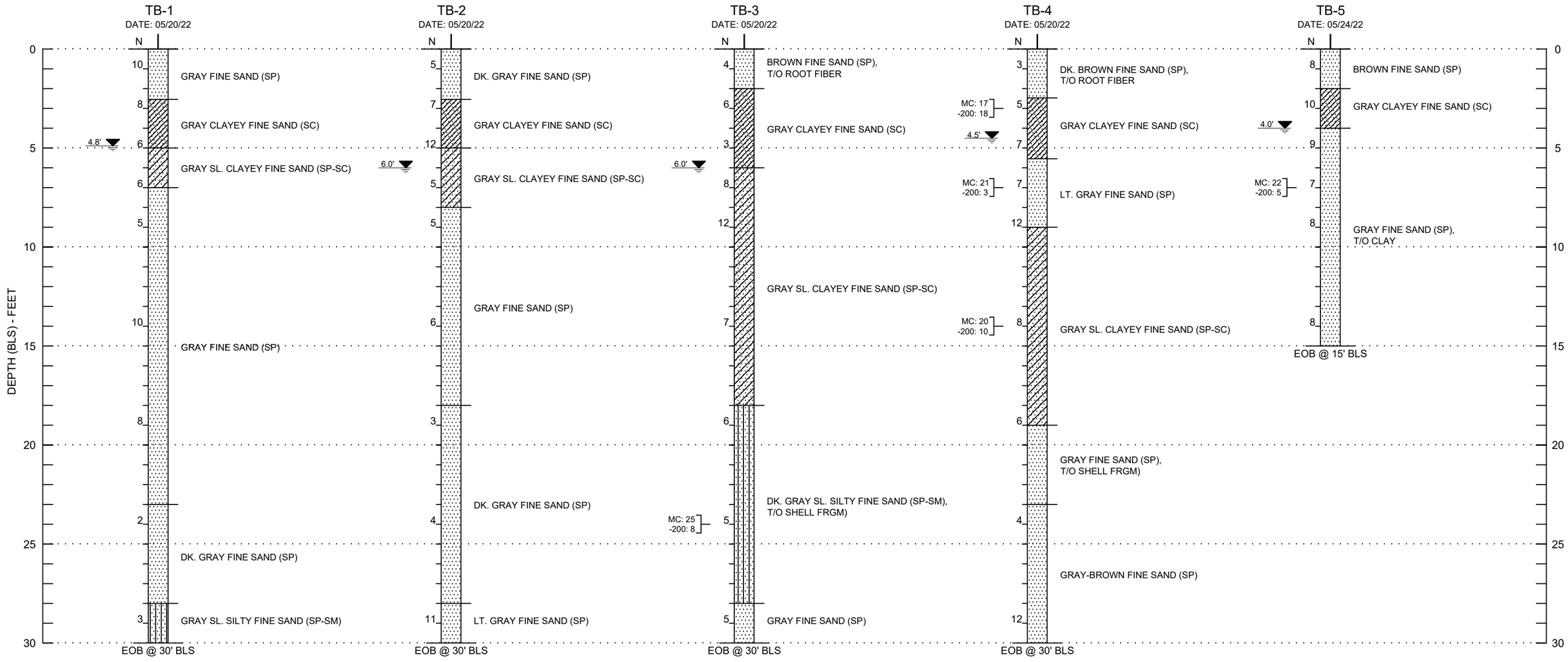
FIELD WORK LOCATION PLAN

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Figure No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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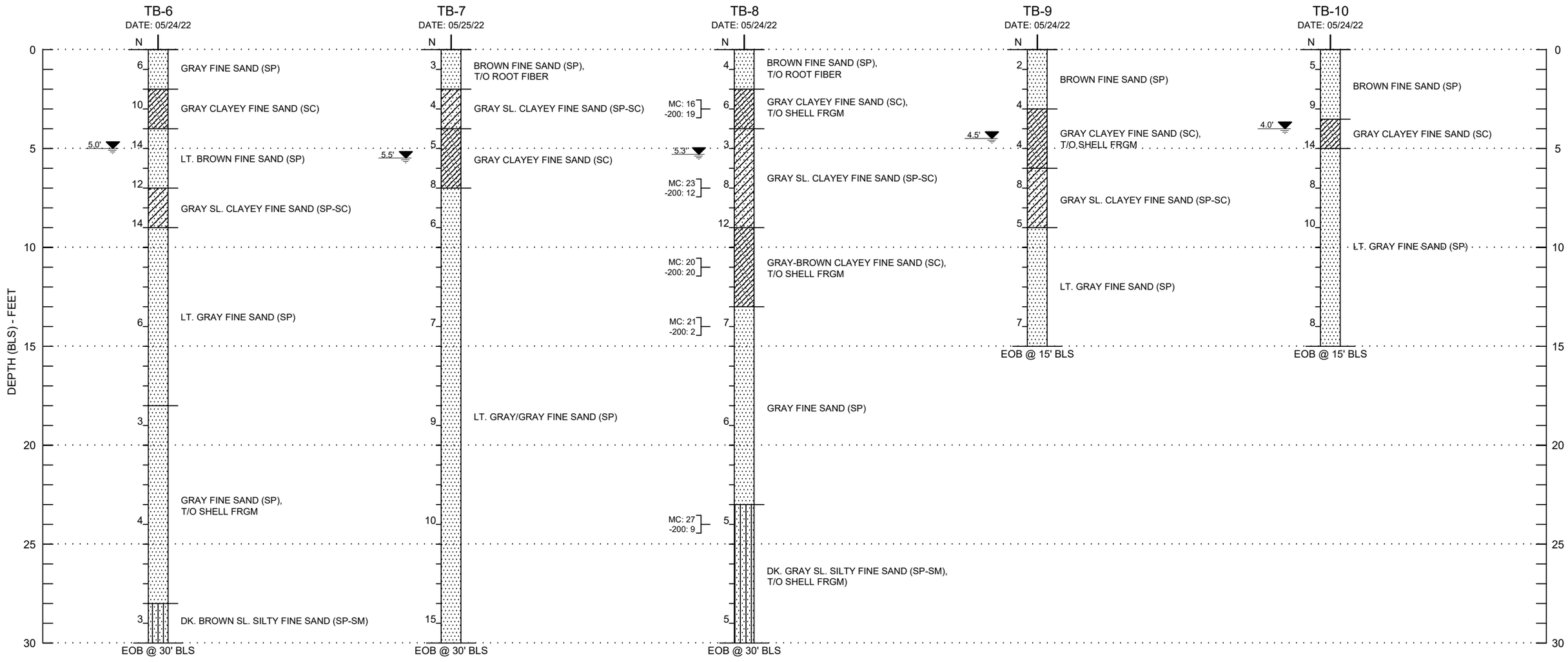
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 1**



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- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
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HAB	HAND AUGER BORING (ASTM D1452)
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
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FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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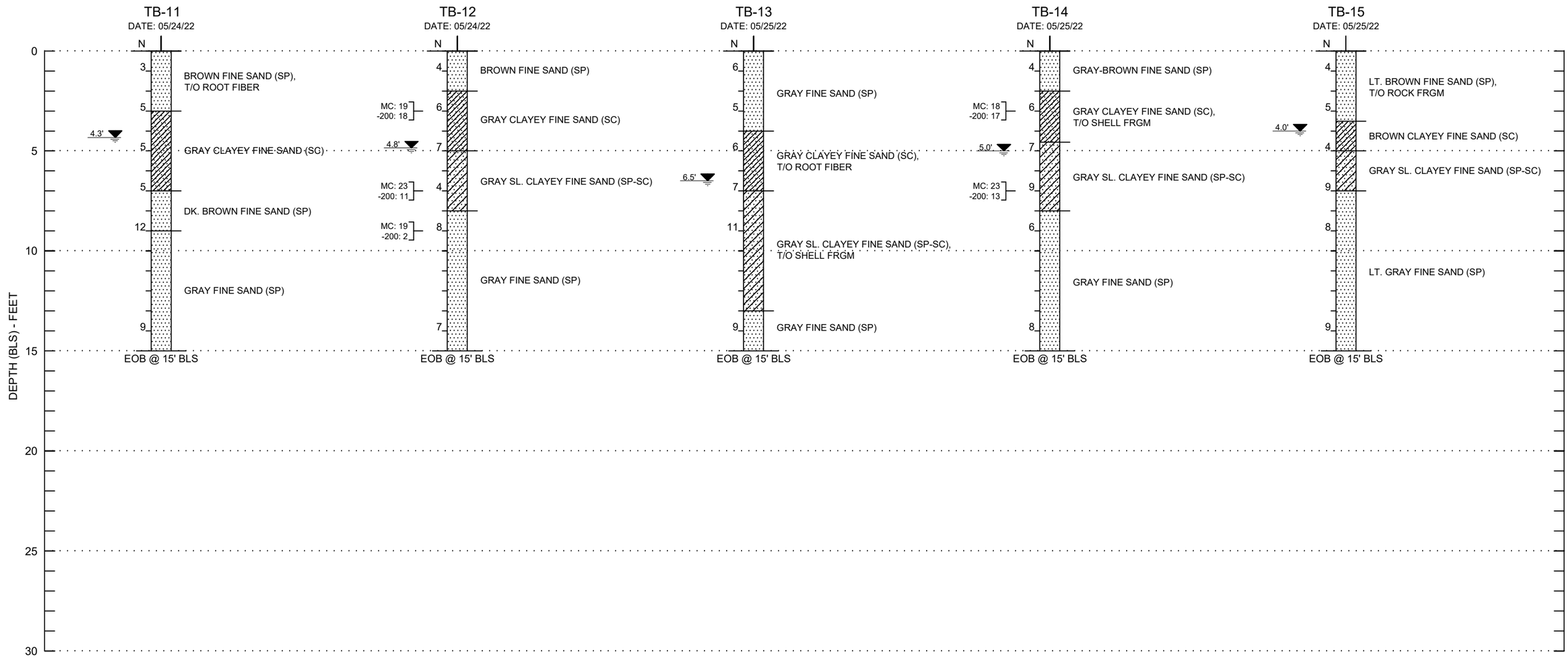
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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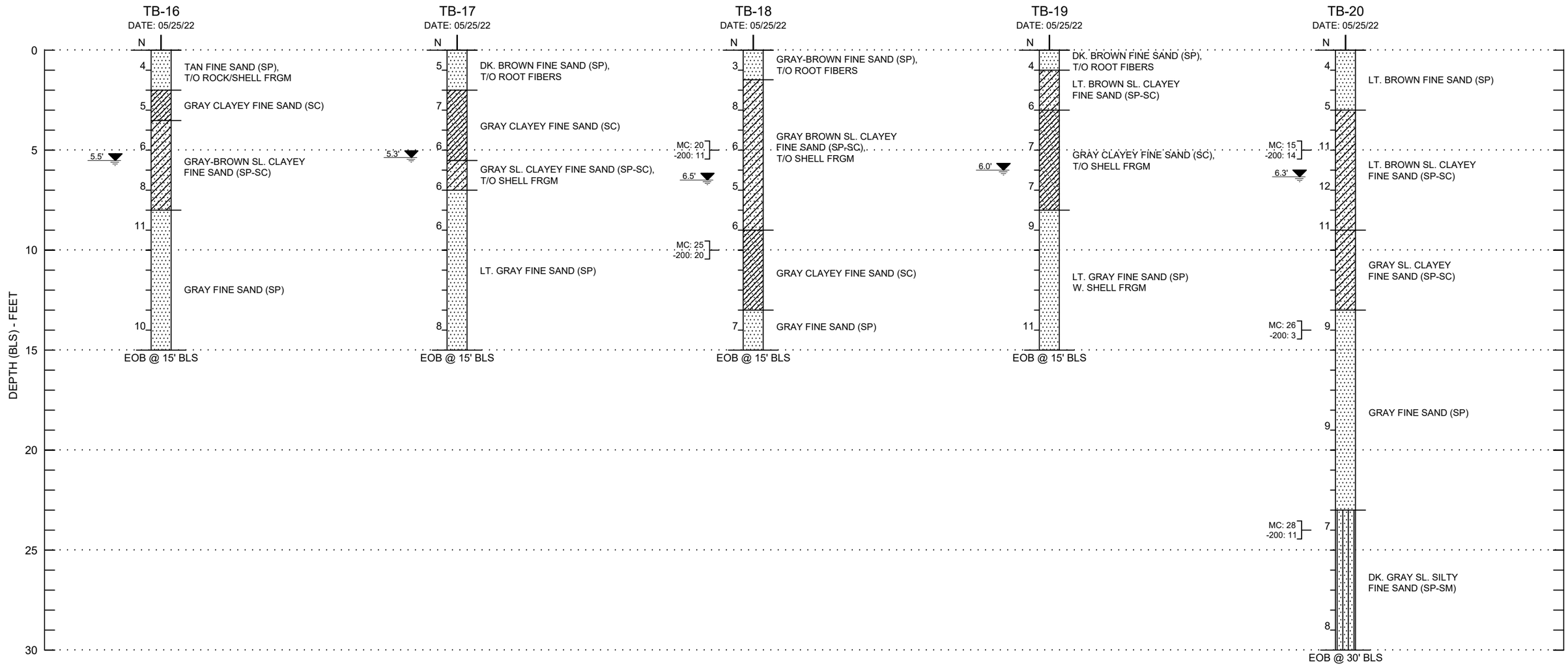
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 3**



SOIL GRAPHICAL LEGEND:

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N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION
	EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
INSIDE DIAMETER: 1.375"
OUTSIDE DIAMETER: 2.0"
LENGTH: 24"
SPT HAMMER:
AVERAGE DROP: 30"
WEIGHT: 140 LBS
TYPE: SAFETY/MANUAL

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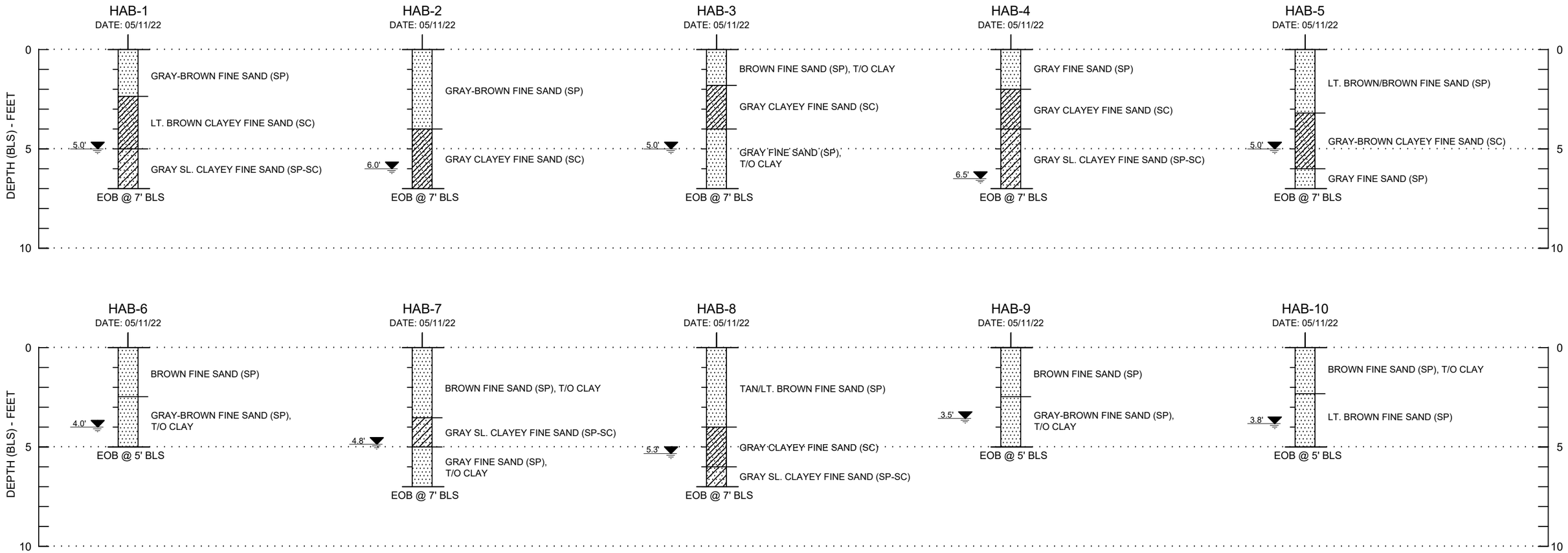
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 4**



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- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

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- LENGTH: 24"

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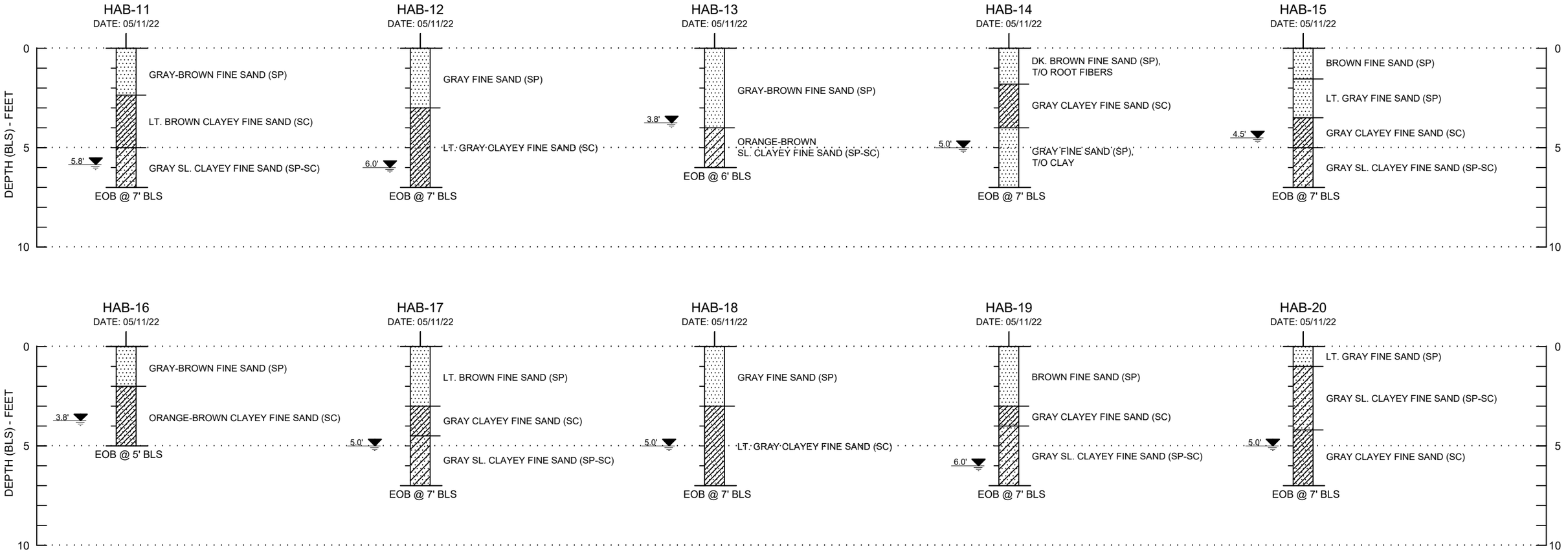
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 5**



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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 6**

APPENDIX I

USDA NRCS Web Soil Survey Summary Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

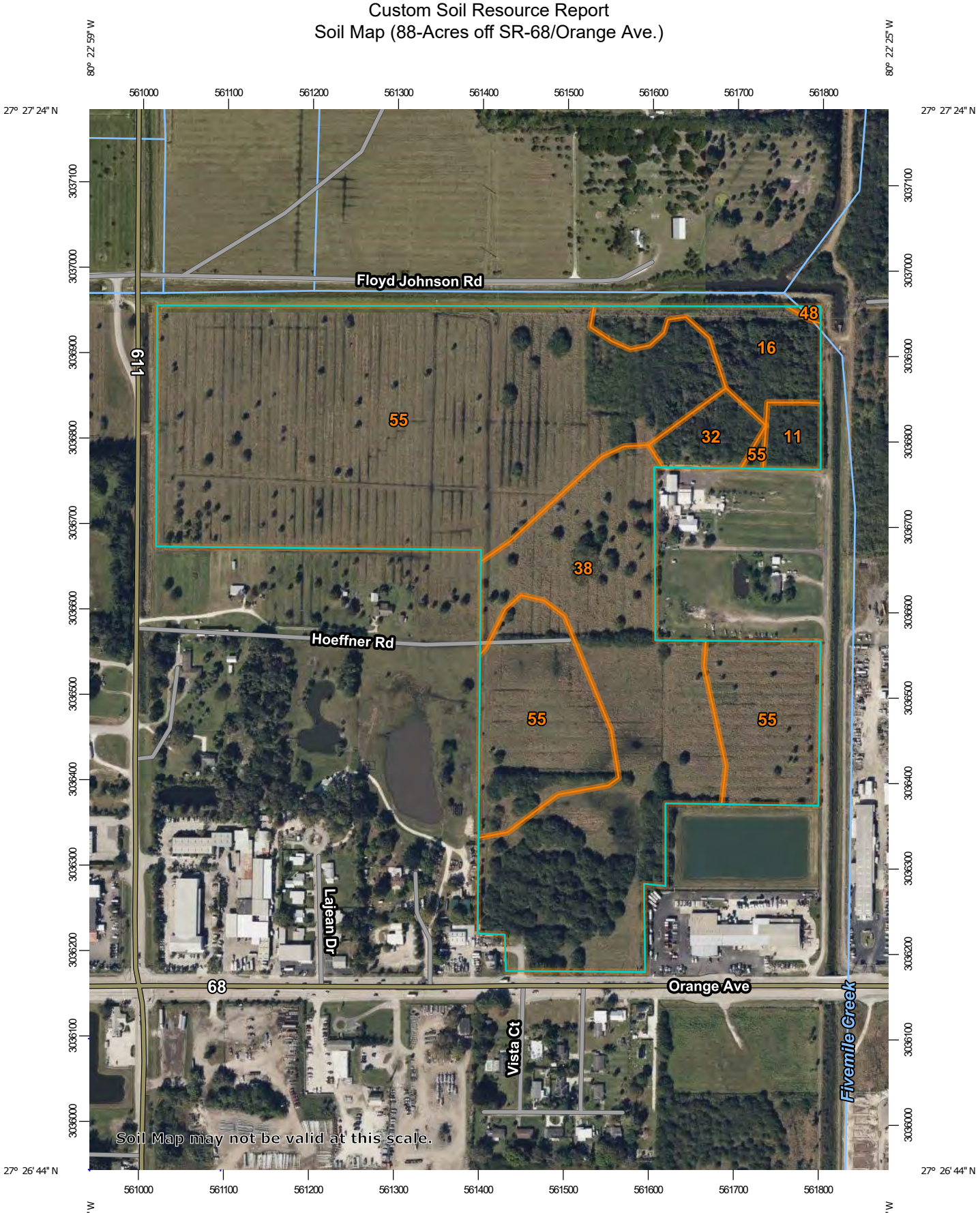
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

88-Acres off SR-68/Orange Ave.

May 10, 2022

Custom Soil Resource Report
Soil Map (88-Acres off SR-68/Orange Ave.)



Map Scale: 1:6,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (88-Acres off SR-68/ Orange Ave.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	1.3	1.5%
16	Hilolo loamy sand, 0 to 2 percent slopes	4.5	5.3%
32	Pineda sand, 0 to 2 percent slopes	2.0	2.3%
38	Riviera fine sand, 0 to 2 percent slopes	23.8	28.1%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
55	Winder loamy sand	53.0	62.6%
Totals for Area of Interest		**84.7**	**100.0%**

Map Unit Descriptions (88-Acres off SR-68/ Orange Ave.)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwd
Elevation: 0 to 70 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy alluvium

Typical profile

A - 0 to 11 inches: loamy sand
Btg - 11 to 40 inches: sandy clay loam
Btkg - 40 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 14 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Minor Components

Kaliga

Percent of map unit: 4 percent
Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

32—Pineda sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x1nb

Elevation: 0 to 100 feet
Mean annual precipitation: 47 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 19 inches: sand
Bw - 19 to 35 inches: sand
Btg/E - 35 to 38 inches: sandy loam
Btg - 38 to 60 inches: sandy loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 6 percent

Landform: — error in exists on —
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Valkaria

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

38—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 80 percent

Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Wabasso

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Floridana

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

48—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

55—Winder loamy sand

Map Unit Setting

National map unit symbol: 1jpwk
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Winder, drained and bedded, and similar soils: 67 percent
Winder, hydric, and similar soils: 15 percent
Minor components: 18 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder, Drained And Bedded

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand

E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: No

Description of Winder, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None

Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Hallandale

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Floridana

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Winder, shell substratum, hydric

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Wabasso, gravelly substratum

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

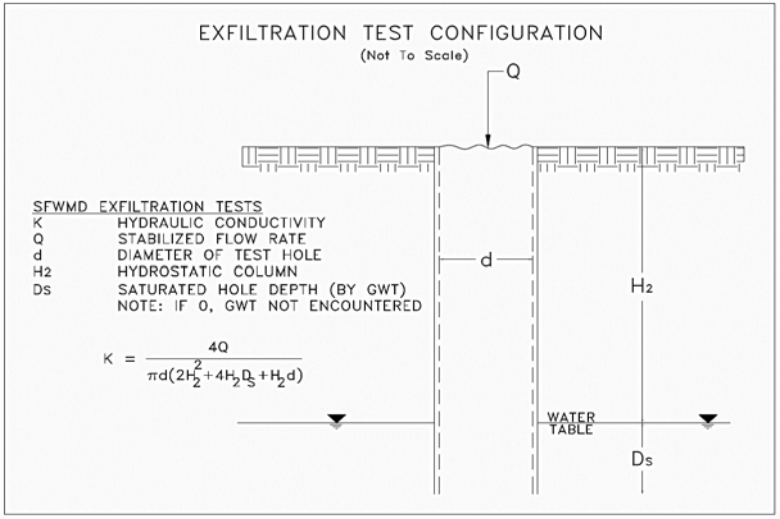
Soil Hydraulic Conductivity Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	85F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/24/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4.5	
SATURATED HOLE DEPTH (FEET): D_s =	1.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	4	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.40	
"STABILIZED" FLOW RATE (CFS): Q =	**8.9E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**3.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 36	Gray fine sand (SP)
36 - 72	Gray clayey fine sand (SC)
Groundwater encountered 54 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

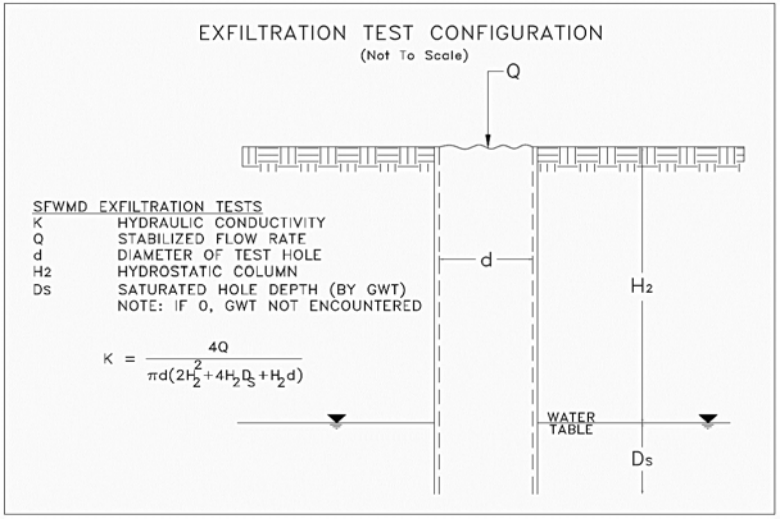
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	80F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/20/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4.5	
SATURATED HOLE DEPTH (FEET): D_s =	1.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.4E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 30	Dark gray fine sand (SP), t/o organics
30 - 66	Gray clayey fine sand (SC)
66-72	Light gray slightly clayey fine sand (SP-SC)
Groundwater encountered 54 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

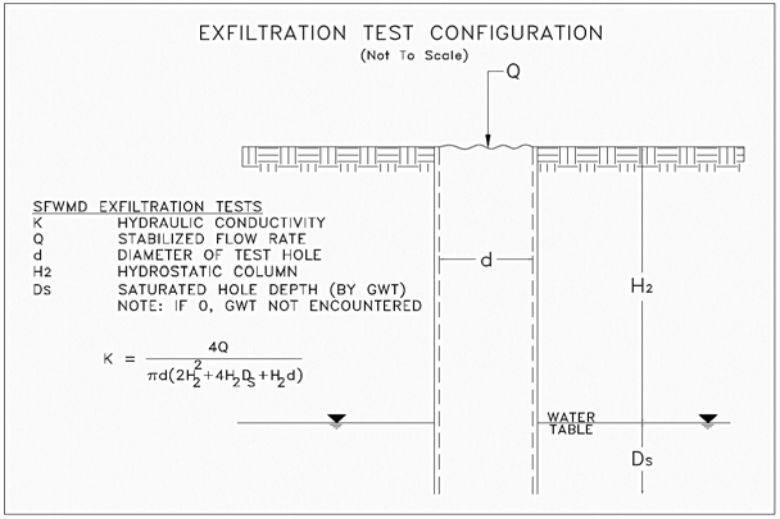
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-3**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	88F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/25/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.3	
SATURATED HOLE DEPTH (FEET): D_s =	0.7	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 24	Brown fine sand (SP), t/o roots/organics
24 - 48	Gray slightly clayey fine sand (SP-SC)
48 - 72	Gray clayey fine sand (SC)
Groundwater encountered 64 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

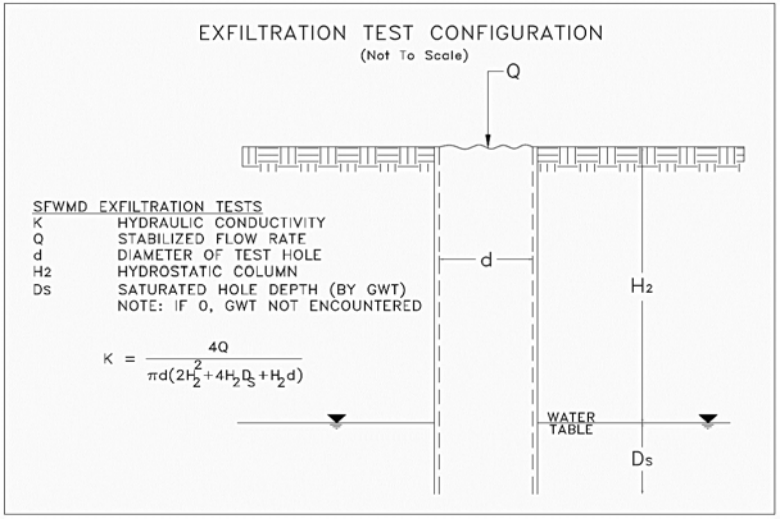
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-4**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	83F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/24/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	+
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.20	
"STABILIZED" FLOW RATE (CFS): Q =	**4.5E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**1.5E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 2	Topsoil
2 - 36	Dark brown fine sand (SP), t/o roots
36 - 72	Gray clayey fine sand (SC)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

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IIGER03135.0MRP

Beach/Dune Protection Plan - N/A

Lighting Plan - N/A

Design Review - N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RU (SLC)	RS-2 (SLC)
South	Commercial/Industrial	I (FP) IND, RU, COM (SLC)	I-3 (FP) IL, RS-2, CG (SLC)
East	Industrial	CI, I (FP) IND (SLC)	I-1 (FP) IL, (SLC)
West	Commercial/Industrial	MXD (SLC)	CG, IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/GC	E-2/C-3	18 du/ac & 1 FAR	84.7 Acres	Zone X
****Proposed**	RH/GC	PD	9.88 du/ac & 1 FAR	84.7 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 208,000 Gallons Per Day (Residential) & 2,564.5 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 396,396 Gallons Per Day (Residential) & 48,530 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day -190,216 Gallons Per Day (Residential) & - 46,153 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 396,396 Gallons Per Day (Residential) & 38,824 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day -190,216 Gallons Per Day (Residential) & - 36,447 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,409	2,315	- 94
Urban District	5 acres per 1,000 people	9,638	9,261	- 337
Community	2.5 acres per 1,000 people	19,276	18,522	- 754
Neighborhood	1.36 acres per 1,000 people	35,434	34,049	- 1,385

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.60 Miles	0.50 Miles
Current Zoning/FLU Enrollment Demand	451	1,052
****Proposed Zoning/FLU Enrollment Demand**	237	552
****Change in Demand**	- 214	- 500

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	26 Yards
****Proposed Zoning/FLU**	106 Yards
***Change in Demand**	+ 80 Yards

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

Impact	See Stormwater Statement

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	13,068	370/1,212
****Proposed Zoning/FLU**	5,966	344/479
***Change in Demand**	Trips -7,102	Trips - 26 / -733
Impact to Capacity	None	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 800 Single Family: Multifamily:
Non-residential (square footage): 20,516
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 4918 Orange Avenue, 5220 Orange Avenue, & TBD
2. Property Tax ID(s): 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5
3. Total Acreage: 84.7 Acres
4. Existing Future Land Use Designation: RH, High Density Residential/GC, Commercial General (Upon Annexation)
5. Existing Zoning Classification: E-2, Residential Single-Family 2 du/ac / C-3, General Commercial (Upon Annexation)
6. Proposed Zoning Classification: PD, Planned Development
7. Other applications being submitted concurrent with this application, if any: Annexation

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: See Attached Narrative

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RU (SLC)	RS-2 (SLC)
South	Commercial/Industrial	I (FP) IND, RU, COM (SLC)	I-3 (FP) IL, RS-2, CG (SLC)
East	Industrial	CI, I (FP) IND (SLC)	I-1 (FP) IL, (SLC)
West	Commercial/Industrial	MXD (SLC)	CG, IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/GC	E-2/C-3	18 du/ac & 1 FAR	84.7 Acres	Zone X
Proposed	RH/GC	PD	9.88 du/ac & 1 FAR	84.7 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 208,000 Gallons Per Day (Residential) & 2,564.5 Gallons Per Day (Commercial)
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Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	See Stormwater Statement

III. Transportation Analysis

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

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	13,068	370/1,212
Proposed Zoning	5,966	344/479
Change in Demand	Trips -7,102	Trips - 26 / -733
Impact to Capacity	None	

12. Name of Owner(s): Cypress Knee, LLC
Mailing Address: 5500 Orange Ave
City Fort Pierce State Florida Zip 34947
Phone # _____
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: _____

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.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.

Tod Mowery
Applicant's Signature Date

TBD Fort Pierce, Florida 34950

Address State Zip

772-742-1555

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.

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.**jfogroupinc**.com

June 14, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Suchman AB (Ft. Pierce) - Rezoning & Capacity Analysis – Traffic Statement
Parcel IDs 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3 /-231-0000-000-5

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Zoning Atlas Map Amendment and Capacity Analysis applications associated with ±84.7 acres being annexed into the City of Fort Pierce. The site is located at the northeast corner of Jenkins Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3/-231-0000-000-5.

The Existing Future Land Use designation on ±8.91 acres is Commercial (COM) with a Commercial General (CG) Zoning designation and the Existing Future Land Use designation on ±75.79 acres is Residential Urban (RU) with a Residential Single-Family-2 (RS-2) Zoning designation in unincorporated St Lucie County. Figure 2 includes a map showing the current FLU and Zoning designation in St. Lucie County.

Figure 1 : Project Location

The Future Land Use designation upon annexation is expected to be General Commercial (GC) with a General Commercial Zone (*C-3*) Zoning Designation on ±8.91 acres and a Future Land Use designation of Low Density Residential (RL) with Residential single-family—two units per acre (E-2) Zoning designation on ±75.79 acres in the City of Fort Pierce.

The proposed Future Land Use designation is General Commercial (GC) on ±4.53 acres and Medium Density Residential (RM) on ±80.17 acres. The proposed Zoning Classification on all parcels is Planned Development Zone (PD).

According to Sec. 125-212. of the City's Land Development Code: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by the land development code. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. The approval of planned development rezoning rests with the city commission.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

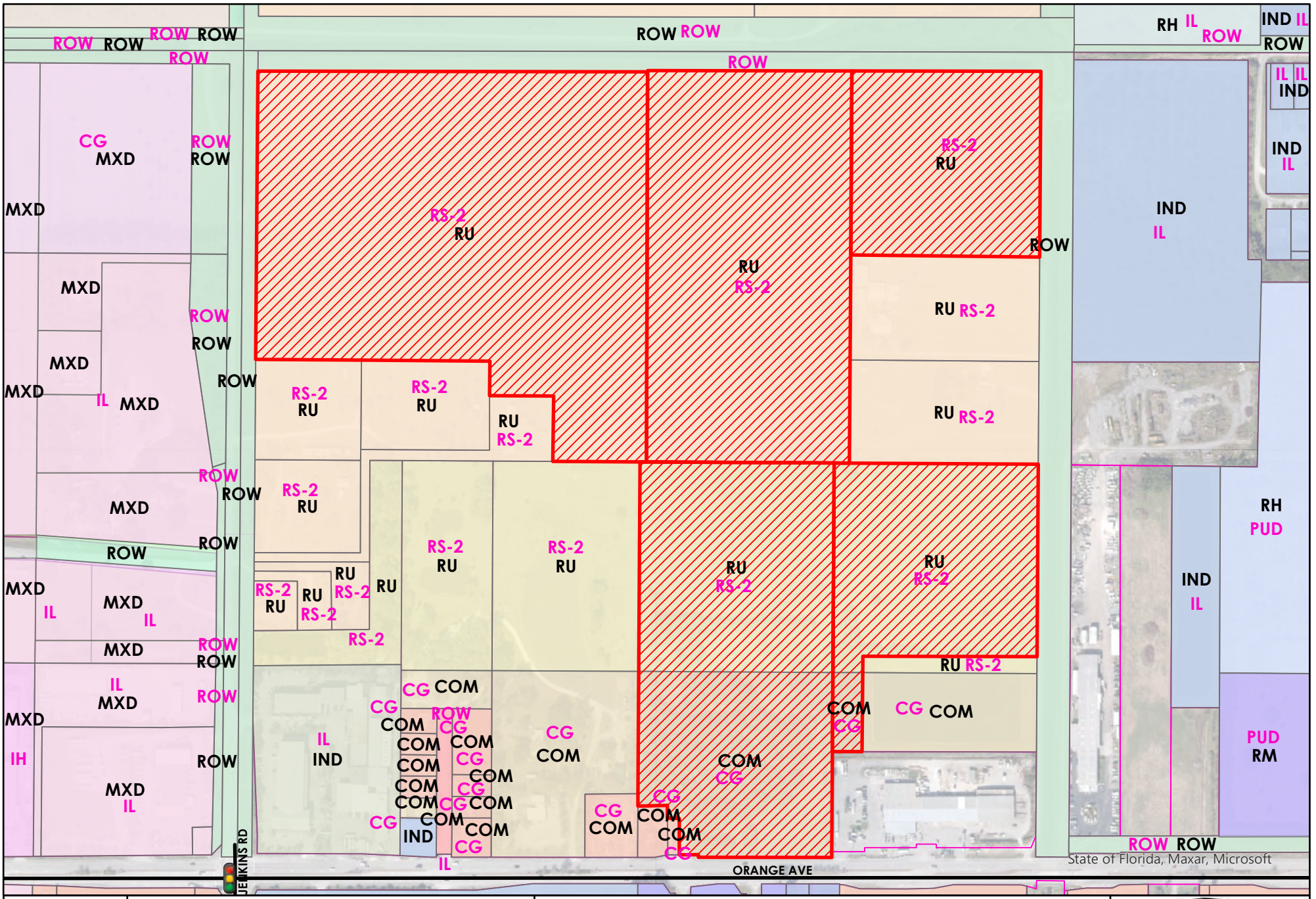

Figure 2:
CURRENT FUTURE LAND USE & ZONING
SUCHMAN

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Single-Family Detached	210	9.43	26%	74%	0.70	63%	37%	0.94
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51
Strip Retail Plaza (<40k)	822	54.45	60%	40%	2.36	50%	50%	6.59

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM & RU FLU With CG & RS-2 Zoning [County Existing] → RL & GC FLU With E-2 & C-3 Zoning [Upon Annexation]								
Retail	388,120[1] SF	14,364	202	124	326	634	686	1,320
Residential	152[2] DUs	1,433	28	78	106	90	53	143
	Σ	15,797	230	202	432	724	739	1,463
Pass-By	19%	2,729	38	24	62	120	131	251
Net Current Zoning		***13,068***	***192***	***178***	***370***	***604***	***608***	***1,212***
RM & GC FLU With PD Zoning [Proposed]								
Retail	19,016[3] SF	1,035	27	18	45	63	62	125
Residential	793[4] DUs	5,345	76	241	317	255	149	404
	Σ	6,380	103	259	362	318	211	529
Pass-By	40%	414	11	7	18	25	25	50
Net Proposed Zoning		***5,966***	***92***	***252***	***344***	***293***	***186***	***479***
Net Traffic		***(7,102)***	***(100)***	***74***	***(26)***	***(311)***	***(422)***	***(733)***

[1] 8.91 Acres X 43,560 SF X 1.0 FAR
[2] 75.79 Acres X 2 DU/Acre
[3] Proposed PD Plan
[4] 80.17 Acres X 9.88 DU/Acre

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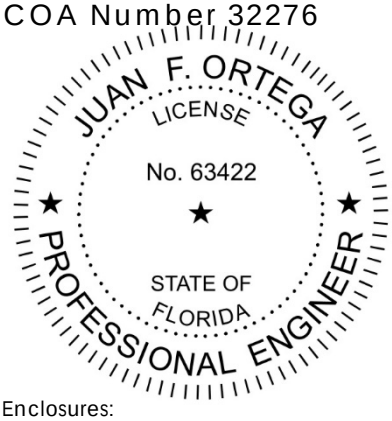
The proposed Zoning for the Suchman property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Suchman property will not be expected to generate additional traffic. Therefore, the proposed Suchman property application will be in compliance with the *City of Fort Pierce Land Development Code.*

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: Rezoning & Capacity Applications Excerpt

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 14, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

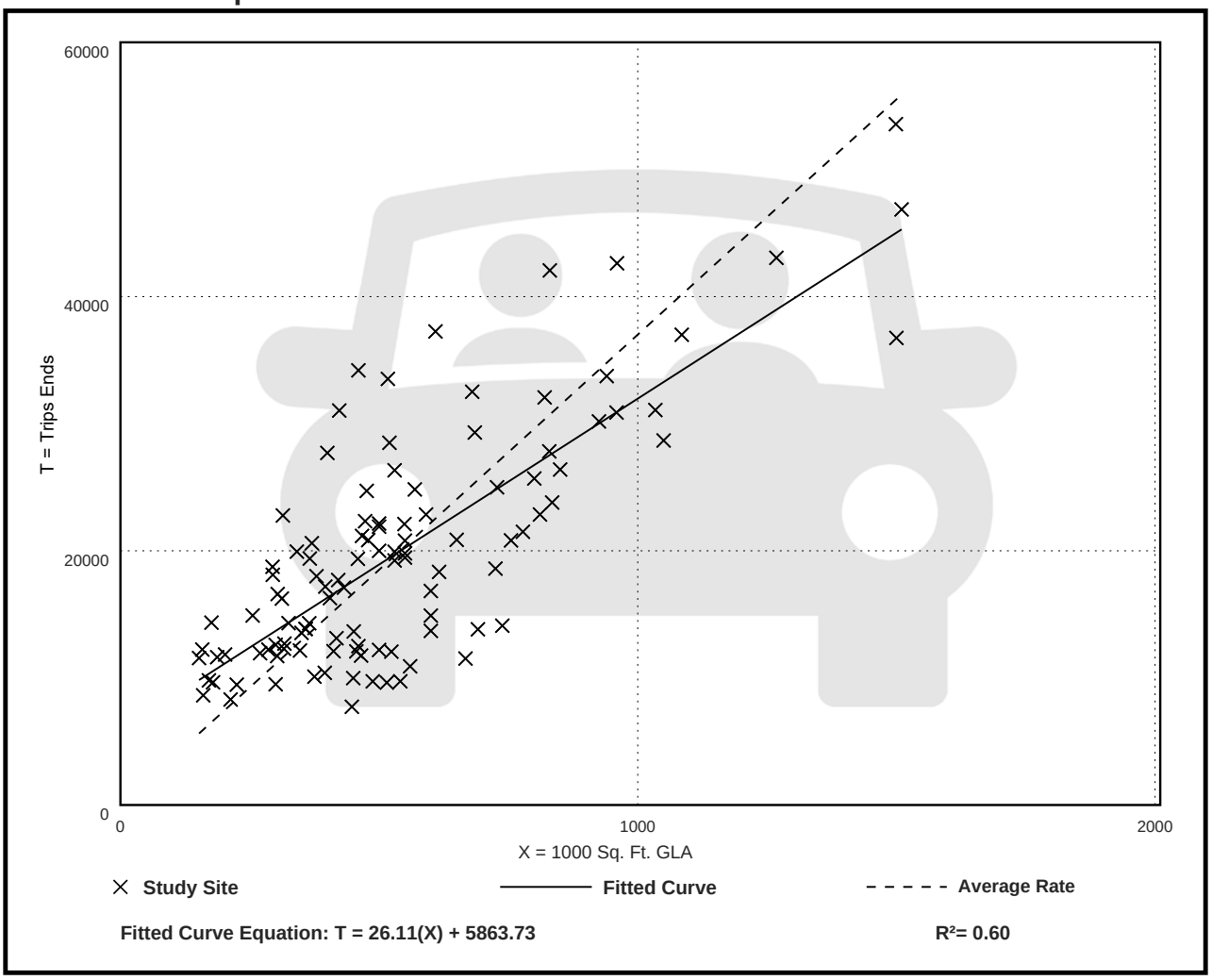
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

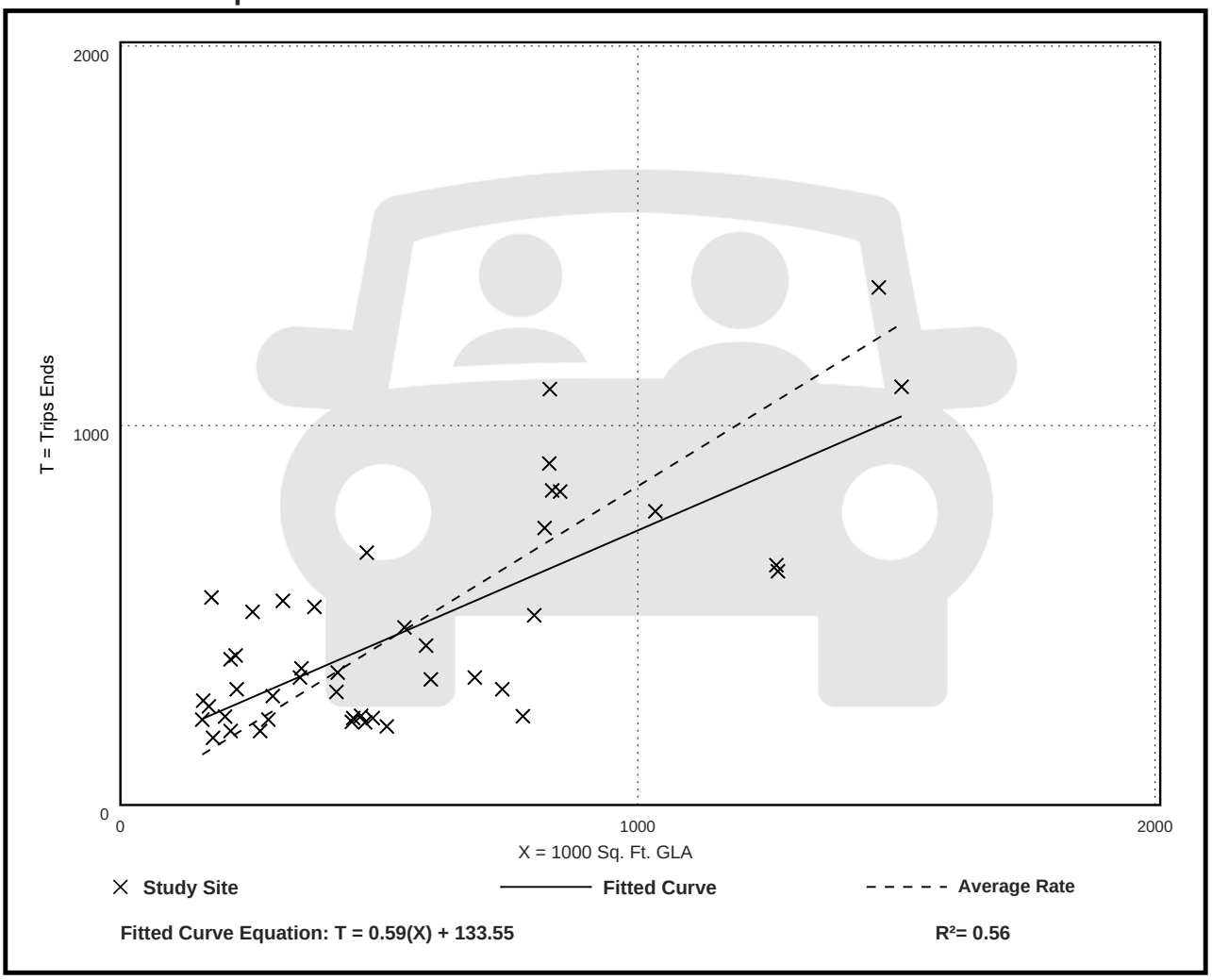
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

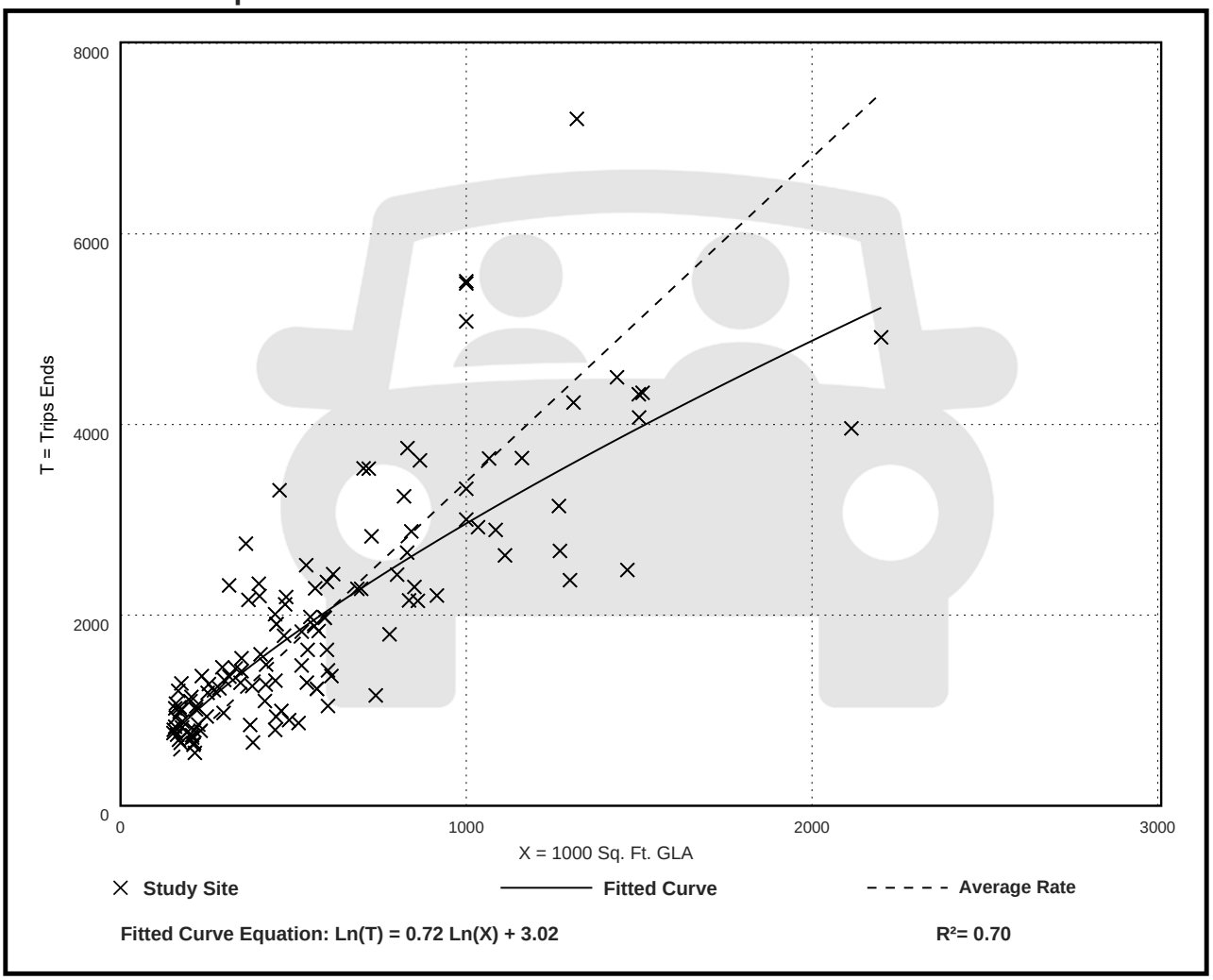
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

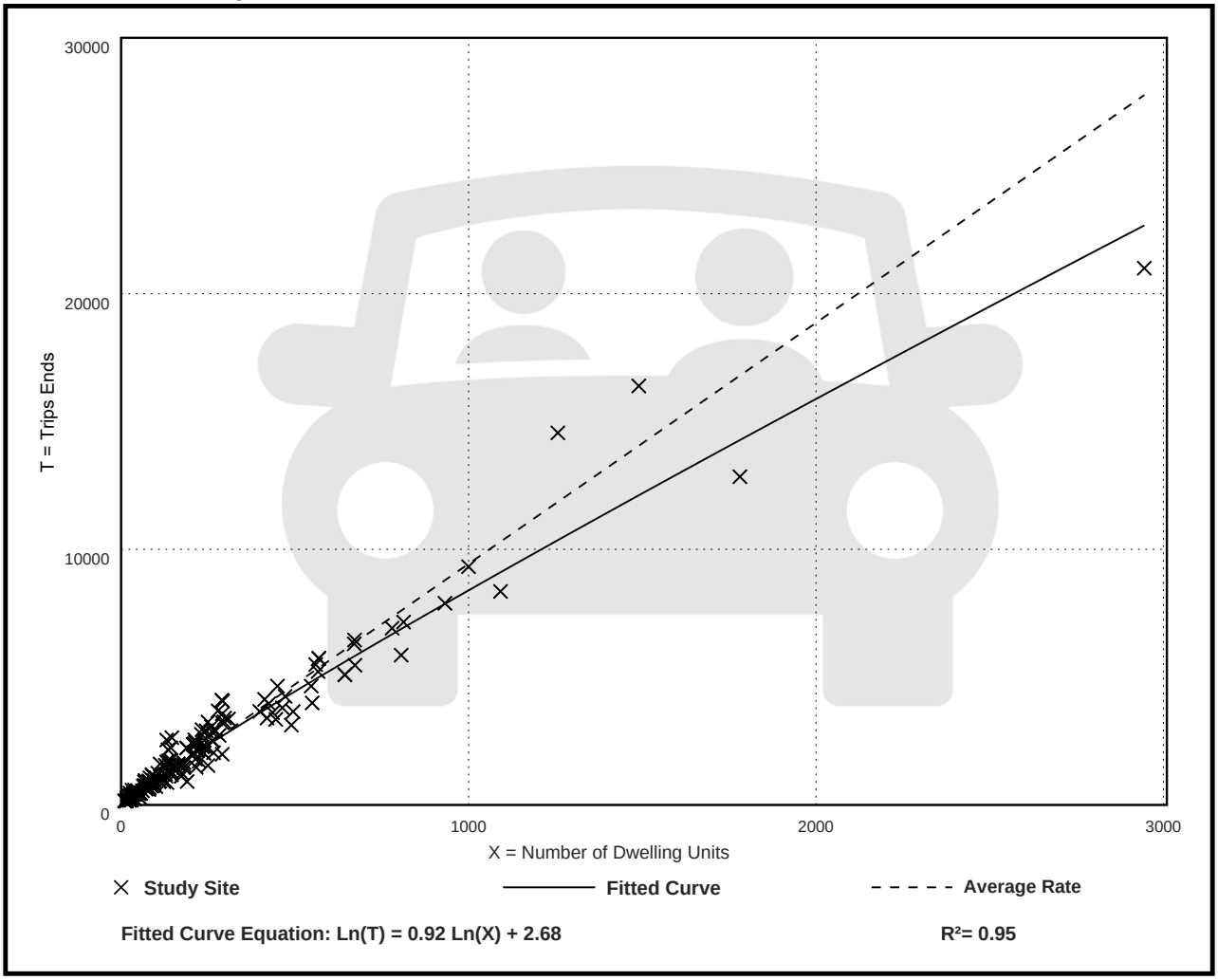
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

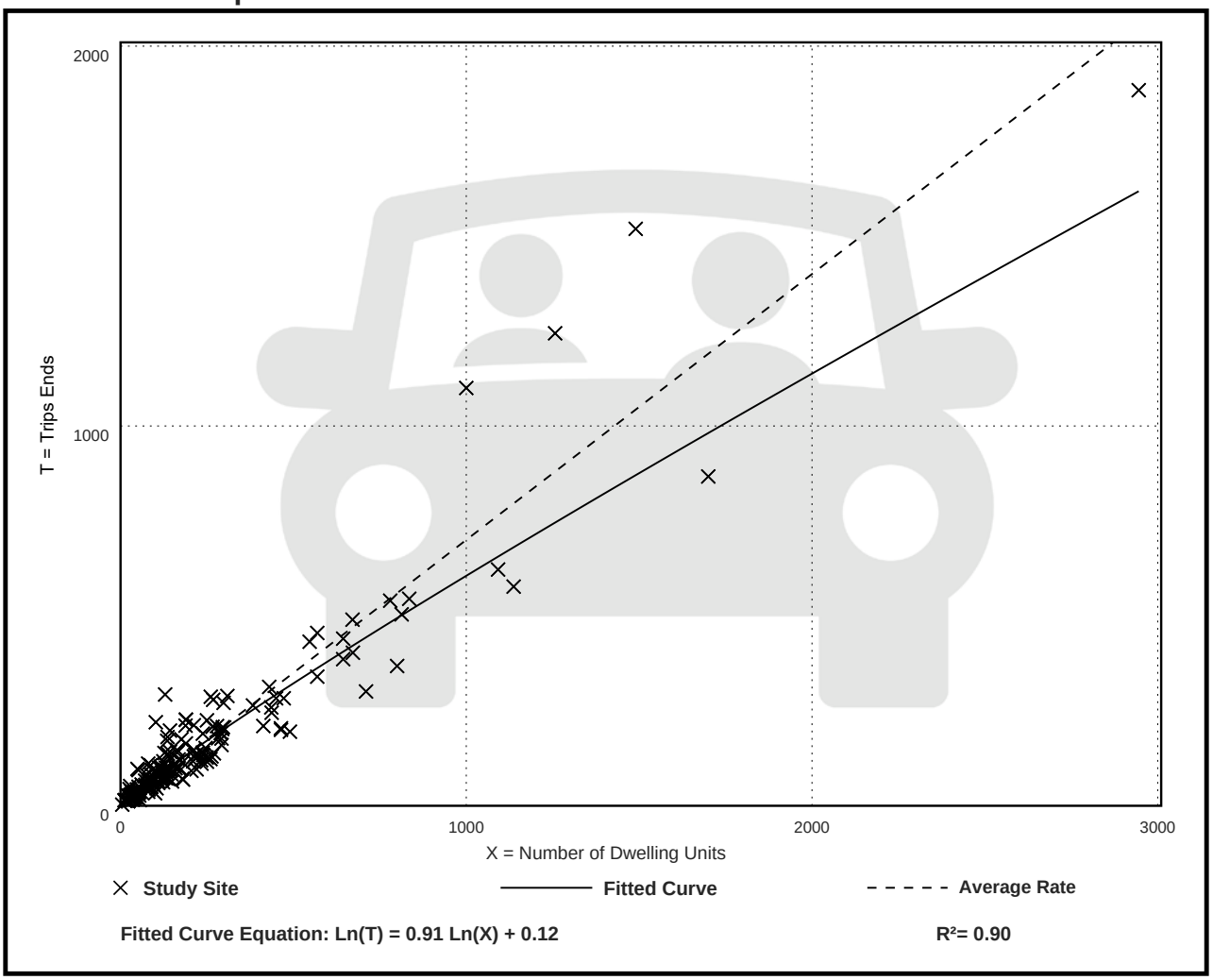
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



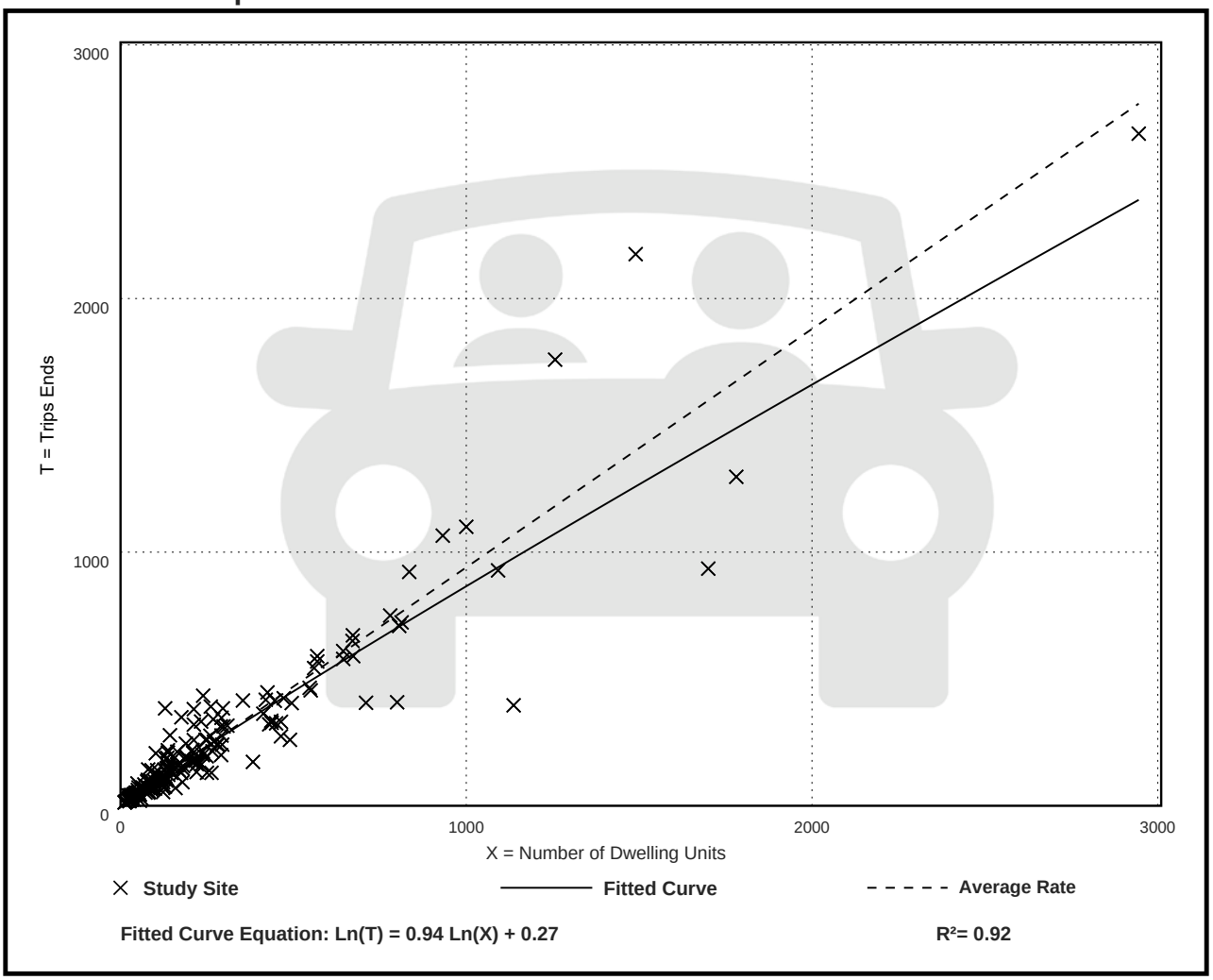
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

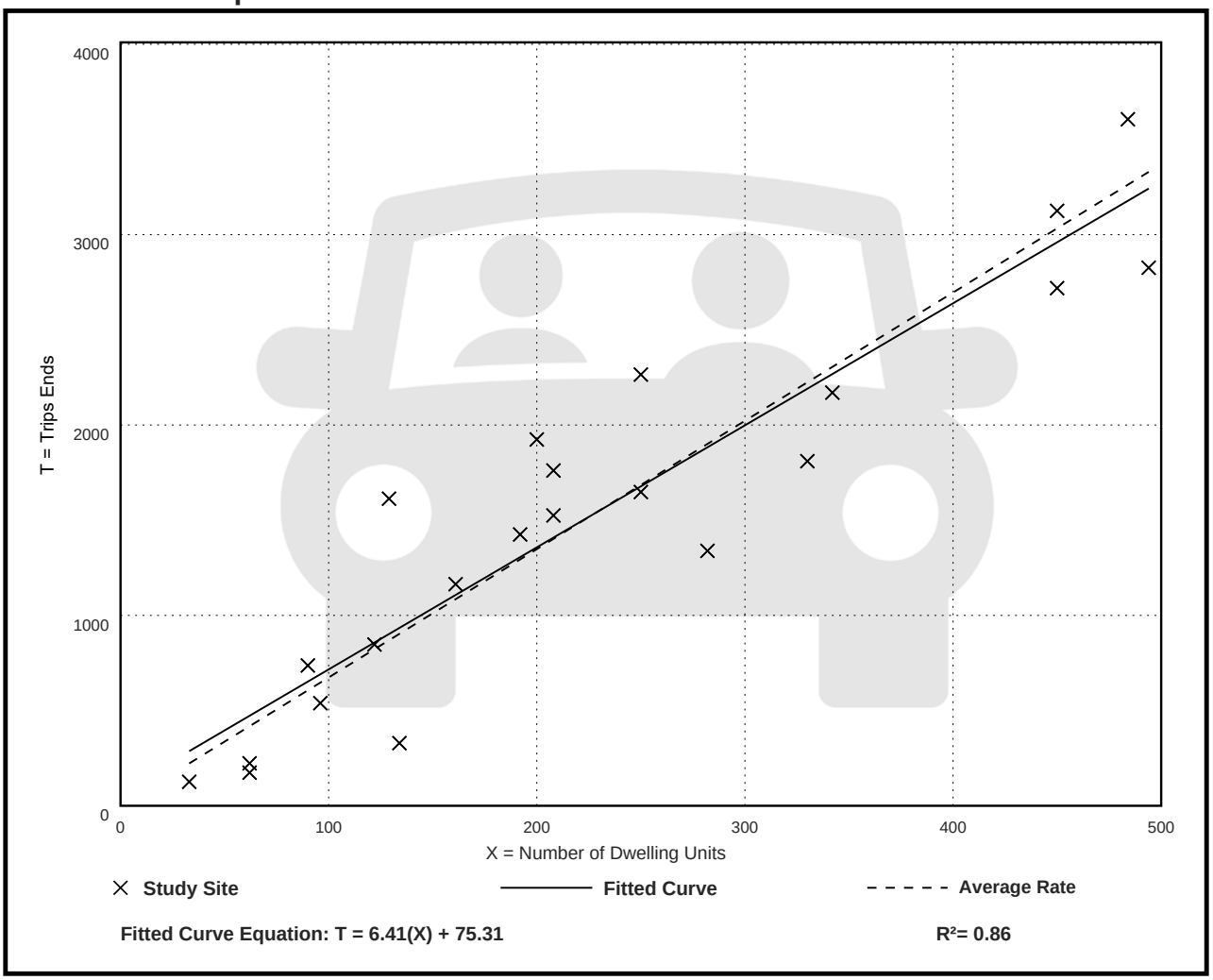
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

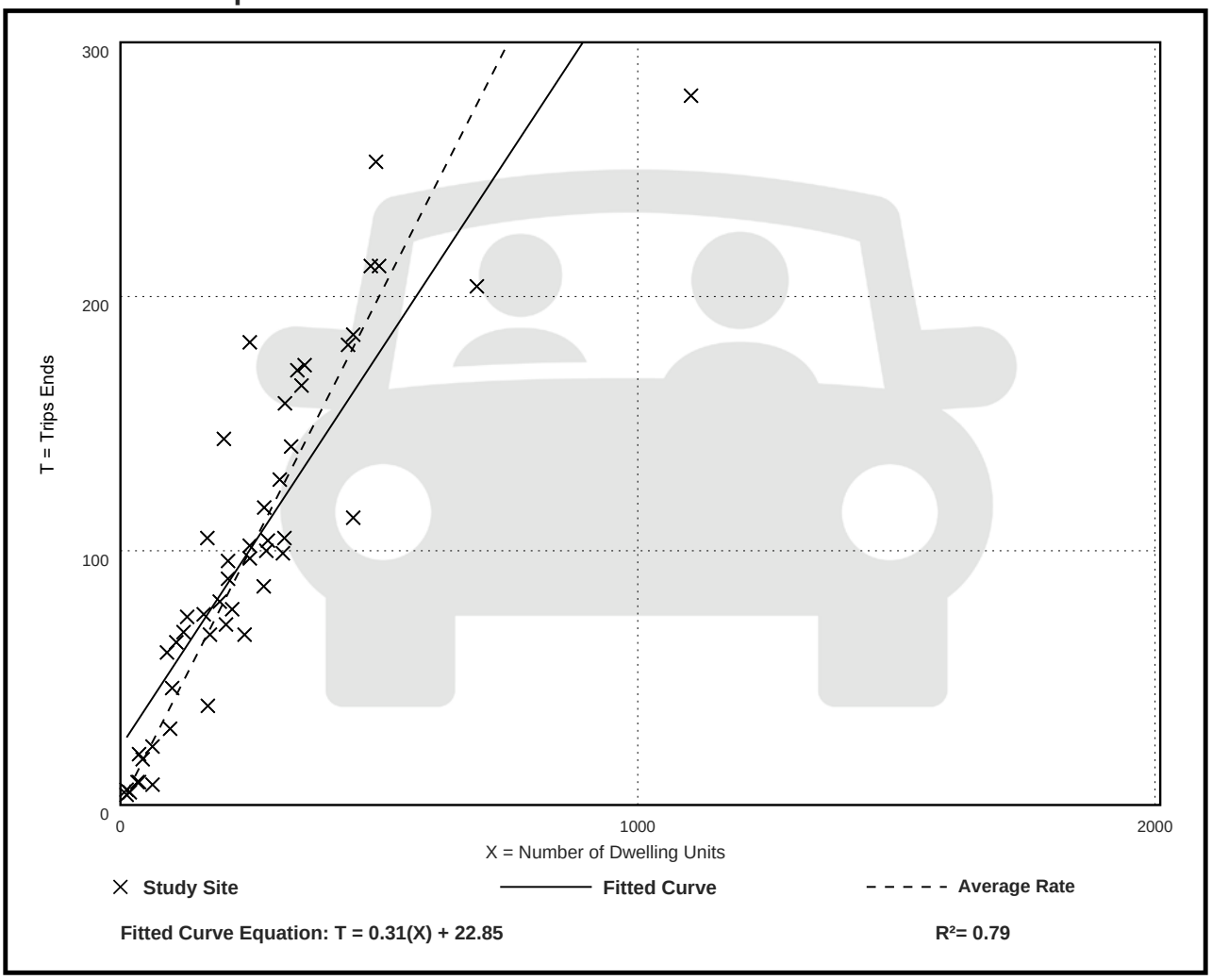
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



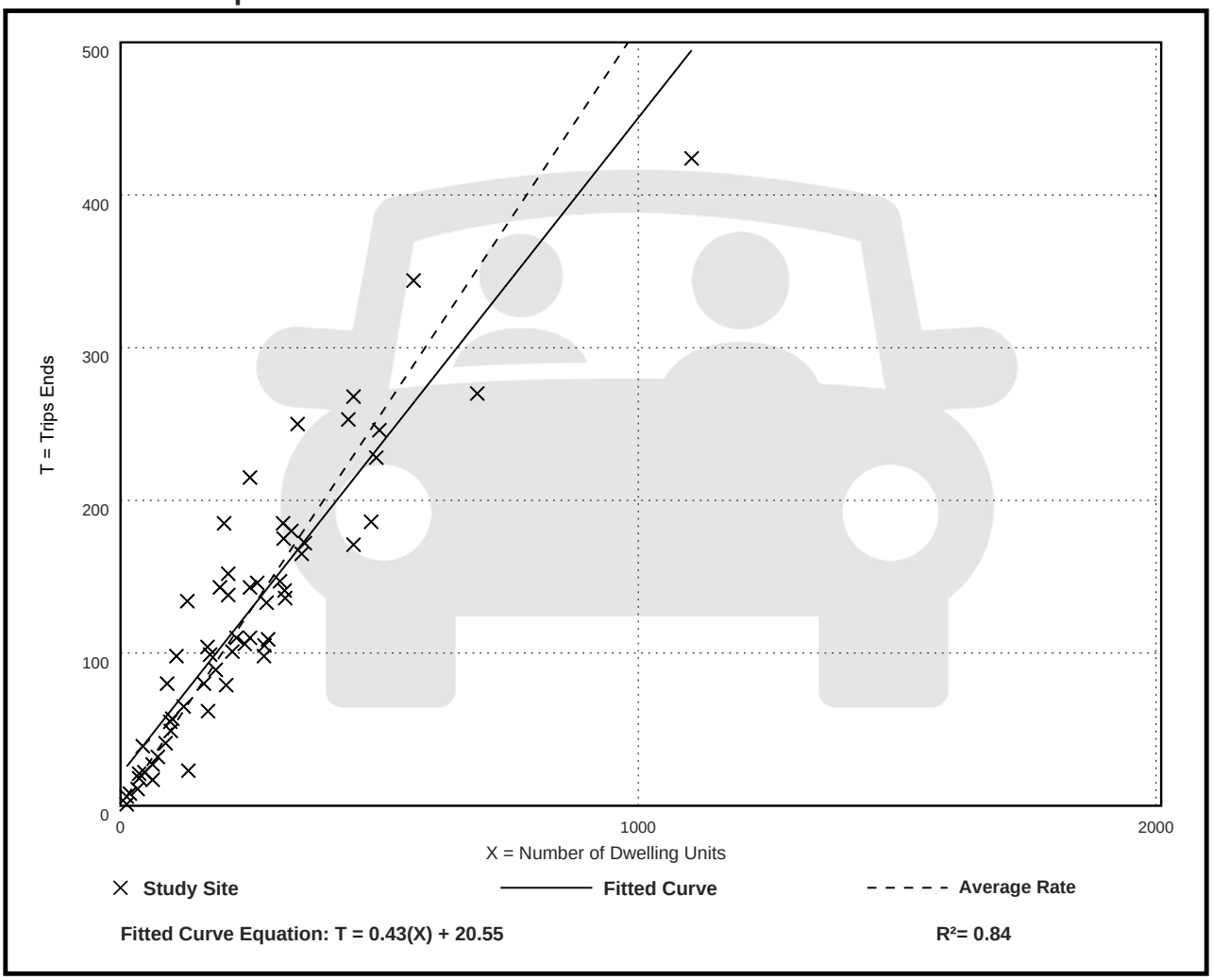
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

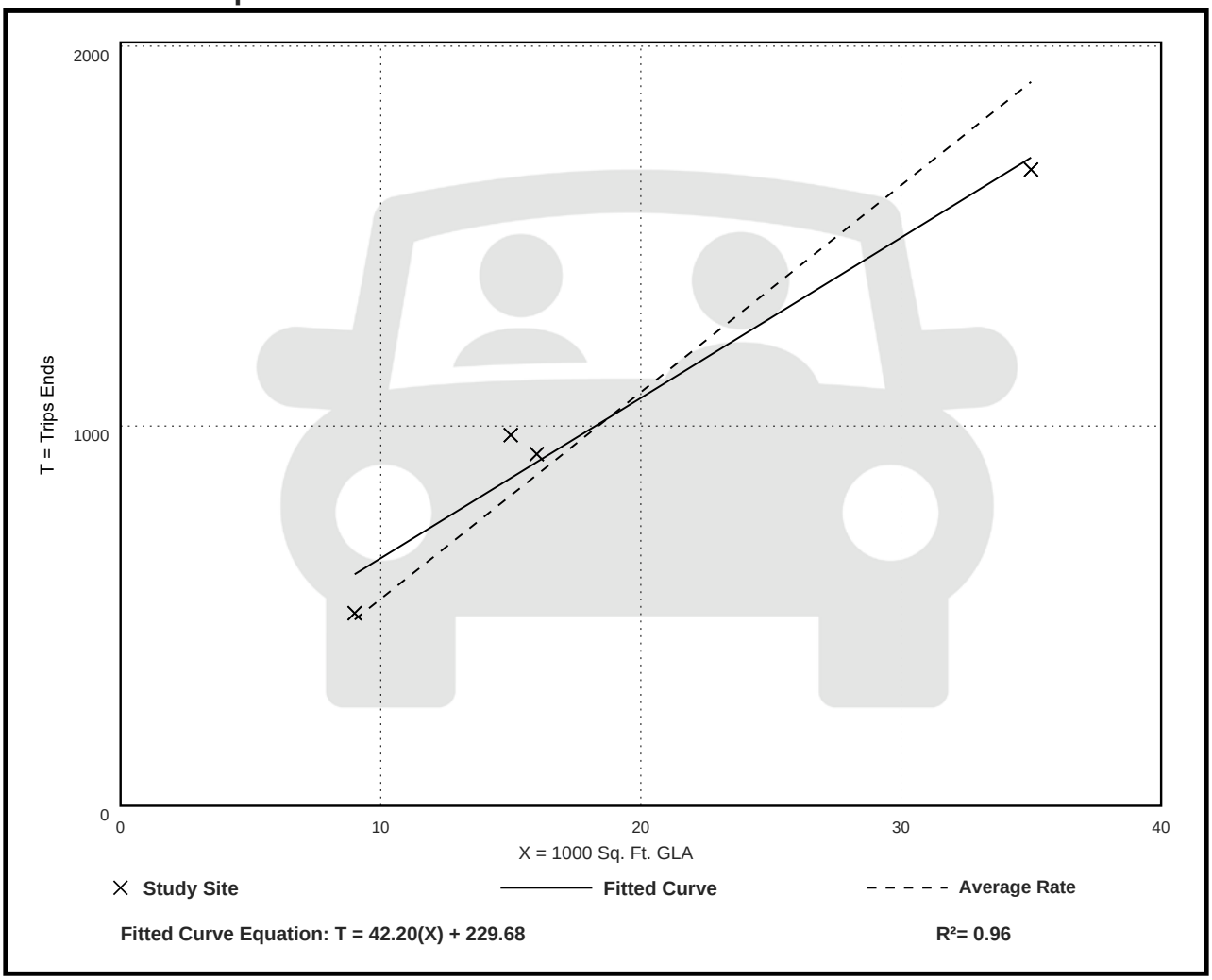
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

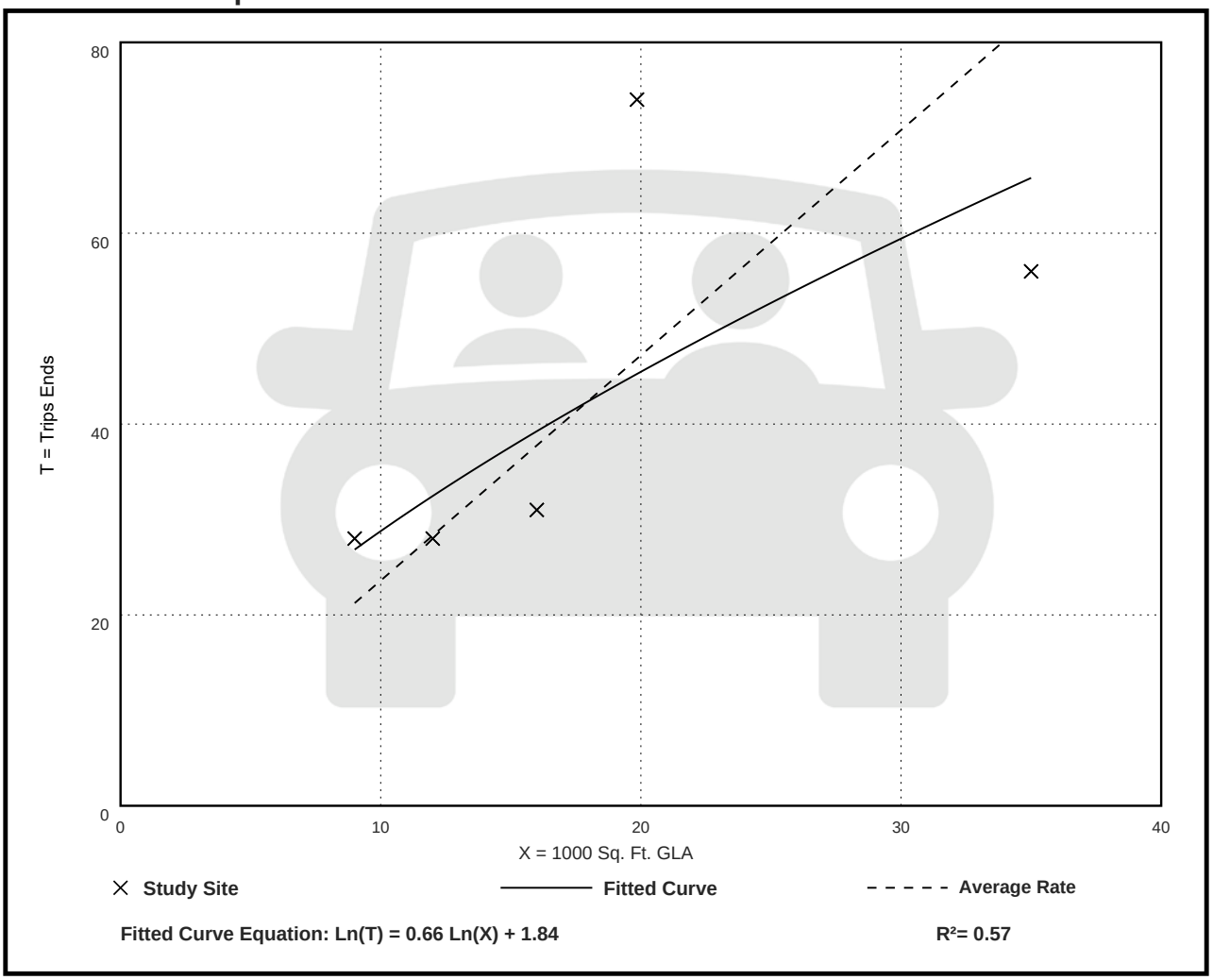
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

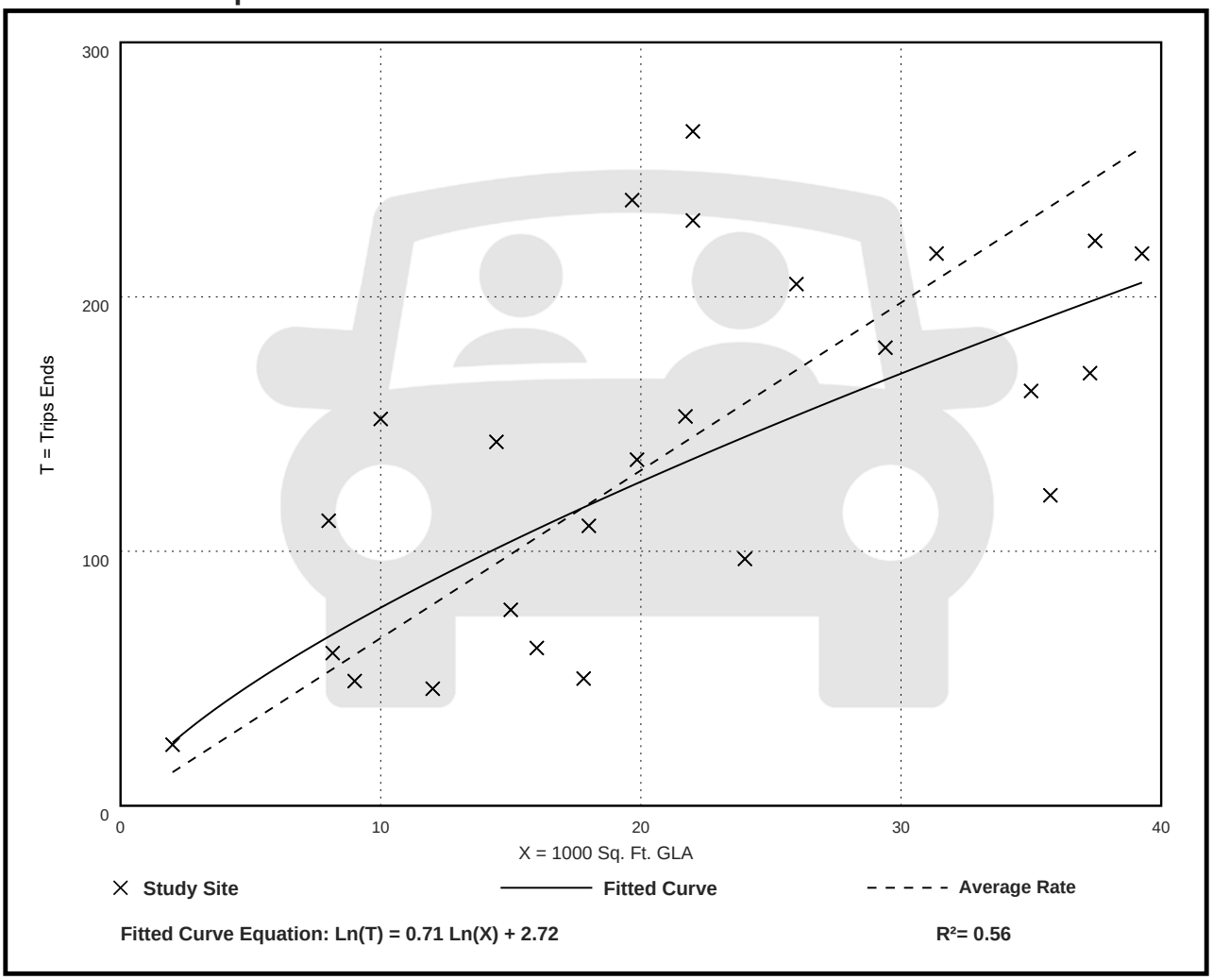
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

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III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**13,068**	**370/1,212**
Proposed Zoning	**5,966**	**344/479**
Change in Demand	Trips **-7,102**	Trips **-26/-733**
Impact to Capacity	**None**	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	**13,068**	**370/1,212**
****Proposed Zoning/FLU**	**5,966**	**344/479**
***Change in Demand**	Trips **-7,102**	Trips **-26/-733**
Impact to Capacity	**None**	

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Millcreek Development Requirements (1)											
Lot Type	Maximum Gross Density Du/AC	Min Lot Size	Min Lot Width	Min Lot Depth	Min Road Frontage	Minimum Yard				Max Building Height (2)	Maximum Lot Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	None
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	None
Detatched Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	5'	5'	45'	None
Detached Single-Family	N/A (3)	4,000 sf	40'	100'	40'	20'	10'/2'(4)	5'	5'	45'	None
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	0'	0'	0'	0'	65'	None

1. *For any criteria that this table does not address the requiements of this Planned Development will default to the requiements of the respective underlying zoning district for each category, this includes uses listed within the use table contined in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-196 in any instance where a development criteria is not addressed above and will follow the R-5 zoning uses within City Code 125-187.*

2. *Height is measured from grade.*

3. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 15 units/acre and some areas with 18 units/acre.*

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. *Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the aprtment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 0' to allow a design that could push the buildings up along the roadway to help create a more urban feel for the development and for the streetscape. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.*

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessroy structures will follow setback regulations for each lot type

Technical Review Committee **1. e.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Planned Development and Conceptual Site Plan - West Orange - 4918 and 5220 Orange Avenue and TBD

LOCATION

4918 & 5220 Orange Ave & TBD

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 11:01 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-43900002
BOARD DATE	:	July 21, 2022

West Orange PD & Conceptual Site Plan – 4918 & 5220 Orange Ave & TBD

Attached is an Application for a Rezoning & Conceptual Development Review for the subject property located at 4918 & 5220 Orange Ave & TBD.

The Conceptual Site Plan may not include all proposed site improvements. All proposed site improvements will be required at the time of Site Plan and Preliminary Plat submittal.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

City of Fort Pierce
Annexation, Development Review, & Zoning Atlas Map Amendment

For

West Orange
Orange Avenue
Fort Pierce, FL 34947

Prepared By:
Redtail Design Group
100 S. 2nd Street
Fort Pierce, FL 34950

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June 24, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: West Orange Planned Development

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, and Zoning Atlas Map Amendment for five (5) properties (approx. 84.70 acres) that will make up the West Orange Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-221-0001-000-1, 2407-212-0001-000-3, & 2407-211-0001-000-0:
   Current SLC Zoning = Single Family 2 du/ac (RS-2)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH)
2. 2407-241-0001-000-3 & 2407-231-0000-000-5
   Current SLC Zoning = Single Family 2 du/ac (RS-2) / Commercial General (CG)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU) / Commercial (COM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH) / General Commercial (GC)

The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. While the parcels carry a St. Lucie County Future Land Use of Residential Urban 5 du/ac, we respectfully request that the city grant the High Density Residential Future Land Use. The City of Fort Pierce Comprehensive Plan pursuant to Policy 1.11.5 gives the City Commission the ability to grant alternate Future Land Uses upon annexation of property. The area that surrounds these properties are mostly intense Future Land Use categories with commercial or industrial uses. A high density residential use would be more compatible to this area than a low density one. A small portion of the development along Orange Avenue will maintain a commercial Future Land Use like it is in the county.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   See attached Warrenty Deed

   Property Tax ID: 2407-221-0001-000-1
3. Size of described property: Approx. 28.12 Acres
4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan
5. Current St. Lucie County Future Land Use Designation: RS-2, Residential Single Family 2 du/ac
6. Current St. Lucie County Zoning: RU, Residential Urban 5 du/ac
7. Is this a Historic property? No
8. Appraised value: $8,734
9. Name of Owner(s): Cypress Knee, LLC

   Signature of Owner(s): See Attached Agent Authorization Letter
   Mailing Address: 5500 Orange Ave
   City Fort Pierce State Florida Zip 34947
   Phone _____ Fax _____

10. Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   See attached Warranty Deed

   Property Tax ID: 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5
3. Size of described property: Approximately 56.58 acres
4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan
5. Current St. Lucie County Future Land Use Designation: RU (North) and COM (South)
6. Current St. Lucie County Zoning: RS-2 (North) and CG (South)
7. Is this a Historic property? No
8. Appraised value:
9. Name of Owner(s): Orange Avenue Devel II LLC

   Signature of Owner(s): See Attached Agent Authorization Letter
   Mailing Address: 28178 Hayes Road
   City Roseville State MI Zip 48066
   Email rsmith@wolverinebronze.com Fax

10. Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 5220 Orange Avenue, 4918 Orange Avenue, & TBD

Parcel ID #(s): 2407-221-0001-000-1, 240721200010003, 240721100010000, 240721100010000, & 240723100000005

Project description: High Density Residential with Commercial PD

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ■ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 20,516 SF Site Acreage: 3.57 Acres

Residential: Proposed Units: 800 Units Proposed Sq. Ft.: _____ Site Acreage: 81.13 Acres

Multiple Property Owners	Redtail Design Group
Property Owner(s)	**Applicant/Representative, Title, Company**
See Agent Authorization Letters	100 S. 2nd Street
Street Address	Street Address
Fort Pierce Florida 34947	Fort Pierce Florida 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313) **Bubble Plan**
- [ ] ~~Landscaping Plan (see Section 123-37)~~ **N/A**
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] ~~Beach/Dune System protection plan, if applicable (see Section 125-313)~~ **N/A**
- [ ] ~~Lighting Plan (see Section 125-313)~~ **N/A**
- [ ] ~~Design Review submittals (see Design Review application)~~ **N/A**
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2772574 OR BOOK 2452 PAGE 2835, Recorded 01/03/2006 at 01:57 PM
Doc Tax: $0.70

Prepared By:
David N. Sowerby, Esquire
2940 S. 25th Street
Fort Pierce, Florida 34981-5605

Return to:
Bruce R. Abernethy, Jr., Esquire
900 Virginia Ave., Suite 6
Fort Pierce, Florida 34982

PARCEL I.D. NO. **2407-221-0001-000-1; 2407-231-0001-000-2; 2407-231-0002-100-0; 2407-231-0002-090-6; 2407-231-0002-080-3; 2407-231-0002-070-0; 2407-231-0002-060-7; 2407-231-0002-050-4; 2407-231-0002-110-3; 2407-231-0002-120-6; 2407-231-0002-130-9; 2407-231-0002-140-2; 2407-231-0002-150-5; 2407-231-0002-000-9**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Indenture made and executed this 30th day of ~~November~~ December, 2005, is by and between **JOSEPH G. MILLER, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986,** (hereinafter "Grantor"), and **CYPRESS KNEE, LLC, a Florida limited liability company**, whose post office address is 5500 Orange Ave., Ft. Pierce, FL 34947, (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Exhibit "A" attached hereto

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2004.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name Bruce R. Abernethy Jr.

Print Name Pamela L. Saul

Joseph G. Miller, Individually and
As Trustee of the Joseph G. Miller
Revocable Living Trust dated
October 2, 1986
5500 Orange Ave.
Fort Pierce, Fl. 34947

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 30th day of ~~November~~ December, 2005 by Joseph G. Miller, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, [✓] who is personally known to me, or [ ] who produced his driver's licenses as identification.

Notary Public, State of Florida
My Commission Expires:

Bruce R. Abernethy, Jr.
MY COMMISSION # DD207302 EXPIRES
July 18, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

PARCEL NO. 1

Being the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of said Section 7, less and excepting the North 66.50 feet and the West 47.00 feet thereof, for road and canal rights-of-way.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract A:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at a 3" x 4" concrete monument (stamped P.R.M. R.W. HERR PLS 4907) at the Northeast corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6, of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N89°55'38"W, along the North line of said plat, a distance of 30.00 feet; thence run N00°14'22"W, a distance of 30.00 feet; thence run S89°55'38"E, a distance of 421.31 feet; thence run N00°11'28"E, a distance of 178.71 feet; thence run S89°55'38"E, a distance of 208.71 feet; thence run S00°11'28"W, a distance of 208.71 feet to the South line of the Northwest ¼ of the Northwest ¼ of said Section 7; thence run N89°55"38"W, a distance of 600.05 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract B:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the Northwest corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6 of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N00°06'24"E along the East right-of-way line of the North St. Lucie River Water Control District Canal No. 30, a distance of 321.51 feet; thence run S89°55'38"E, a distance of 776.80 feet; thence run S00°11'28"W, a distance of 112.80 feet to the Northwest corner of Lot 5 of the replat of "Hoeffner Estates" as recorded in Plat Book 32, Pages 17 through 17A, of the Public Records of St. Lucie County, Florida; thence continue S00°11'28"E, along the West line of said Lot 5, a distance of 178.71 feet; thence run N89°55'38"W, a distance of 421.31 feet; thence run S00°14'22"W, a distance of 30.00 feet to the South line of the Northwest one-quarter (NW¼) of the Northwest one-quarter (NW¼) of said Section 7; thence run along said South line, a distance of 354.99 feet to the Point of Beginning.

PARCEL NO. 2

The East 15 acres of the Southwest Quarter of the Northwest Quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXCEPTING THEREFROM the East 20 feet thereof; and ALSO EXCEPTING the South 40 feet thereof deeded as right of way for Orange Avenue Extension (State Road No. 68) and ALSO EXCEPTING that certain tract recorded in Deed Book 186, Page 389, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 3

Commencing at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, thence run East along the Quarter Section line 530.35 feet to a point; thence turn and run North parallel with the West line of said Quarter Section line 40 feet to the POINT OF BEGINNING; thence continuing North run 125 feet to a point; thence turn and run East parallel with the South line of said Quarter Section, 125 feet to a point; thence turn and run South parallel with the West line of said Quarter Section 125 feet to a point; thence turn and run West parallel with the South line of said Quarter Section 125 feet to the POINT OF BEGINNING. Same being described as Lots 15 and 16 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 4

COMMENCING at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 165 feet to a point of beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section 125 feet to a point of beginning. Same being described as Lot 17 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 5

Commencing at the Southwest (SW) corner of the Northwest Quarter (NW¼) of Section 7, Township 35 South, Range 40 East, run thence East along the South line of said Northwest Quarter (NW¼) a distance of 530.35 feet, thence run North parallel to the West line of said Northwest Quarter (NW¼) a distance of 235 feet to a POINT OF BEGINNING; thence, continuing North on said line, run North a distance of 70 feet, thence run East parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet, thence run South parallel to the West line of said Northwest Quarter (NW¼) a distance of 70 feet, and thence run West parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet to the POINT OF BEGINNING; the same being otherwise described as Lot 18 of a survey made by J. W. Whitice, County Surveyor, filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida, on the 13th day of August, 1956, lying and being in St. Lucie County, Florida.

PARCEL NO. 6

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South ¼ section line 530.35 feet to a point; thence turn and run North parallel to the West line of said quarter section 305 feet to a Point of Beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said quarter section, 125 feet, thence turn and run South parallel to the West line of said quarter section, 70 feet to a point; thence turn and run West parallel to the South line of said quarter section line 125 feet to the Point of Beginning. Same being described as Lot 19 of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 7

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 375 feet to a point of beginning; thence continuing North run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line, 125 feet to the Point of Beginning. Same being described as Lot 20 of a survey by J. W. Whitice filed in Deed Book 217, Page 350, Public Records of St. Lucie County, Florida.

PARCEL NO. 8

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South line of said Quarter Section 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 445 feet to a point of beginning; thence continuing North, run 80 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence run South parallel to a West line of said Quarter Section 80 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line 125 feet to the Point of Beginning. Same being described as Lot 21 and the Southerly 10 feet of Lot 22 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

PARCEL NO. 9

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the ¼ Section line 830.35 feet to a point; thence turn and run North, parallel to the West line of said Quarter section, 40 feet for a point of beginning; thence continuing North, parallel to the West line of said Quarter section, 125 feet to a point; thence turn and run West parallel to the South line of said Quarter section 125 feet, to a point; thence turn and run South parallel to the West line of said Quarter section, 125 feet, to a point; thence turn and run East, parallel to the South line of said Quarter section 125 feet, to the point of beginning. Same being described as Lots 13 and 14, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

PARCEL NO. 10

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the Quarter Section line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 165 feet to the Point of Beginning; thence turn and run West parallel to the South line of said Quarter Section 125 feet; thence run North parallel to the West line of said Quarter Section 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence turn and run South parallel to the West line of Quarter Section 70 feet to the Point of Beginning.

PARCEL NO. 11

Commencing at the Southwest corner of the Northwest ¼ of Section 7, Township 35 South, Range 40 East and run thence East along the ¼ Section Line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter section, 305 feet for a point of beginning; thence turn and run West parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 70 feet to the point of beginning. Same being described as Lot 11, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the public records of St. Lucie County, Florida.

PARCEL NO. 12

The North 220 feet of the South 525 feet of the East 125 feet of the Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter of Section 7,Township 35 South, Range 40 East, St. Lucie County, Florida. (Said 125 foot by 220 foot tract above described being indicated as Lot 10, 9 and 8 and the Southern 10 feet of Lot 7 on that certain survey recorded in Deed Book 217, Page 350, of the public records of St. Lucie County, Florida, together with an easement for ingress and egress over and across that certain road described as access road in that certain survey recorded in Deed Book 217 at Page 350 of the public records of St. Lucie County, Florida.

PARCEL NO. 13

A parcel of land lying in Section 7, Township 35 South, Range 40 East, more particularly described as the South 525 feet of the West ½ of the West ½ of the East ½ of the Southwest ¼ of the Northwest ¼ and the East 132 feet of the West ½ of the Southwest ¼ of the Northwest ¼, less the East 125 feet and less the West 125 feet and less road right-of-way.

PARCEL NO. 14

The Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter and the Eastern 132 feet of the Western half of the Southwest quarter of the Northwest quarter of Section 7, Township 35 South, Range 40 East, less the South 525 feet thereof, together with an easement for ingress and egress over and across that certain Access Road shown in that certain sketch of survey recorded in Deed Book 217, Page 350, of the Public Records of St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2853121 OR BOOK 2558 PAGE 153, Recorded 05/09/2006 at 04:16 PM
Doc Tax: $21393.40

This instrument prepared by:
IRA C. HATCH, ESQUIRE
Hatch & Doty, P.A.
1701 A-1-A, Suite 220
Vero Beach, Fl 32963

AFTER RECORDING RETURN TO:

Howard B. Goldman, Esq.
Butzel Long, PC
100 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

Property Appraiser's
Parcel Identification Number:
2407-241-00001-000-3 & 2407-212-00001-000-3

WARRANTY DEED (Statutory Form - Section 689.02, F.S.)

THIS INDENTURE, made this 17th day of April, 2006, BETWEEN **THOMAS HOEFFNER, a married man,** whose post office address is: 1910 Esplandade Avenue, N, Fort Pierce, FL 34982, **ROBERT J. HOEFFNER, a single man,** whose post office address is: 1881 KamLoops St. NW, Palm Bay, FL 32907, **WILLIAM J. HOEFFNER, a married man,** whose post office address is: 5307 Echo Pines Circle, Fort Pierce, FL 34951, **PATRICIA HOEFFNER, an unmarried woman,** whose post office address is: 2413 1st Avenue, Unit K-6, Fernandina, FL 32034, **SALLY J. HOEFFNER, an unmarried woman,** whose post office address is: 1881 KamLoops Street, NW, Palm Bay, FL 32907, **SUSAN C. TRUNDLE, a married woman,** whose post office address is: 2529 Eden Ridge Lane, Acworth, GA 30101, **GERARD P. HOEFFNER, a married man,** whose post office address is: 2601 Lazy Hammock Lane, Fort Pierce, FL 34981 **and LISA B. HOEFFNER, an unmarried woman,** whose post office address is: 701 Bryant Avenue, Stuart, FL 34994, ("grantor")*, and **ORANGE AVENUE DEVELOPMENT II, LLC,** a Michigan limited liability company, whose post office address is 40440 Grand River Ave, Suite E, Novi, Michigan 48375, ("grantee")*.

WITNESSETH that said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) TAXES FOR 2006 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION

NB, the subject property is not now nor has it ever been the homestead of nor adjacent to the homestead of the Grantors herein. The Subject property is vacant land.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered
in our presence:

Witness Name: CHRISTINA A. PERNA

Witness Name: STACEY SEALS

THOMAS HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **THOMAS HOEFFNER**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: CHRISTINA A PERNA

Witness Name: Stacey Seals

ROBERT J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **ROBERT J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Roberta A. Breene

Witness Name: Brenda Marlin

WILLIAM J. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **WILLIAM J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known __ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Teresa Oliver

Witness Name: Amanda Patterson

PATRICIA HOEFFNER

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 11th day of April, 2006 by **PATRICIA HOEFFNER.**

SUZANNE L. WILLIS
MY COMMISSION # DD 328516
EXPIRES: September 12, 2008
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

_____Personally known __✓__OR Produced Identification Type of Identification Produced: Driver's License(s) FL

Witness Name: CHRISTINA A. PERNA

Witness Name: Stacey Seals

SALLY J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SALLY J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: _____

Witness Name: _____

Susan C. Trundle
SUSAN C. TRUNDLE

STATE OF ~~FLORIDA~~ GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SUSAN C. TRUNDLE.**

NOTARY PUBLIC Exp 4/26/09

✓ Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

Witness Name: EDWARD F. RUBY

Witness Name: LISA B. AGUIAR

GERARD P. HOEFENER

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **GERARD P. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name:

Witness Name:

LISA B. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7 day of April, 2006 by **LISA B. HOEFFNER.**

NOTARY PUBLIC

WILLIAM D. DIXON
Commission # DD0224415
Expires 7/29/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

Parcel 2: The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

Parcel 3: The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of

the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

Together with a strip of land 50.00 feet in width measured at right angles to and parallel to the line forming the Western boundary of said East half of the Southeast quarter of the Northwest quarter and extending from the Southerly boundary line of the 15 acres hereby conveyed to the North right-of-way line of Orange Avenue extension, exclusive of rights-of-way for public roads.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2911155 OR BOOK 2633 PAGE 355, Recorded 08/10/2006 at 11:40 AM
Doc Tax: $5040.00

Prepared by and return to:

Bloomgarden Goudreau & Rosen
8551 West Sunrise Blvd. Suite 208
Fort Lauderdale, FL 33322
954-370-2222
File Number: **05-404**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **July, 2006** between **Michael Tzimenatos, a single man** whose post office address is **3860 NW 78th Way, Coral Springs, FL 33065**, grantor, and **Orange Avenue Development II, LLC, a Michigan limited liability company** whose post office address is **40440 Grand River Avenue, Suite E, Novi, MI 48375**, grantee:

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

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

The NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.

Parcel Identification Number: 2407 211 0001 000 0

Subject to real estate taxes for the year 2006 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Saint Lucie CountyCounty, Florida, none of which are reimposed by this Deed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3860 NW 78th Way, Coral Springs, FL 33065**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: [illegible]

Witness Name: ILA RODRIGUEZ

Michael Tzimenatos

By: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of July, 2006 by Michael Tzimenatos. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public: _____

Printed Name: _____

My Commission Expires: _____

CHERRIE F. GOUDREAU
MY COMMISSION # DD 223616
EXPIRES: September 10, 2007
Bonded Thru Notary Public Underwriters

DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3037169 OR BOOK 2794 PAGE 89, Recorded 04/05/2007 at 01:07 PM
Doc Tax: $23112.60

This Document Prepared By and Return to:
Steven R. McCain, Esquire
HAYSKAR WALKER SCHWERER
DUNDAS & McCAIN, P.A.
515-519 South Indian River Drive
Fort Pierce, FL 34950

Parcel ID Number: 2407-231-0000-000/5

Warranty Deed

This Indenture, Made this 6th day of March, 2007 A.D., **Between** Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased of the County of St. Lucie, State of Florida, **grantor,** and ORANGE AVENUE DEVELOPMENT II, LLC, a Michigan limited liability company whose address is: 40440 Grand River Avenue, Suite E, Novi, MI 48375 of the County of , State of MI 48375, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of Ten & 00/100ths---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Attached Exhibit "A" for legal description.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: ROBERT V. SCHWERER
Witness as to all

Printed Name: Patty Arendt
Witness as to all

Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased

By: _____ (Seal)
Charles Alan Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
David Paul Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
Karen T. Enterline, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by Charles Alan Turner, David Paul Turner, and Karen T. Enterline Trustees of said Florida trust who are personally known to me or who have produced their Florida driver's license as identification.

Patty Arendt
Notary Public
My Commission Expires: 11/16/08

PATTY ARENDT MY COMMISSION EXPIRES November 16, 2008 #DD365420 Bonded Thru Troy Fain-Insurance 800-385-7019 NOTARY PUBLIC, STATE OF FLORIDA

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXPECTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925 OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1938 PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEASTER CORNER OF THE SOUTHWEST 1/4/ OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,259 SQUARE FEET OR 18.37 ACRES MORE OR LESS.

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Property Identification

Site Address: N JENKINS RD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-221-0001-000-1
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 160093
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Cypress Knee LLC

5500 Orange Ave
Fort Pierce, FL 34947

Legal Description

7 35 40 NW 1/4 OF NW 1/4-LESS THAT PART ASSD IN REPLAT OF HOEFFNER ESTATES AND LESS THAT PART OF NW 1/4 OF NW 1/4 MPDAF: BEG AT NW COR OF LOT 1 HOEFFNER ESTATES (PB 32-6),TH N 00 06 24 E ALG E R/W LI OF NSLWCD CANAL NO. 30 321.51 FT ,TH S 89 55 38 E 776.80 FT, TH S 00 11 28 W 112.80 FT TO NW COR OF LOT 5 IN REPLAT OF HOEFFNER ESTATES,TH S 00 11 28 E ALG W LI OF LOT 5 178.71 FT,TH N 89 55 38 W 421.31 FT,TH S 00 14 22 W 30 FT TO S LI OF NW 1/4 OF NW 1/4,TH ALG S LI 354.99 FT TO POB AND LESS CANAL R/W- (31.76 AC) (OR 2195-2300: 2452-2835)

Current Values

Just/Market Value:	$600,264
Assessed Value:	$8,734
Exemptions:	$0
Taxable Value:	$8,734

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	31.76
Land Size (SF):	1,383,465

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 30, 2005	2452 / 2835	XX01	WD	Miller (TR) Joseph G	$100
Mar 23, 2005	2195 / 2300	XX00	TR	Hoeffner Marie	$1,000,000
Feb 12, 1990	0700 / 0570	XX01	WD		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$600,264
Just/Market:	$600,264
Ag Credit:	$591,530
Save Our Homes or 10% Cap:	$0
Assessed:	$8,734
Exemption(s):	$0
Taxable:	$8,734

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	31.75999	North St. Lucie Water Management District	$651.08

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$600,264	$8,734	$0	$8,734
2020	$666,960	$8,734	$0	$8,734
2019	$666,960	$8,734	$0	$8,734
2018	$500,220	$8,734	$0	$8,734

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 4918 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-211-0001-000-0
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19840
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

Current Values

Just/Market Value:	$158,500
Assessed Value:	$128,840
Exemptions:	$0
Taxable Value:	$128,840

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.47
Land Size (SF):	368,953.2

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633 / 0355	XX00	WD	Tzimenatos Michael	$720,000
Sep 29, 2005	2470 / 1081	XX01	QC	Tzimenatos Sophie	$100
May 1, 1984	0432 / 1152	XX00	CV		$65,000
Feb 1, 1973	0211 / 0473	XX00	CV		$25,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$158,500
Just/Market:	$158,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$29,660
Assessed:	$128,840
Exemption(s):	$0
Taxable:	$128,840

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

Start Year	AssessCode	Units	Description	Amount
2013	0054	8.47	North St. Lucie Water Management District	$173.64

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$158,500	$128,840	$0	$128,840
2020	$160,400	$117,128	$0	$117,128
2019	$160,400	$106,480	$0	$106,480
2018	$136,300	$96,800	$0	$96,800

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-212-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19841
Map ID: 24/07N
Zoning: RS-2 - Cou

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

Current Values

Just/Market Value:	$275,700
Assessed Value:	$275,700
Exemptions:	$0
Taxable Value:	$275,700

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.45
Land Size (SF):	847,242

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2553 / 0149	XX02	WD	Hoeffner Thomas	$100
Feb 12, 1999	1234 / 0743	XX01	WD	Hoeffner Bernard A	$100
Feb 1, 1985	0457 / 1668	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$275,700
Just/Market:	$275,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$275,700
Exemption(s):	$0
Taxable:	$275,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	19.45	North St. Lucie Water Management District	$398.73

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$275,700	$275,700	$0	$275,700
2020	$306,300	$266,905	$0	$266,905
2019	$306,300	$242,641	$0	$242,641
2018	$275,700	$220,583	$0	$220,583

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address: 5220 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-231-0000-000-5
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 19845
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Ave Development II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC) (OR 402-1934: 2794-89)

Current Values

Just/Market Value:	$921,700
Assessed Value:	$921,700
Exemptions:	$0
Taxable Value:	$921,700

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.36
Land Size (SF):	799,762

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794 / 0089	XX00	WD	Turner James R	$3,301,800
Jun 1, 1983	0402 / 1934	XX00	CV		$208,200

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$921,700
Just/Market:	$921,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$921,700
Exemption(s):	$0
Taxable:	$921,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	18.36001	North St. Lucie Water Management District	$376.38

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$921,700	$921,700	$0	$921,700
2020	$921,700	$921,700	$0	$921,700
2019	$921,700	$921,700	$0	$921,700
2018	$921,700	$921,700	$0	$921,700

Permits

Number	Issue Date	Description	Amount	Fee
C97-110086	Nov 12, 1997	Demolition	$0	$0

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

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

Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-241-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19864
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

Current Values

Just/Market Value:	$237,300
Assessed Value:	$146,072
Exemptions:	$0
Taxable Value:	$146,072

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.37
Land Size (SF):	451,717

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2558 / 0149	XX02	WD	Hoeffner (TR) Thomas	$100
Feb 19, 1999	1234 / 0749	XX01	WD	BERNARD A HOEFFNER GROVES INC	$11,200
Apr 30, 1990	0689 / 2904	XX01	WD	A P HOEFFNER SONS INC	$0
Jan 1, 1979	0322 / 2838	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$237,300
Just/Market:	$237,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$91,228
Assessed:	$146,072
Exemption(s):	$0
Taxable:	$146,072

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.34972	North St. Lucie Water Management District	$212.17

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$237,300	$146,072	$0	$146,072
2020	$241,600	$132,793	$0	$132,793
2019	$241,600	$120,721	$0	$120,721
2018	$241,600	$109,747	$0	$109,747

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Cypress Knee LLC
5500 Orange Avenue
Fort Pierce, FL 34947

OWNER CONSENT FORM

Project Name: Suchman 85 acres - Miller/Smith

Parcel ID: 240722100010001 Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH G. MILLER, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and EDC, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company, who is personally known to me and who did (did not) take an oath.

Notary Signature

Printed Name of Notary

(Notary Seal)

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company

5500 Orange Avenue
Street Address

Fort Pierce, FL 34947
City, State, Zip

(772) 475-6066
Telephone / Email

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066

OWNER CONSENT FORM

Project Name: Suchman 56.65 acres - Miller/Smith

Parcel ID: 240721200010003, 240721100010000, 240724100010003, & 240723100000005

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design and Construction, Inc., both of whom have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman"), at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated March 23, 2021 by and between Owner and Suchman, as amended.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Richard Smith, the Manager of Orange Avenue Development II, LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Driver's License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

Owner's Signature on behalf of Orange Avenue Development II, LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

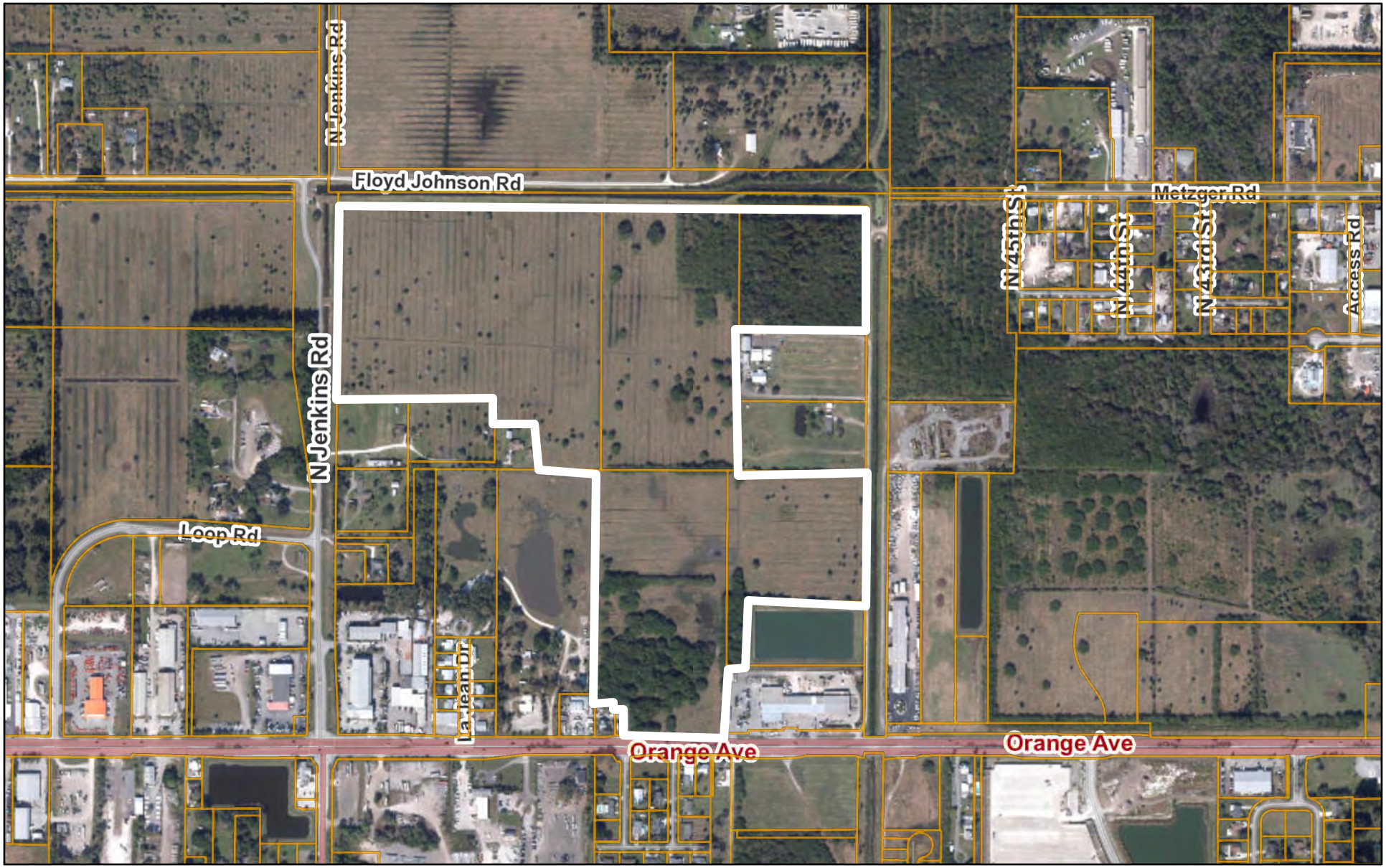
Roseville, MI 48066

City, State, Zip

rsmith@wolverinebronze.com

Telephone / Email

General Location Map



June 23, 2022

Override 1

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

BOUNDARY SURVEY

FOR: SUCHMAN REAL ESTATE GROUP

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 6:

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 66.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4907) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89~55'38"W, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00~14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00~11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00~11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89~55'38"W, A DISTANCE OF 600.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWNG DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00~ 06'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89~55'38"E, A DISTANCE OF 776.80 FEET; THENCE RUN S00~11'28"W, A DISTANCE OF 112.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00~11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89~55'38"W, A DISTANCE OF 421.31 FEET; THENCE RUN S00~14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00~11'28" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 89~55'38" EAST, A DISTANCE OF 509.07 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00~11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89~55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.33 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00~11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89~55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 87.45 ACRES, MORE OR LESS.

SCHEDULE B-II ITEMS (PARCELS 1-5)

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 842483
COMMITMENT DATE: FEBRUARY 4, 2020, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF CROSS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328. (PARCEL 5)
   SHOWN ON THIS SURVEY.
7. TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION NO. 89-246 ACCEPTING RIGHT-OF-WAY EASEMENT ON BEHALF ST. LUCIE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 1629. (PARCELS 1 AND 4)
   SHOWN ON THIS SURVEY.
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 2802. (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2801. (PARCEL 5)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1743. (PARCEL 1)
    THIS DOCUMENT WAS NOT PROVIDED FOR REVIEW. THIS OFFICE CANNOT DETERMINE IF OR HOW THIS INSTRUMENT AFFECTS THE PROPERTY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 368, PAGE 2044 AND OFFICIAL RECORDS BOOK 368, PAGE 2043. (PARCEL 3)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. DRAINAGE DITCHES THAT MAY TRAVERSE THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS FOR DRAINAGE PURPOSES AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID DITCHES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 2, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD SHOWN HEREON IN REFERENCE TO TITLE COMMITMENT POLICY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9346709, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021 PERTAIN TO PARCELS DESCRIBED HEREON AS PARCELS 1 THROUGH 5, INCLUSIVE.
4. PARCELS CONTAIN A TOTAL OF 87.45 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

1. SUCHMAN REAL ESTATE GROUP
2. CHICAGO TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 18, 2020.

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

SIGNATURE DATE:

ENGINEERS ⚙ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	21-260 Boundary.dwg
SCALE	AS SHOWN
DATE	June 11, 2021

REVISION COMMENTS | DATE

BOUNDARY SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-260

1 OF 2

Z:\EDC-2021\21-260 - Suchman - 56.65-Ac Orange & Jenkins\SURVEY\Dwg - PDF\Survey\21-260 Boundary.dwg, 6/17/2021 5:25 PM
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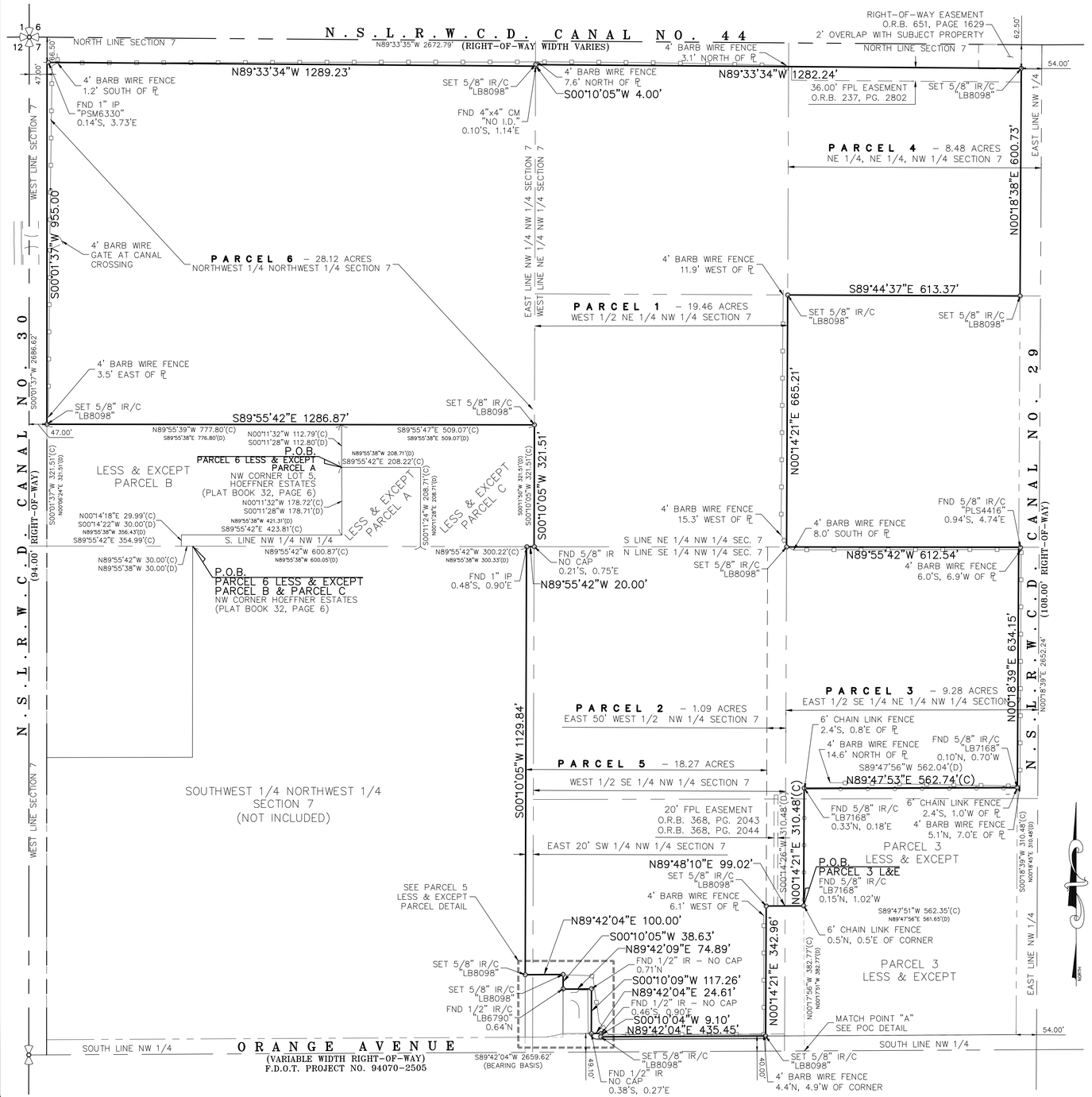
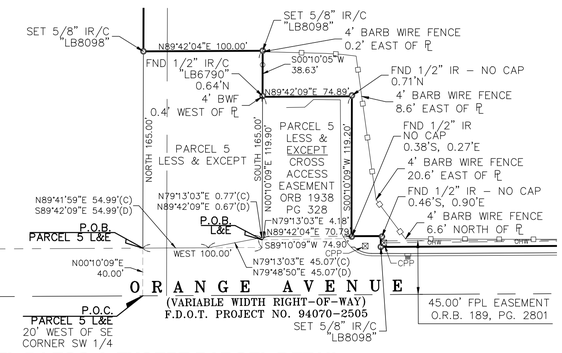
BOUNDARY SURVEY

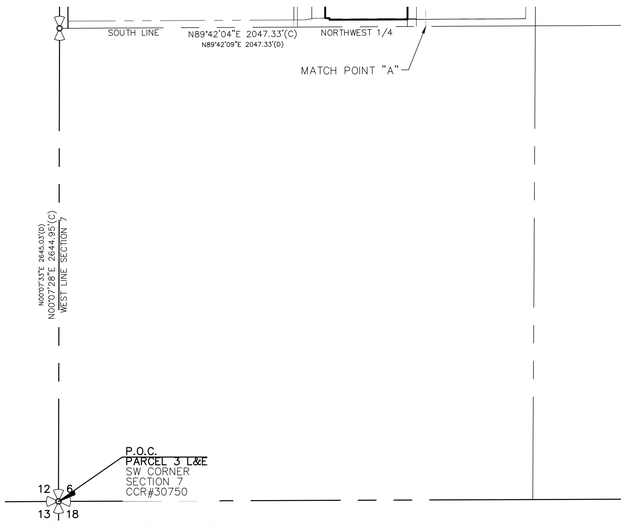
FOR: SUCHMAN REAL ESTATE GROUP





PARCEL 5 LESS & EXCEPT PARCEL DETAIL

SCALE: 1"=60'



PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL

SCALE: 1"=400'

SYMBOL & ABBREVIATION LEGEND:

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

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

ENGINEERS & SURVEYORS ENVIRONMENTAL

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PORT ST. LUCIE, FL 34987
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SPT	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
21-260 Boundary.dwg	FILENAME
AS SHOWN	SCALE
June 11, 2021	DATE

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: SUCHMAN REAL ESTATE GROUP

LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
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21-260

2 OF 2

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N. JENKINS ROAD

RIGHT-OF-WAY EASEMENT
O.R.B. 651, PAGE 1629
2' OVERLAP WITH SUBJECT PROPERTY

FPL EASEMENT

36.00' FPL EASEMENT
O.R.B. 237, PG. 2802

PARCEL "3"
RESIDENTIAL
GROSS: 55.71 ACRES
NET: 52.46 ACRES

20' FPL EASEMENT
O.R.B. 363, PG. 995
O.R.B. 936, PG. 201
O.R.B. 938, PG. 194

70'

EAST-WEST ROAD

EAST-WEST ROAD
RIGHT OF WAY
2.20 ACRES

ROTONDA
RIGHT OF WAY
0.56 ACRES

NORTH-
SOUTH ROAD
RIGHT OF WAY
0.49 ACRES

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

NORTH-SOUTH ROAD
RIGHT OF WAY
1.52 ACRES

NORTH-SOUTH ROAD

PARCEL "2"
MULTIFAMILY
GROSS: 24.28 ACRES
NET: 22.76 ACRES

70'

20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044

FLU: COM
ZONING: CG
(ST. LUCIE
COUNTY)

PARCEL "1"
COMMERCIAL
GROSS: 4.71 ACRES
NET: 3.68 ACRES

NORTH-SOUTH ROAD
RIGHT OF WAY
0.95 ACRES

93'

ORANGE AVENUE
RIGHT OF WAY
0.08 ACRES

45.00' FPL EASEMENT
O.R.B. 189, PG. 2801

ORANGE AVENUE
RIGHT OF WAY

LEGEND

- TRACT & PARCEL BOUNDARY
- EASEMENT
- ROW DEDICATION
- 70' RIGHT-OF-WAY WIDTH
- FULL ACCESS POINT
- RIGHT IN, RIGHT OUT
- PEDESTRIAN ACCESS
- LIMITED ACCESS
- RESIDENTIAL
- MULTIFAMILY
- COMMERCIAL

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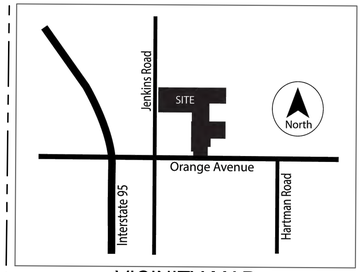


VICINITY MAP
SCALE = N.T.S

SITE DATA

SITE ADDRESS 5220 ORANGE AVENUE

TOTAL ACRES: 84.7
PARCEL 1: 19.46 (PCN :2407-212-0001-000-3)
PARCEL 2: 1.09 (PCN 2407-241-0001-000-3)
PARCEL 3: 9.28 (PCN 2407-241-0001-000-3)
PARCEL 4: 8.48 (PCN 2407-211-0001-000-0)
PARCEL 5: 18.27 (PCN: 2407-231-0000-000-5)
PARCEL 6: 28.12 (PCN: 2407-221-0001-000-1)

CURRENT FLU & ZONING
PARCEL 1: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 2: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 3: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 5: SLC-COMMERICAL -GENERAL COMMERCIAL
PARCEL 6: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2

PROPOSED DEVELOPMENT
ALL TO BE ANNEXED INTO THE CITY OF FORT PIERCE
TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ NET ACRE: 10
TOTAL COMMERCIAL: 30,000 SF

PARCEL "1" COMMERCIAL
TOTAL: 3.68 Acres
Proposed Base Zoning: General Commercial C-3
Proposed Zoning: Planned Development
Perimeter Setbacks:
Orange: 20 Feet
West: 10 Feet
Rear: 10 Feet
East: 30 Feet
Open Space: 20%
Stormater*: 13.85%
*to included adjacent north/south dedicated righ of way

PARCEL "2" MULTIFAMILY
TOTAL: 22.76 Acres
PROPOSED FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 14.39%
*included adjacent north/south dedicated righ of way

PARCEL "3" Residential
TOTAL: 52.46 Acres
Proposed FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 15 %
*includes adjacent east/west and rotunda dedicated righ of way

Dedicated Right-of-Way
TOTAL: 5.80 Acres
Orange Avenue: 0.08 Acres
North/South Road: 2.96 Acres
East-West Road: 2.20 Acres
Rotunda: 0.56 Acres

NOTES:
-ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
-ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS
-REFER TO PD DOCUMENTS FOR PERMITTED USES
INTENSITIES, AND OTHER RELATED USES.
-PROPOSED ACCESS POINT ARE PRELIMINARY AND SUBJECT
TO CHANGE CONFIGURATION AND LOCATION
UPON DETAILED DEVELOPMENT PLANS.

NORTH

SCALE: 1"=120'

0' 60' 120' 360'

SUCHMAN
REAL ESTATE GROUP

REDTAIL
P. 772.742.1455
hello@redtailbg.com

DESIGNED BY	HD
DRAWN BY	O.F
FILENAME	PARCEL EXHIBIT
LAYOUT	OVERALL MASTER PLAN
SCALE	AS NOTED
DATE	06/11/2022

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE FLORDIA

PRELIMINARY
OVERALL
MASTER PLAN

22011

EX.1

Landscape Plan - N/A

TECHNICAL MEMORANDUM

TO: **LARRY SUCHMAN**
CC: **RJ KENNEDY, PE**
FROM: **STEVEN FRINK, EI**
SUBJECT: **Orange Ave & Jenkins Rd – Drainage Statement**
DATE: **JUNE 16, 2022**

The project area is made up of 4 contiguous parcels for combined area of 80.06-acres. As the project lies within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD), St Lucie County (SLC), and the South Florida Water Management District (SFWMD), all applicable rules and guidelines will need to be adhered to.

To satisfy the NSLRWCD, an evaluation of the stormwater discharge will need to be completed. The NSLRWCD requires that discharge be limited to 2-inches of rainfall depth over the project area for the 10-year – 3-day design storm event for any given 24-hour time period. This equates to a discharge rate of 13.34 ac-ft. St Lucie County will require an evaluation of the 25-year – 3-day storm event to ensure that the surrounding areas are not impacted. The 25-year – 3-day storm event will also be used to establish the minimum perimeter berm elevation for the project.

SFWMD requires an evaluation of the 25-year – 3-day storm event, the 100-year – 3-day storm event, and a nitrogen and phosphorus loading evaluation. As with SLC the 25-year – 3-day storm event will be used to establish the minimum perimeter berm elevation. The 100-year – 3-day storm event is utilized to establish the finished floor elevations of all habitual buildings on the property. Along with each storm event, an evaluation of the nitrogen and phosphorus loading, more commonly known as nutrient removal will need to be completed. The nutrient removal evaluation is completed in a pre-development and post-development condition. The analysis will ensure that the amount of nitrogen and phosphorus leaving the site in the post development condition does not exceed the pre-development condition.

The proposed drainage improvement will need to have a form of both dry and wet detention/retention for the commercial component of the development and only wet retention for the residential component. The drainage improvements typically occupy 15%-20% of the developed project area. A control structure will need to be designed to limit the discharge to the amount noted above and provide the required nutrient removal before discharging to the NSLRWCD Canal Number 44.

June 10, 2021

Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
1550 Madruga Avenue #320
Coral Gables, FL 33146

VIA Email: larry@suchmangroup.com

Reference: **Environmental Assessment**
Orange and Jenkins Road
Fort Pierce, FL 34982
Parcel ID(s)# 2407-221-0001-000-1

Dear Mr. Suchman,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St. Lucie County 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: 2407-221-0001-000-1
Orange and Jenkins Road
Fort Pierce, FL 34947

Date: June 10, 2021
Project # 21-260

Prepared For:
Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
larry@suchmangroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one (1) tax parcel (Parcel ID #2407-221-0001-000-1) totaling 31.76 acres. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of Residential. The parcels are located just east of Jenkins Road, north of Orange Avenue, in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South, and Range 40 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 10, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The entirety of the habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 212 – Improved 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.

Common Name	Species Name
Laurel Oak	*Quercus laurifolia*
Cabbage Palm	*Sabal palmetto*
Broom Grass	*Andropogon spp.*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*

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

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 no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. The subject parcel is habitat typically used by Caracara. However, no nest or Caracara were observed at the time of the site visit. In addition, no sandhill cranes or their nests were identified on site.

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

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

Riviera fine sand- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

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

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel appears to have remained undeveloped since 2004.

Prior to 2004 the subject property was a full-scale agricultural operation, consisting of row-crops, likely Citrus.

The most recent sale listed on the St. Lucie County Property Appraiser took place in December 2005.

This property lies in the North St. Lucie River Water Control District which can be seen on Permit# 56-00658-S with SFWMD.

ST LUCIE COUNTY REGULATIONS:
The following lists the St Lucie County Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

"*5. Environmental Impact Report:*
a. Applicability:

1. *Whenever a submission of a site plan is required, an environmental impact report shall be provided if the proposed development meets any of the following:*

a. ***The property is ten (10) acres or over****;*
b. ***The property, regardless of size, contains any wetland****, or;*
c. The property is identified on the "Inventory of Native Ecosystems for St. Lucie County,"or;
d. The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain, or;
e.The property is located anywhere on North or South Hutchinson Island.

2. The Environmental Resources Director may authorize total or partial relief from the requirement of an Environmental Impact Report (EIR). Documentation shall be provided by the applicant requesting relief from the EIR. The applicant shall demonstrate that based on conditions unique to the proposed development all of the information foregone by such relief is not needed to determine environmental impact of the proposed development."

Further development at this property will require and Environmental Impact Report (EIR) to go with a submittal to St. Lucie County. This EIR includes further detail on how the site plan interacts and affects the surrounding environment.

D. *Mitigation*. When native vegetation meeting the mitigation size thresholds in Table 1 below has been approved for removal based on meeting one (1) or more of the above standards, the **Vegetation Removal Permit shall only be used after an acceptable mitigation plan has been reviewed and approved by the Environmental Resources Director, or his/her designee**. Prior to the issuance of any zoning compliance, certificate of capacity or other recognized authorization for the commencement of the permitted development activity, the replacement vegetation shall be preserved, relocated, or planted, or the appropriate mitigation fees shall be paid to the County. Only native vegetation shall be allowed to meet any required mitigation. The replacement vegetation shall be the same species as that which was removed, unless proven to be impractical, in which case, an alternative native species, approved by the Environmental Resources Director, or his/her designee, shall be used. The quality and size of the replacement trees shall meet the minimum landscape requirements set forth in Section 7.09.03(E).

The Environmental Resources Director may authorize substitutions and phased or longer planting schedules that meet the environmental and aesthetic intent of the Land Development Code as long as the total diameter-at-breast-height requirement is still met, allowing trees to be mitigated with native shrubs and herbaceous plant materials at a ratio of one (1) inch to twenty-four (24) one-gallon plants. A waiver of all mitigation requirements shall require the approval of the Board of County Commissioners.

1. *Mitigation Sizes.* Mitigation shall be required for the loss of any healthy, native vegetation with the minimum sizes as outlined in Table 1 below.

   Vegetation shall be measured as "DBH", or diameter at breast height, which refers to trunk diameter at four and one-half (4½) feet above grade; or "C.T.", or clear trunk, which refers to the measurement of palm trees from grade to the base of the living fronds, or base of the head of palm trees. The three (3) multiple trunk species below, Seagrape, Pigeon Plum, and Wax Myrtle, shall qualify for mitigation when one (1) of their trunks meets the minimum size threshold listed below.

There will need to be a tree inventory conducted on the subject parcel before clearing activities commence. St. Lucie County regulations require a full mitigation plan for all trees that are subject to proposed impacts prior to issuing a Vegetation Removal Permit.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 31.76 acres designated with a Future Land Use of Residential Urban (RU), as well as Residential Single Family-2 (RS-2), and southern parcels zoned as Commercial, General (CG).

It is our professional opinion that there are no wetlands located on the subject parcel.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

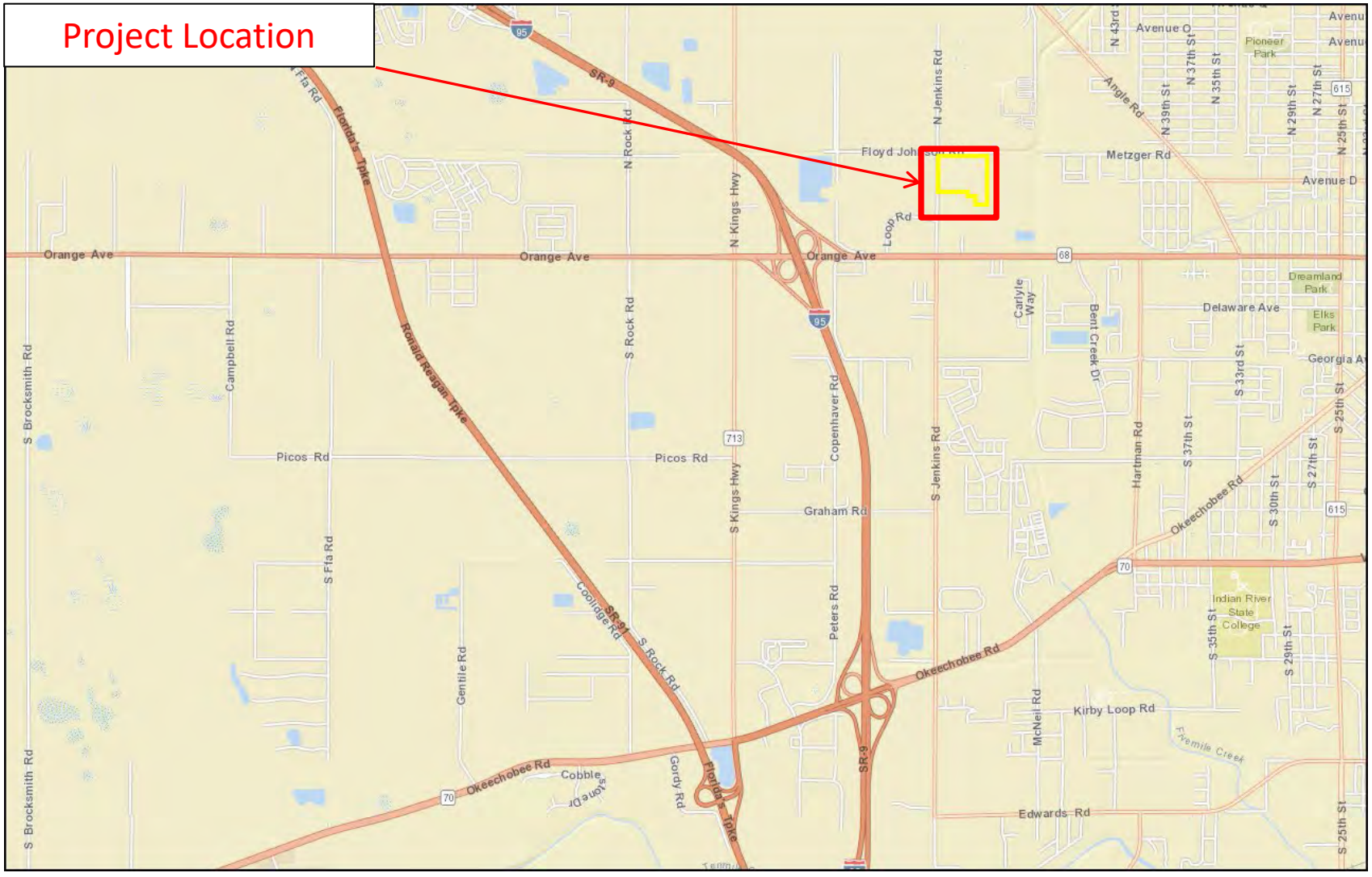
Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-260	Suchman Group	06/10/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-160	Suchman Group	06/10/2021

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

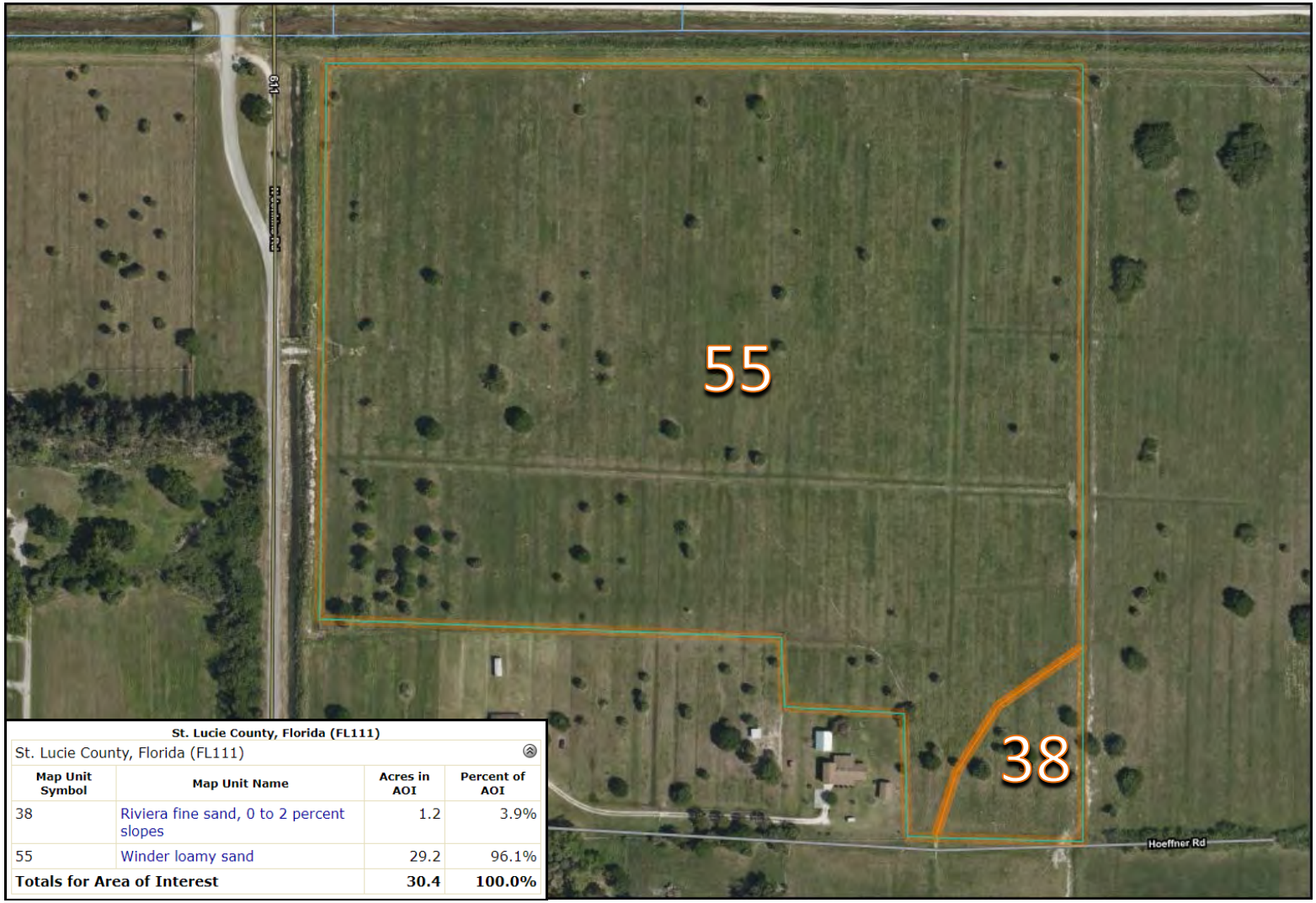
Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-160	Suchman Group	06/10/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	1.2	3.9%
55	Winder loamy sand	29.2	96.1%
Totals for Area of Interest		**30.4**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

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

Project: 21-260	Suchman Group	06/10/2021

FLUCCS Codes	
211	Improved Pasture – 31.76 ac.

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

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

AACE FILE NO. 22-181

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 22-181
May 26, 2022

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Attention: Mr. Roderick J. Kennedy, P.E.

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the site has been cleared and the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The ±85-acre subject site consists of the following five (5) contiguous properties located on the north side of Orange Avenue/SR-68, approximately 1 mile east of Interstate 95, in St. Lucie County, Florida (within Section 7, Township 35 South, Range 40 East):

- Parcel ID 2407-221-0001-000-1
- Parcel ID 2407-212-0001-000-3
- Parcel ID 2407-211-0001-000-0
- Parcel ID 2407-231-0000-000-5
- Parcel ID 2407-241-0001-000-3

A Site Vicinity Map (2021 aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "Fort Pierce NW, Florida" USGS topographic quadrangle map, also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 19-20 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as mainly vacant/undeveloped pasture and citrus-growing land on the USGS map.

1.2 Project Description

Based on our conversations and our review of the forwarded project-related information (including a conceptual site plan), we understand that the proposed site development will consist of a mixture of multi- and single-family development with commercial features fronting Orange Avenue, all with associated paving and drainage improvements (including several stormwater ponds). We further understand that the site is in due diligence phase and that only limited geotechnical information is needed at this point.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions and recommendations presented herein.

2.0 LIMITED SUBSURFACE SOIL EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings, auger borings, and soil hydraulic conductivity tests. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the following six (6) surficial soil types ranging in areal extent from less than 1 acre to more than 50 acres:

- Chobee loamy sand, frequently flooded, 0 to 1 percent slopes (Map Unit 11)
  Loamy alluvium found within depressions on historic marine terraces, with loamy sand and sandy clay loam present to depths in excess of 80 inches below grade.

- Hilolo loamy sand, 0 to 2 percent slopes (Map Unit 16)
  Calcareous sandy and loamy marine deposits found within flatwoods on historic marine terraces, with loamy sand, sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Pineda sand, 0 to 2 percent slopes (Map Unit 32)
  Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with sands, loamy sands, and sandy loam present to depths in excess of 80 inches below grade.

- Riviera fine sand, 0 to 2 percent slopes (Map Unit 38)
  Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with fine sand, fine sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Wabasso sand, 0 to 2 percent slopes (Map Unit 48)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sand, sandy clay loam and loamy sand present to depths in excess of 80 inches below grade.

- Winder loamy sand (Map Unit 55)
  Sandy and loamy marine deposits found within flats on historic marine terraces, with loamy sand, sands, sandy clay loam, and sandy loam present to depths in excess of 80 inches below grade.

The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing twenty (20) Standard Penetration Test (SPT) borings and twenty (20) auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 15 to 30 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 5 to 7 feet using 3-inch diameter hand (bucket) augers. Further, four (4) SFWMD soil hydraulic conductivity (exfiltration) tests were completed within the site.

Our site visits and field work were performed in the period May 20-25, 2022. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 30 feet of those shown on Figure No. 2. In general, the borings were completed at accessible locations in a wide-spaced grid across the site.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 through 6. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS.

In addition, representative samples were selected for index laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140), and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 through 6.

4.0 GENERAL SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 through 6. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics) followed by very loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC) and clayey fine sands (SC) to depths of about 18-23 feet below grade. At this depth, very loose to loose fine sands (SP) and slightly silty fine sands (SP-SM) were encountered, followed by very loose to dense fine sands (SP) with varying shell content reaching the termination depths of our deeper borings near 30 feet below grade.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 through 6 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 6. As can be seen, at the time of our field work, the groundwater table was encountered at depths ranging from approximately 3.5 to 6.5 feet below the existing ground surface, with this range likely due to similar, minor variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted. We further note that several active flow wells (artesian wells) were observed throughout the property, which may influence the ambient groundwater conditions.

4.3 Soil Hydraulic Conductivity Testing

Four (4) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results (Table 1).

Table 1 - Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	4.5	8.9×10^{-4}	3.3×10^{-5}
EX-2	4.5	6.7×10^{-4}	2.4×10^{-5}
EX-3	5.3	6.7×10^{-4}	2.3×10^{-5}
EX-4	>6 (not encountered)	4.5×10^{-4}	1.5×10^{-5}

The individual soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed mixed-use residential and commercial construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future low-rise residential and commercial construction on conventional shallow foundations following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps, agricultural piping/structures, etc.), backfilling of craters from such features, leveling of uneven terrain, cleaning/filling of ditches, and proofrolling of the building and roadway areas with heavy vibratory compaction equipment.

Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using conventional light-duty or heavy-duty flexible pavement sections with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. In addition, rigid pavements (i.e. concrete atop properly designed base and subgrade sections) will be suitable.

Site preparation is anticipated to consist of the removal of organic topsoil and buried organics, and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

We do note that the groundwater table was encountered at relatively shallow depths at some locations, with some seasonal rise to be expected. In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) and/or the installation of roadway edge underdrains may be required.

5.4 Stormwater Ponds and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar residential development projects St. Lucie County, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Slightly clayey fine sands (SP-SC) and slightly silty fine sands (SP-SM) with fines contents less than 10-15 percent are suitable for structural fill, but will likely be more difficult to compact due to their inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey fine sands (SC) with fines content in excess of 15-18 percent are generally considered undesirable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, these clayey can typically be mixed with sands with less fines content (i.e. less than 5 percent passing the U.S. No. 200 sieve) and likely be used provided that the post-mixing fines content is not greater than 10 percent.

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

If it is attempted to blend the more clayey soils with the sands containing less fines, we would recommend obtaining post-mix samples for laboratory determination of moisture contents, fines content, in addition to optimum moisture contents/maximum density relationships, so as to determine whether the soils were sufficiently mixed, and to provide guidelines for placement and compaction procedures. For the more clayey fill materials, it will be prudent to compact the soils within 1 to 2 percent of the materials' optimum moisture contents. Nevertheless, once excavated and/or dredged, we recommend that all soils be stockpiled as high as possible so as to increase the rate of drainage, prior to placement and compaction.

Further, mechanical manipulation (e.g. disking, point-plowing, etc.) can typically be used to mixed and dry clayey soils. If the clayey soils remain saturated they could be used in non-structural areas.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 through 6, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation Engineering Design & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER G. ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER

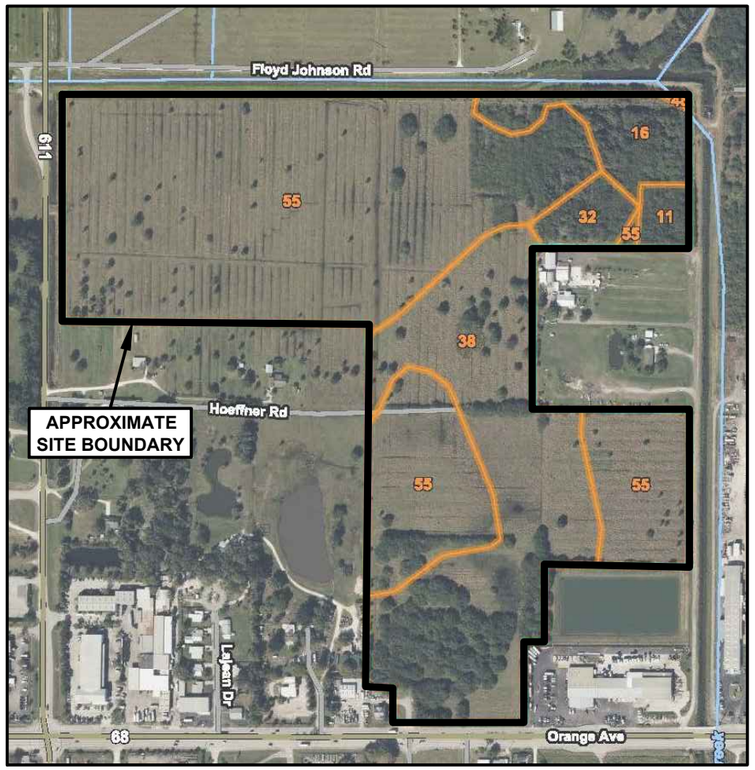
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
5/26/22

2021 AERIAL PHOTOGRAPH

USGS QUADRANGLE MAP OF "FT. PIERCE NW, FL"

USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 7 Township 35 South, Range 40 East

ST. LUCIE COUNTY PROPERTY APPRAISER

Parcel ID 2407-221-0001-000-1 (31.76 acres)
Parcel ID 2407-212-0001-000-3 (19.45 acres)
Parcel ID 2407-211-0001-000-0 (8.47 acres)
Parcel ID 2407-231-0000-000-5 (18.36 acres)
Parcel ID 2407-241-0001-000-3 (10.37 acres)

USDA NRCS SOIL TYPES WITHIN SITE BOUNDARY

Map Unit 11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
Map Unit 16: Hilolo loamy sand, 0 to 2 percent slopes
Map Unit 32: Pineda sand, 0 to 2 percent slopes
Map Unit 38: Riviera fine sand, 0 to 2 percent slopes
Map Unit 48: Wabasso sand, 0 to 2 percent slopes
Map Unit 55: Winder loamy sand

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Figure No. 1**

LEGEND

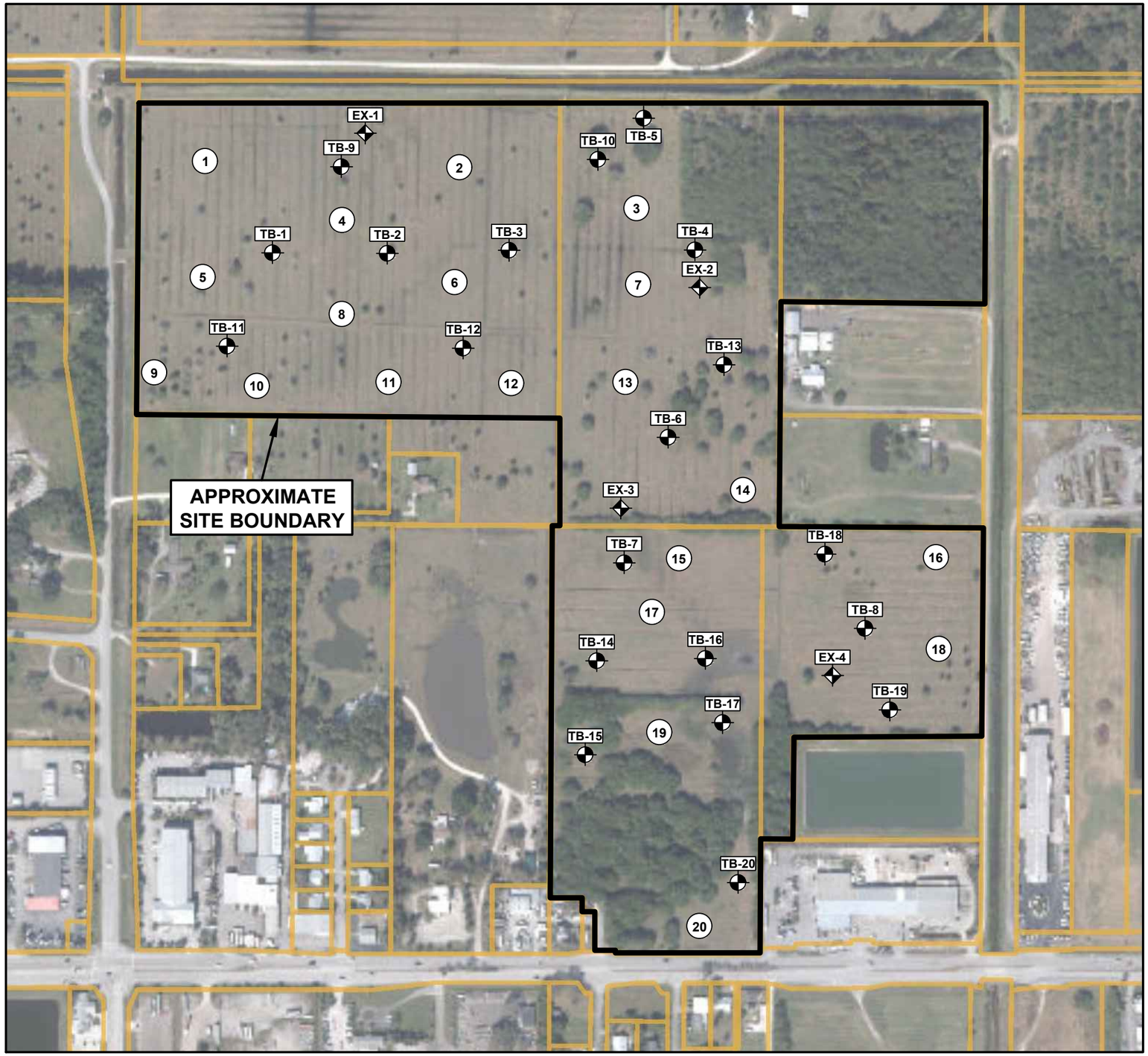
TB-# — Standard Penetration Test Boring

(#) — Hand Auger Boring

EX-# — SFWMD Exfiltration Test (Usual Open Hole, Constant-Head)

NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. as such, the shown field work locations should be considered accurate only to the degree implied by the method of measurement used.



NORTH

NOT TO SCALE

Graphical source:
St. Lucie County Property Appraiser

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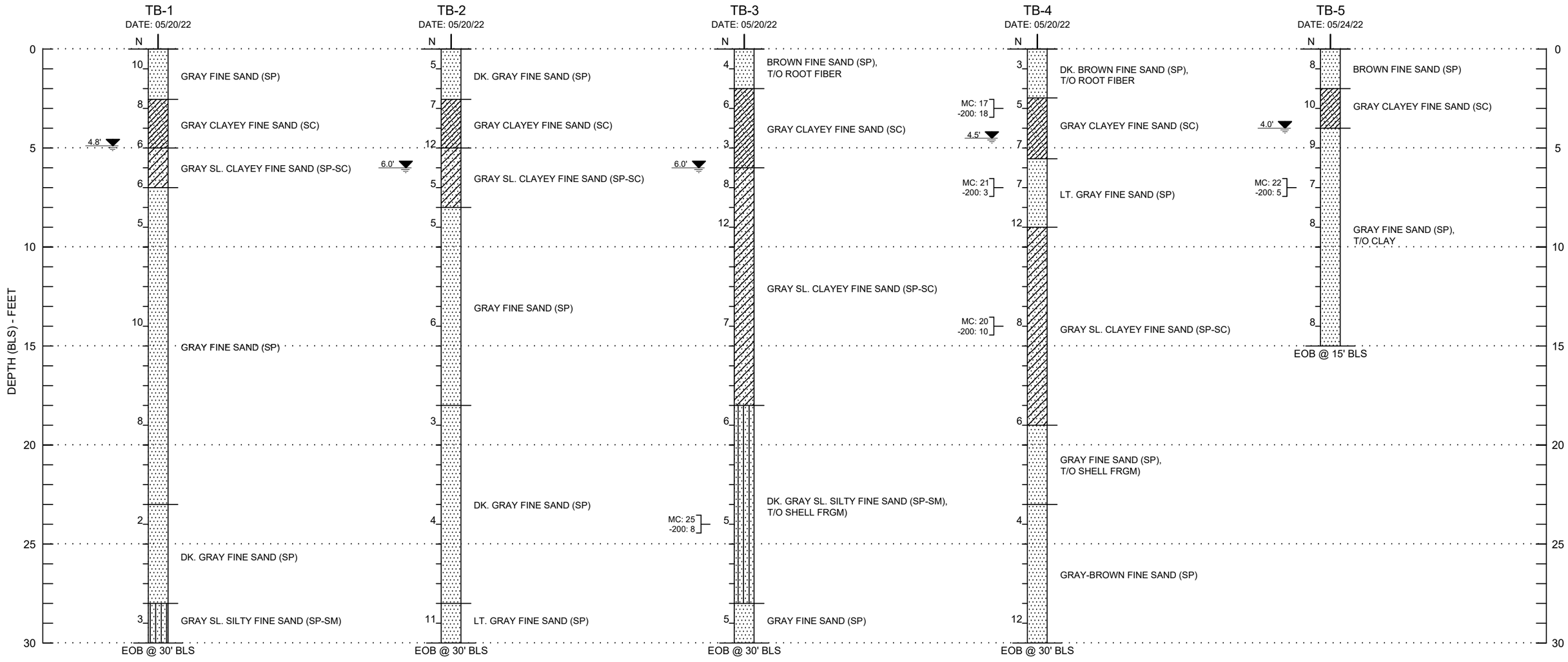
FIELD WORK LOCATION PLAN

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Figure No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
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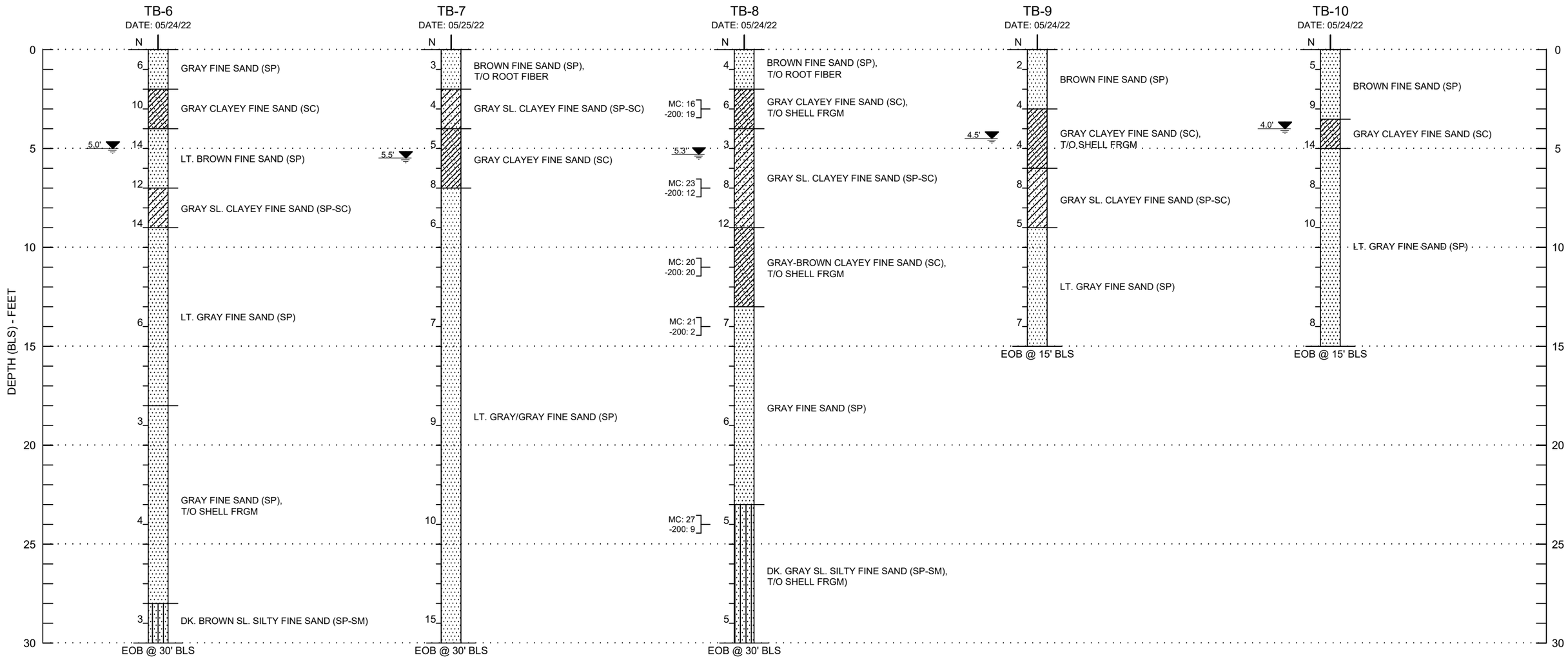
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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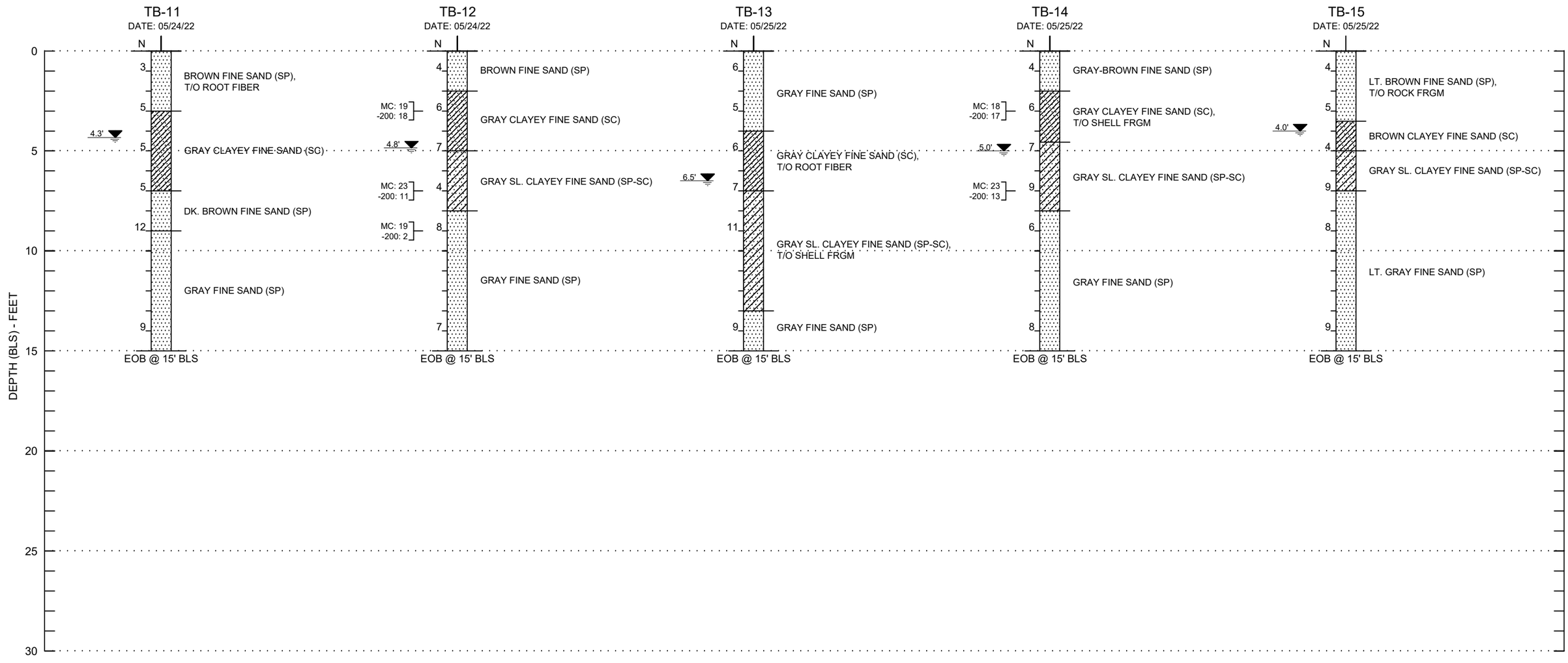
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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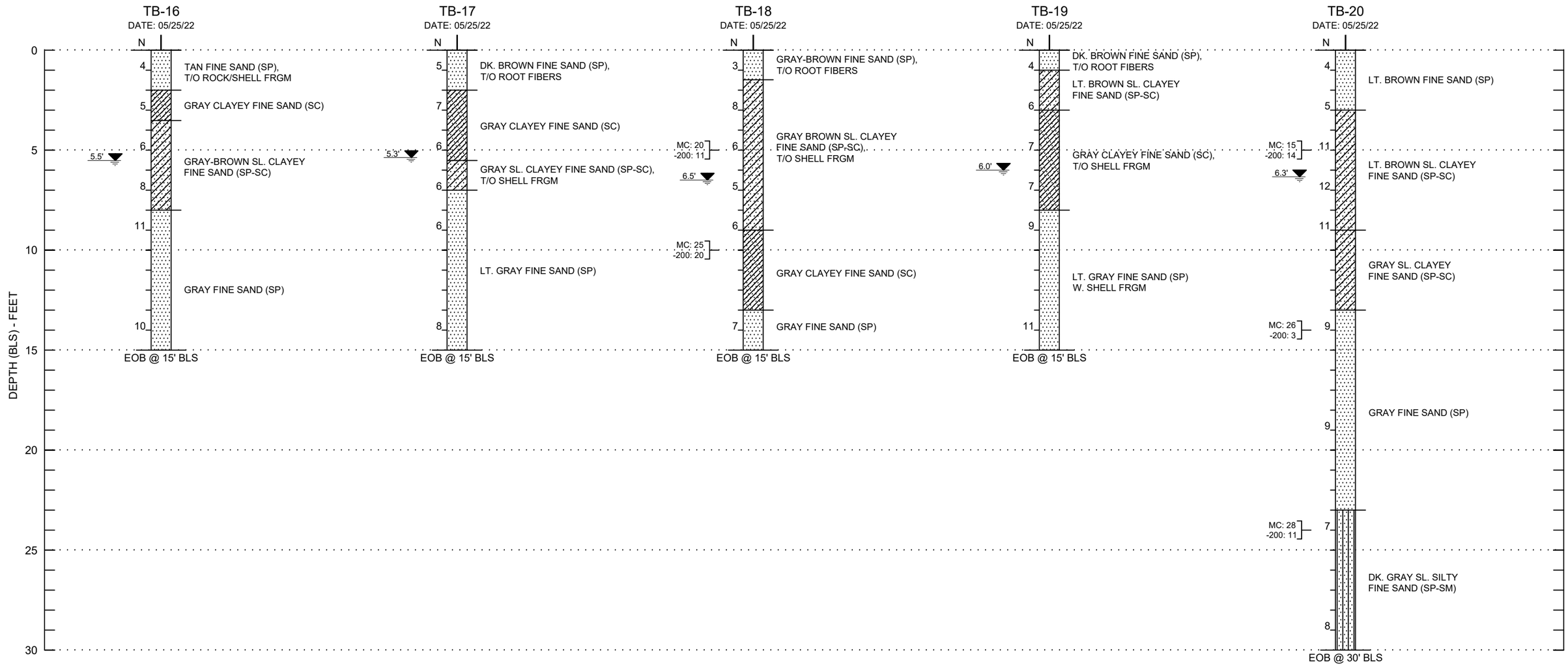
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 3**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION
	EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
INSIDE DIAMETER: 1.375"
OUTSIDE DIAMETER: 2.0"
LENGTH: 24"
SPT HAMMER:
AVERAGE DROP: 30"
WEIGHT: 140 LBS
TYPE: SAFETY/MANUAL

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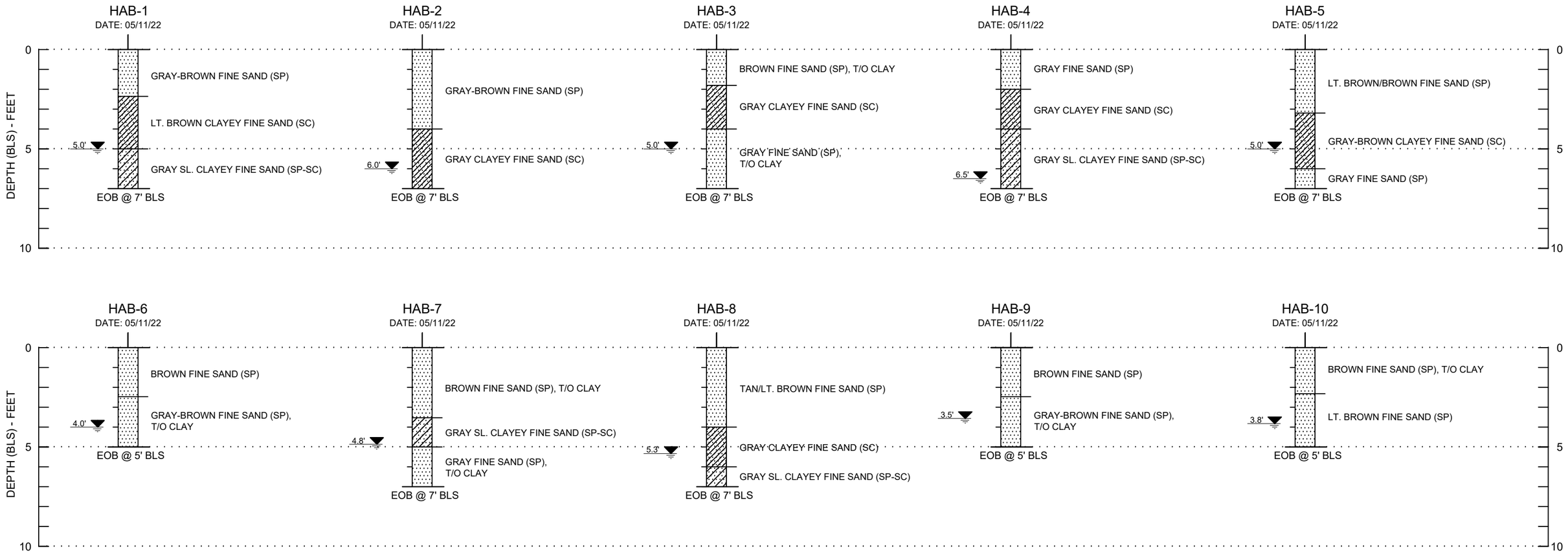
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 4**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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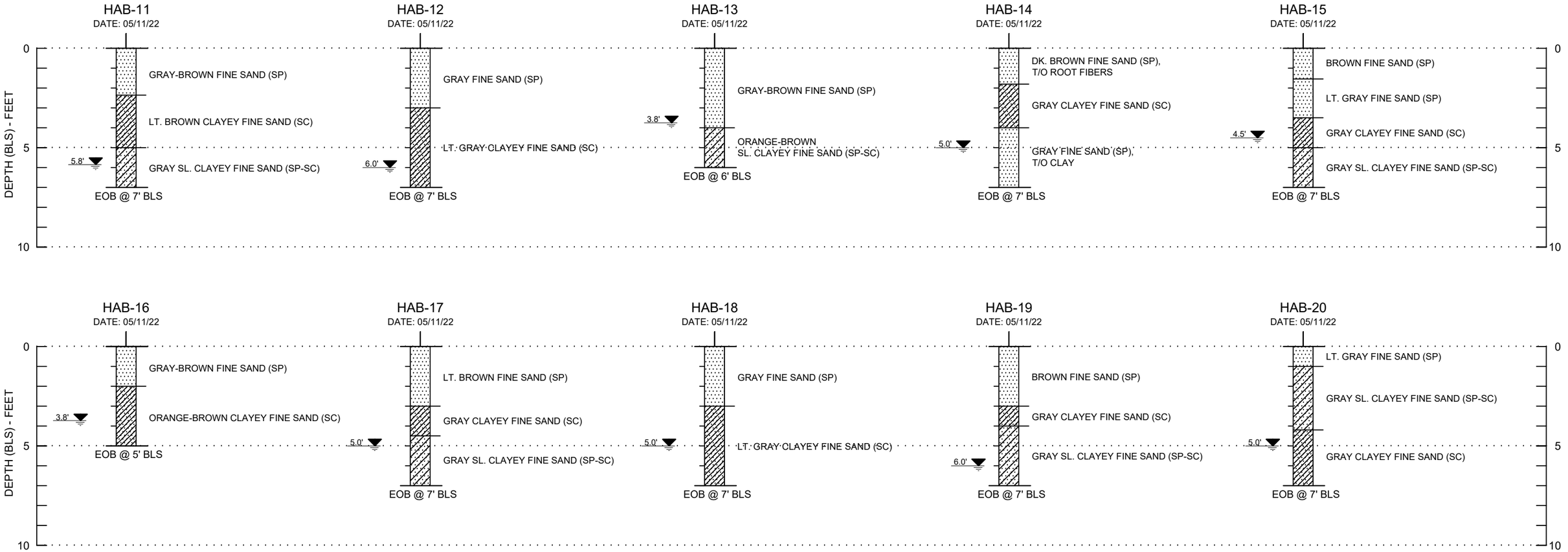
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 5**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 6**

APPENDIX I

USDA NRCS Web Soil Survey Summary Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

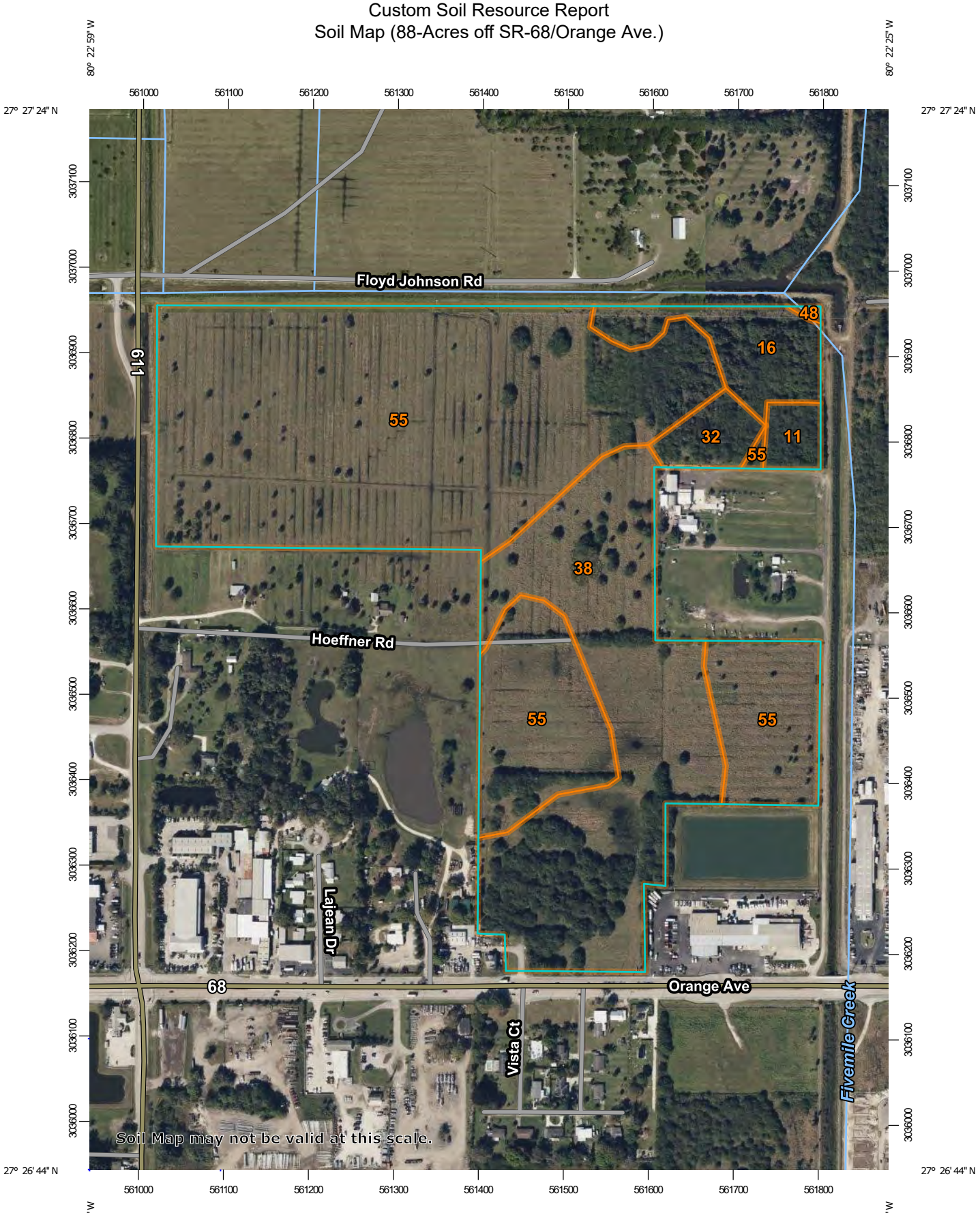
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

88-Acres off SR-68/Orange Ave.

May 10, 2022

Custom Soil Resource Report
Soil Map (88-Acres off SR-68/Orange Ave.)



Map Scale: 1:6,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (88-Acres off SR-68/ Orange Ave.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	1.3	1.5%
16	Hilolo loamy sand, 0 to 2 percent slopes	4.5	5.3%
32	Pineda sand, 0 to 2 percent slopes	2.0	2.3%
38	Riviera fine sand, 0 to 2 percent slopes	23.8	28.1%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
55	Winder loamy sand	53.0	62.6%
Totals for Area of Interest		**84.7**	**100.0%**

Map Unit Descriptions (88-Acres off SR-68/ Orange Ave.)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwd
Elevation: 0 to 70 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy alluvium

Typical profile

A - 0 to 11 inches: loamy sand
Btg - 11 to 40 inches: sandy clay loam
Btkg - 40 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 14 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Minor Components

Kaliga

Percent of map unit: 4 percent
Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

32—Pineda sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x1nb

Elevation: 0 to 100 feet
Mean annual precipitation: 47 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 19 inches: sand
Bw - 19 to 35 inches: sand
Btg/E - 35 to 38 inches: sandy loam
Btg - 38 to 60 inches: sandy loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 6 percent

Landform: — error in exists on —
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Valkaria

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

38—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 80 percent

Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Wabasso

Percent of map unit: 8 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Floridana

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

48—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

55—Winder loamy sand

Map Unit Setting

National map unit symbol: 1jpwk
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Winder, drained and bedded, and similar soils: 67 percent
Winder, hydric, and similar soils: 15 percent
Minor components: 18 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder, Drained And Bedded

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand

E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: No

Description of Winder, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None

Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Hallandale

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Floridana

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Winder, shell substratum, hydric

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Wabasso, gravelly substratum

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

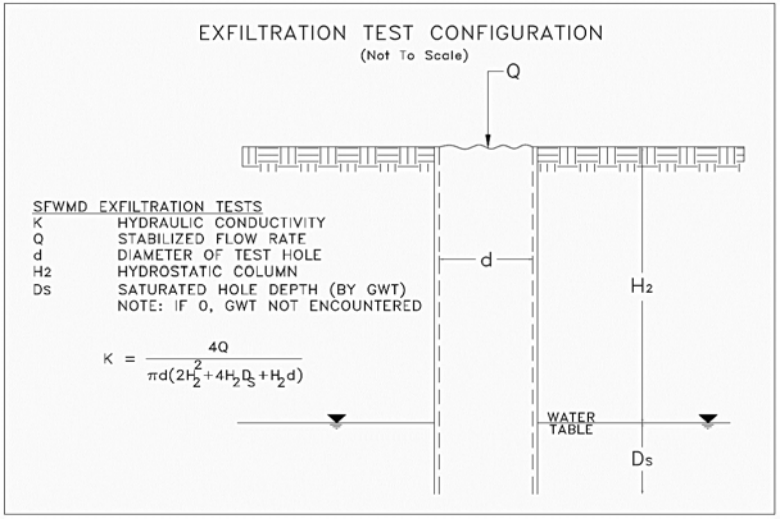
Soil Hydraulic Conductivity Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	85F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/24/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4.5	
SATURATED HOLE DEPTH (FEET): D_s =	1.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	4	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.40	
"STABILIZED" FLOW RATE (CFS): Q =	**8.9E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**3.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 36	Gray fine sand (SP)
36 - 72	Gray clayey fine sand (SC)
Groundwater encountered 54 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

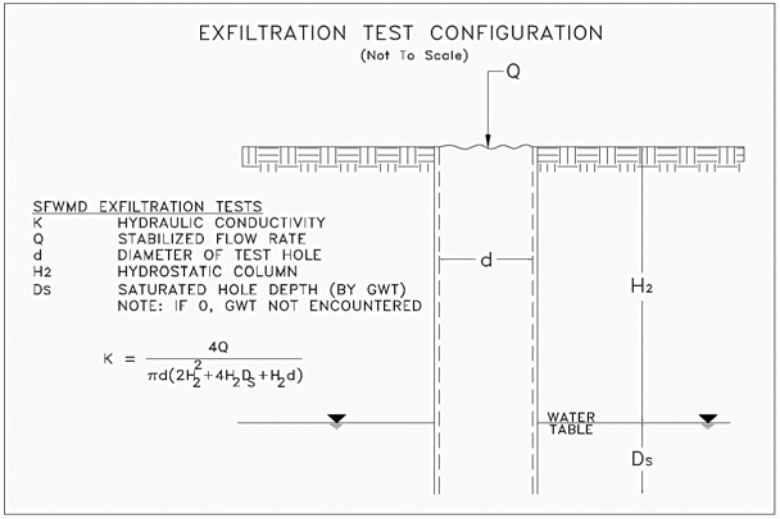
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	80F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/20/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4.5	
SATURATED HOLE DEPTH (FEET): D_s =	1.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.4E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 30	Dark gray fine sand (SP), t/o organics
30 - 66	Gray clayey fine sand (SC)
66-72	Light gray slightly clayey fine sand (SP-SC)
Groundwater encountered 54 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

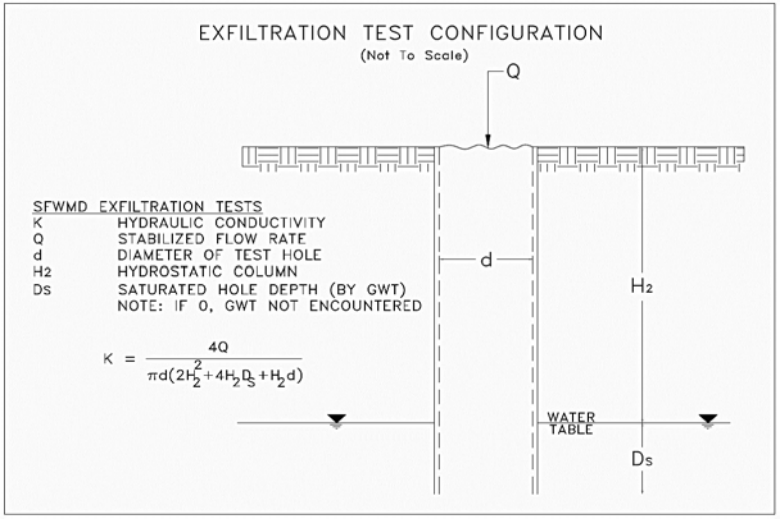
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-3**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	88F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/25/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.3	
SATURATED HOLE DEPTH (FEET): D_s =	0.7	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 3	Topsoil
3 - 24	Brown fine sand (SP), t/o roots/organics
24 - 48	Gray slightly clayey fine sand (SP-SC)
48 - 72	Gray clayey fine sand (SC)
Groundwater encountered 64 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

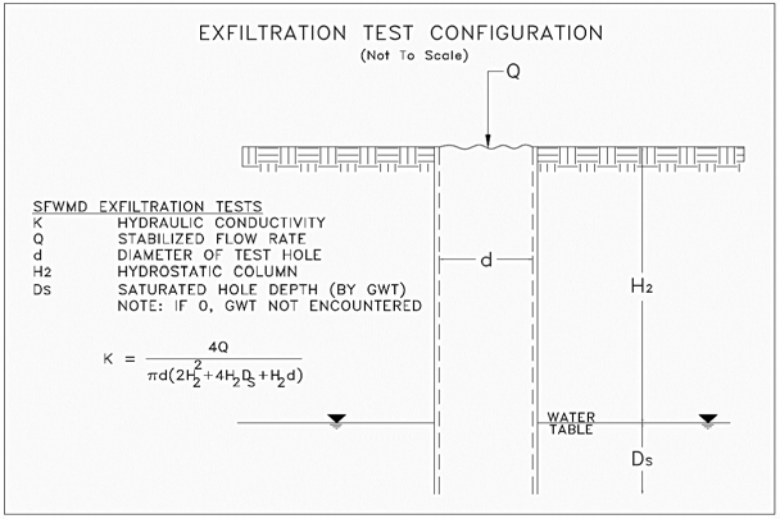
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-4**	**Project Name**	**85 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-181**	**Temperature**	83F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/24/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	+
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.20	
"STABILIZED" FLOW RATE (CFS): Q =	**4.5E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**1.5E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 2	Topsoil
2 - 36	Dark brown fine sand (SP), t/o roots
36 - 72	Gray clayey fine sand (SC)
Groundwater not encountered	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

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Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Beach/Dune Protection Plan - N/A

Lighting Plan - N/A

Design Review - N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RU (SLC)	RS-2 (SLC)
South	Commercial/Industrial	I (FP) IND, RU, COM (SLC)	I-3 (FP) IL, RS-2, CG (SLC)
East	Industrial	CI, I (FP) IND (SLC)	I-1 (FP) IL, (SLC)
West	Commercial/Industrial	MXD (SLC)	CG, IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/GC	E-2/C-3	18 du/ac & 1 FAR	84.7 Acres	Zone X
****Proposed**	RH/GC	PD	9.88 du/ac & 1 FAR	84.7 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 208,000 Gallons Per Day (Residential) & 2,564.5 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 396,396 Gallons Per Day (Residential) & 48,530 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day -190,216 Gallons Per Day (Residential) & - 46,153 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 396,396 Gallons Per Day (Residential) & 38,824 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day -190,216 Gallons Per Day (Residential) & - 36,447 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,409	2,315	- 94
Urban District	5 acres per 1,000 people	9,638	9,261	- 337
Community	2.5 acres per 1,000 people	19,276	18,522	- 754
Neighborhood	1.36 acres per 1,000 people	35,434	34,049	- 1,385

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.60 Miles	0.50 Miles
Current Zoning/FLU Enrollment Demand	451	1,052
****Proposed Zoning/FLU Enrollment Demand**	237	552
****Change in Demand**	- 214	- 500

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	26 Yards
****Proposed Zoning/FLU**	106 Yards
***Change in Demand**	+ 80 Yards

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

Impact	See Stormwater Statement

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	13,068	370/1,212
****Proposed Zoning/FLU**	5,966	344/479
***Change in Demand**	Trips -7,102	Trips - 26 / -733
Impact to Capacity	None	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐Yes ☐No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 800 Single Family: Multifamily:
Non-residential (square footage): 20,516
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 4918 Orange Avenue, 5220 Orange Avenue, & TBD
2. Property Tax ID(s): 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5
3. Total Acreage: 84.7 Acres
4. Existing Future Land Use Designation: RH, High Density Residential/GC, Commercial General (Upon Annexation)
5. Existing Zoning Classification: E-2, Residential Single-Family 2 du/ac / C-3, General Commercial (Upon Annexation)
6. Proposed Zoning Classification: PD, Planned Development
7. Other applications being submitted concurrent with this application, if any: Annexation

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: See Attached Narrative

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RU (SLC)	RS-2 (SLC)
South	Commercial/Industrial	I (FP) IND, RU, COM (SLC)	I-3 (FP) IL, RS-2, CG (SLC)
East	Industrial	CI, I (FP) IND (SLC)	I-1 (FP) IL, (SLC)
West	Commercial/Industrial	MXD (SLC)	CG, IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/GC	E-2/C-3	18 du/ac & 1 FAR	84.7 Acres	Zone X
Proposed	RH/GC	PD	9.88 du/ac & 1 FAR	84.7 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 208,000 Gallons Per Day (Residential) & 2,564.5 Gallons Per Day (Commercial)
Current Zoning	Total gallons per day 396,396 Gallons Per Day (Residential) & 48,530 Gallons Per Day (Commercial)
Proposed Zoning	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
Change in Demand	**Total gallons per day** -190,216 Gallons Per Day (Residential) & - 46,153 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 800 Residential Units + 20,516
Demand Analysis	Maximum 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
Current Zoning	Total gallons per day 396,396 Gallons Per Day (Residential) & 38,824 Gallons Per Day (Commercial)
Proposed Zoning	Total gallons per day 206,180 Gallons Per Day (Residential) & 2,377 Gallons Per Day (Commercial)
Change in Demand	**Total gallons per day** -190,216 Gallons Per Day (Residential) & - 36,447 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,409	2,315	- 94
Urban District	5 acres per 1,000 people	9,638	9,261	- 337
Community	2.5 acres per 1,000 people	19,276	18,522	- 754
Neighborhood	1.36 acres per 1,000 people	35,434	34,049	- 1,385

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.60 Miles	0.50 Miles
Current Zoning Enrollment Demand	451	1,052
Proposed Zoning Enrollment Demand	237	552
Change in Demand	- 214	- 500

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

Demand Analysis	Maximum
Current Zoning	26 Yards
Proposed Zoning	106 Yards
Change in Demand	+ 80 Yards

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

Impact	See Stormwater Statement

III. Transportation Analysis

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

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	13,068	370/1,212
Proposed Zoning	5,966	344/479
Change in Demand	Trips -7,102	Trips - 26 / -733
Impact to Capacity	None	

12. Name of Owner(s): Cypress Knee, LLC
Mailing Address: 5500 Orange Ave
City Fort Pierce State Florida Zip 34947
Phone # _____
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: _____

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.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.

Tod Mowery
Applicant's Signature Date

TBD Fort Pierce, Florida 34950

Address State Zip

772-742-1555

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.

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.**jfogroupinc**.com

June 14, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Suchman AB (Ft. Pierce) - Rezoning & Capacity Analysis – Traffic Statement
Parcel IDs 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3 /-231-0000-000-5

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Zoning Atlas Map Amendment and Capacity Analysis applications associated with ±84.7 acres being annexed into the City of Fort Pierce. The site is located at the northeast corner of Jenkins Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3/-231-0000-000-5.

The Existing Future Land Use designation on ±8.91 acres is Commercial (COM) with a Commercial General (CG) Zoning designation and the Existing Future Land Use designation on ±75.79 acres is Residential Urban (RU) with a Residential Single-Family-2 (RS-2) Zoning designation in unincorporated St Lucie County. Figure 2 includes a map showing the current FLU and Zoning designation in St. Lucie County.

Figure 1 : Project Location

The Future Land Use designation upon annexation is expected to be General Commercial (GC) with a General Commercial Zone (*C-3*) Zoning Designation on ±8.91 acres and a Future Land Use designation of Low Density Residential (RL) with Residential single-family—two units per acre (E-2) Zoning designation on ±75.79 acres in the City of Fort Pierce.

The proposed Future Land Use designation is General Commercial (GC) on ±4.53 acres and Medium Density Residential (RM) on ±80.17 acres. The proposed Zoning Classification on all parcels is Planned Development Zone (PD).

According to Sec. 125-212. of the City's Land Development Code: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by the land development code. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. The approval of planned development rezoning rests with the city commission.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

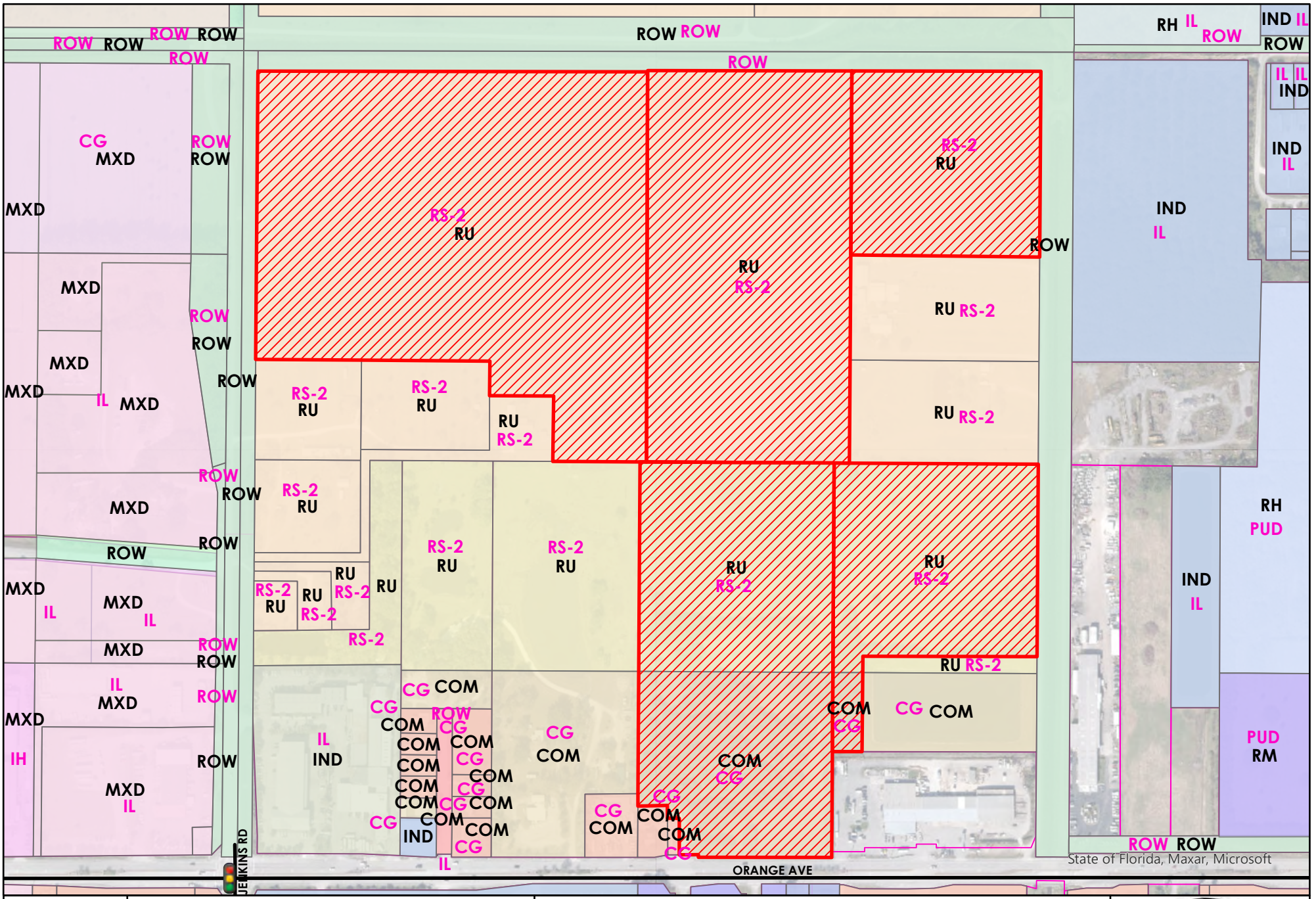

Figure 2:
CURRENT FUTURE LAND USE & ZONING
SUCHMAN

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Single-Family Detached	210	9.43	26%	74%	0.70	63%	37%	0.94
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51
Strip Retail Plaza (<40k)	822	54.45	60%	40%	2.36	50%	50%	6.59

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM & RU FLU With CG & RS-2 Zoning [County Existing] → RL & GC FLU With E-2 & C-3 Zoning [Upon Annexation]								
Retail	388,120[1] SF	14,364	202	124	326	634	686	1,320
Residential	152[2] DUs	1,433	28	78	106	90	53	143
	Σ	15,797	230	202	432	724	739	1,463
Pass-By	19%	2,729	38	24	62	120	131	251
Net Current Zoning		***13,068***	***192***	***178***	***370***	***604***	***608***	***1,212***
RM & GC FLU With PD Zoning [Proposed]								
Retail	19,016[3] SF	1,035	27	18	45	63	62	125
Residential	793[4] DUs	5,345	76	241	317	255	149	404
	Σ	6,380	103	259	362	318	211	529
Pass-By	40%	414	11	7	18	25	25	50
Net Proposed Zoning		***5,966***	***92***	***252***	***344***	***293***	***186***	***479***
Net Traffic		***(7,102)***	***(100)***	***74***	***(26)***	***(311)***	***(422)***	***(733)***

[1] 8.91 Acres X 43,560 SF X 1.0 FAR
[2] 75.79 Acres X 2 DU/Acre
[3] Proposed PD Plan
[4] 80.17 Acres X 9.88 DU/Acre

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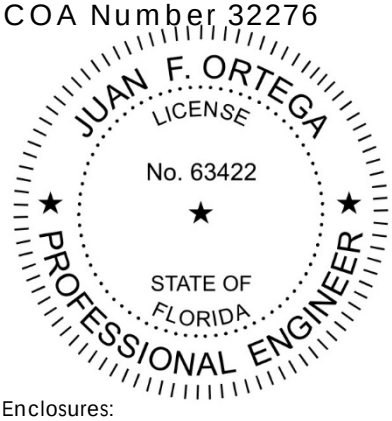
The proposed Zoning for the Suchman property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Suchman property will not be expected to generate additional traffic. Therefore, the proposed Suchman property application will be in compliance with the *City of Fort Pierce Land Development Code.*

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: Rezoning & Capacity Applications Excerpt

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 14, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

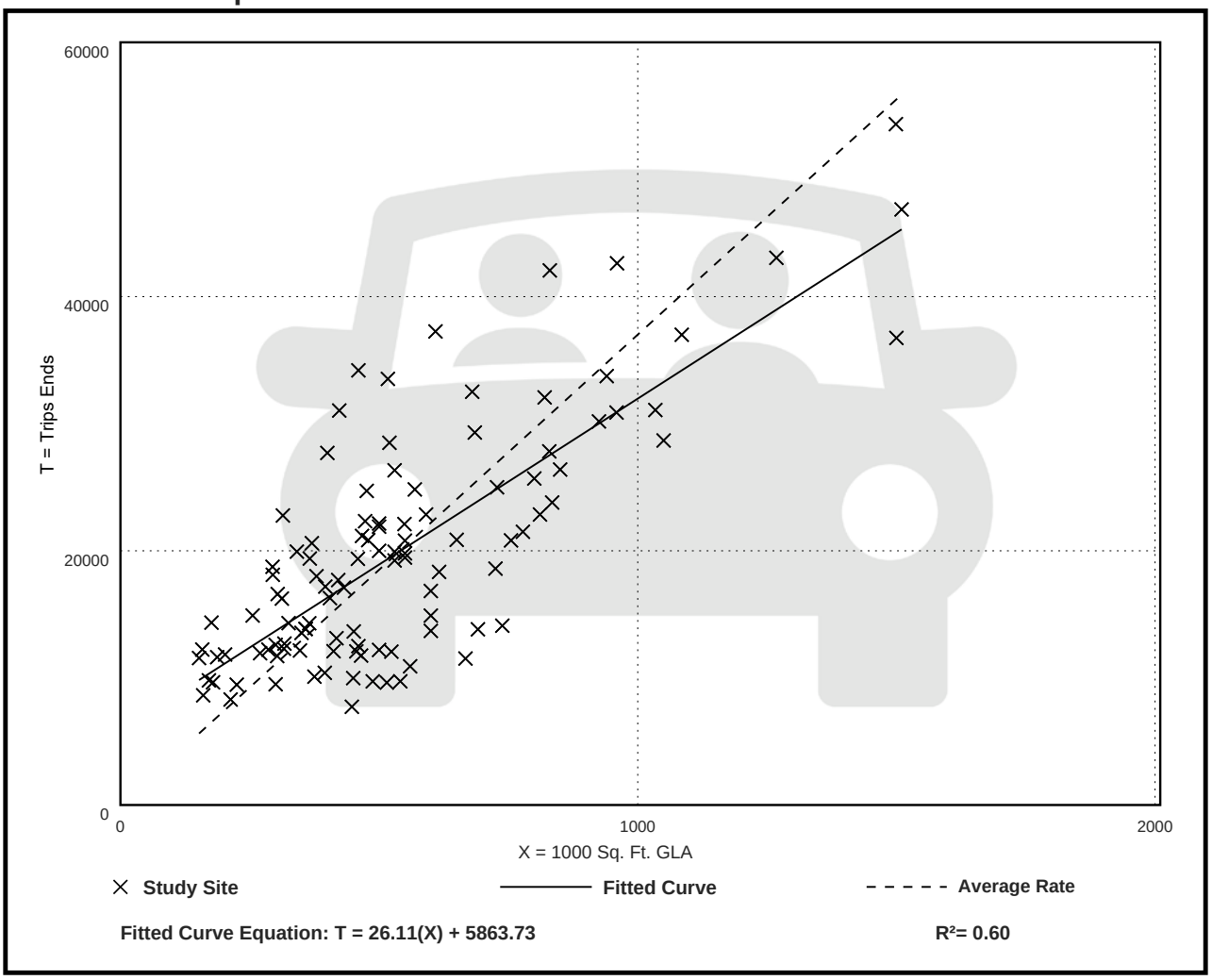
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

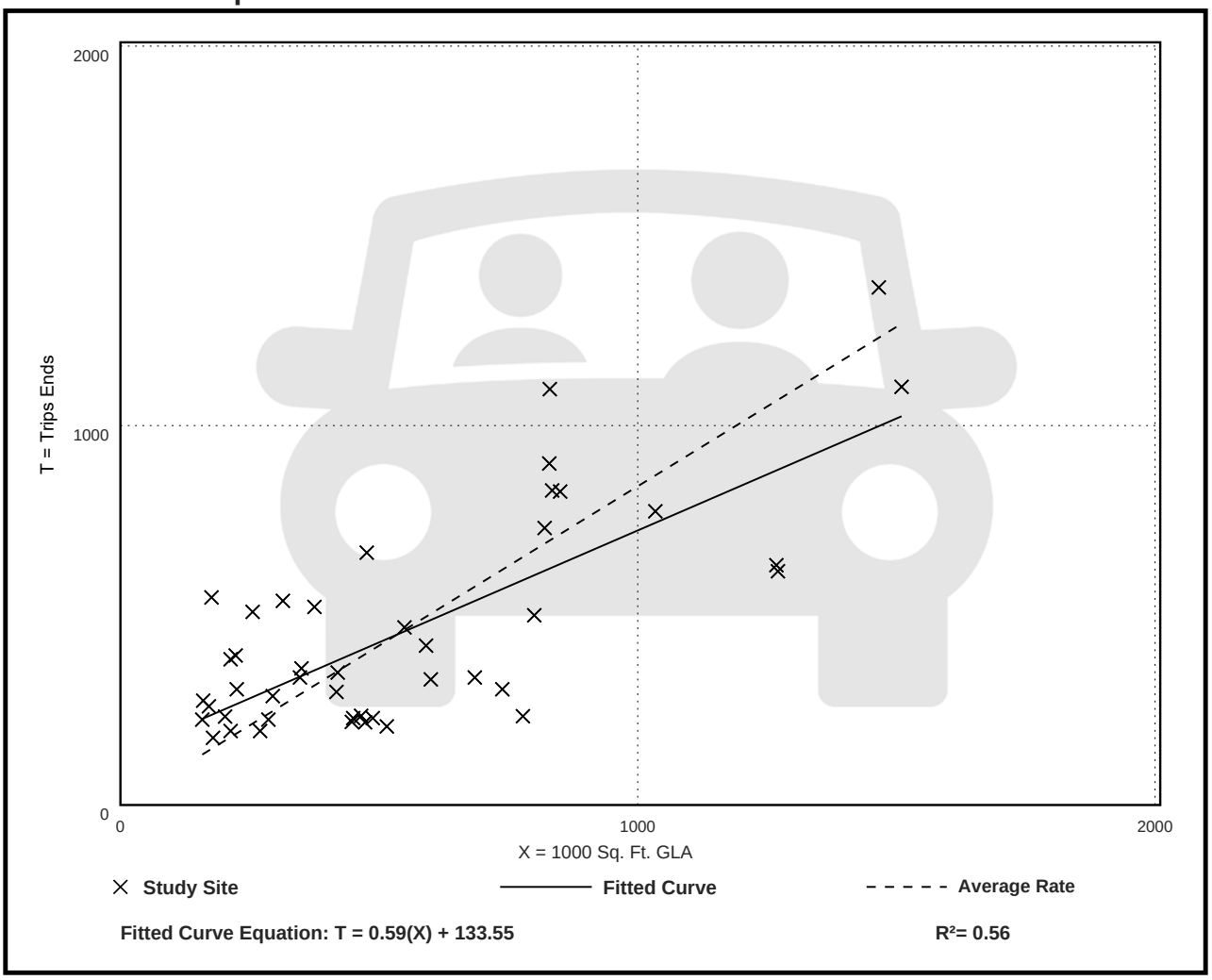
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

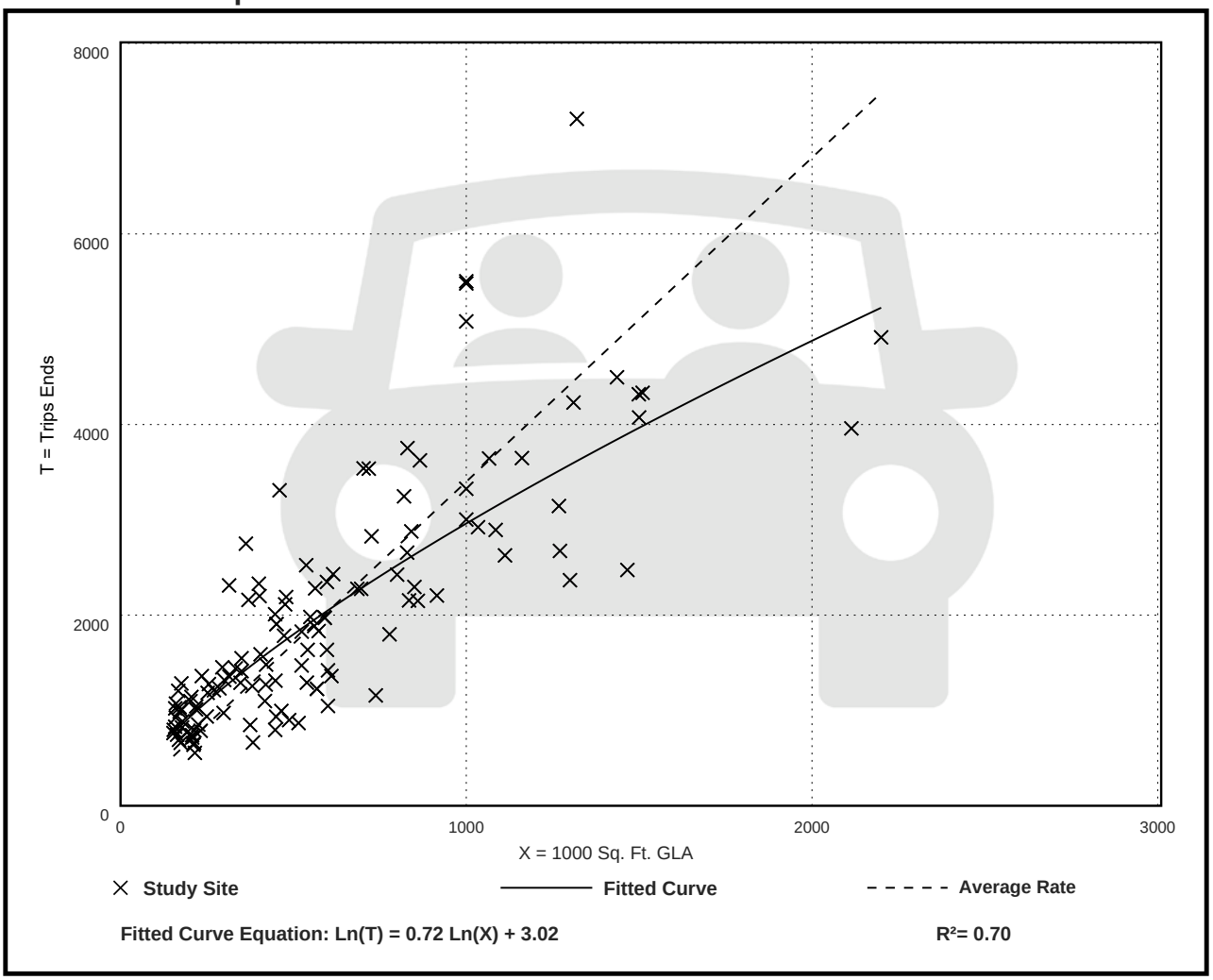
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

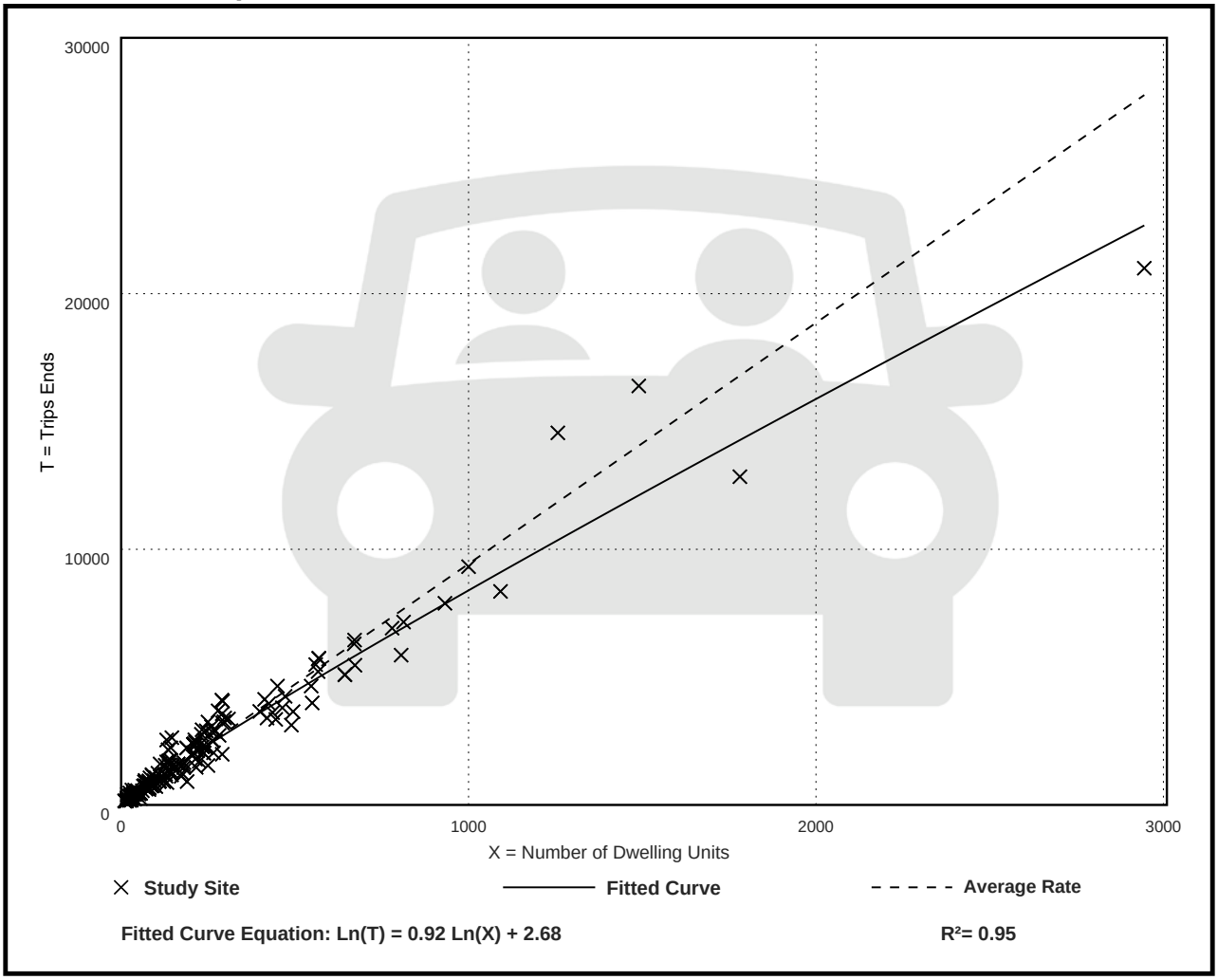
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

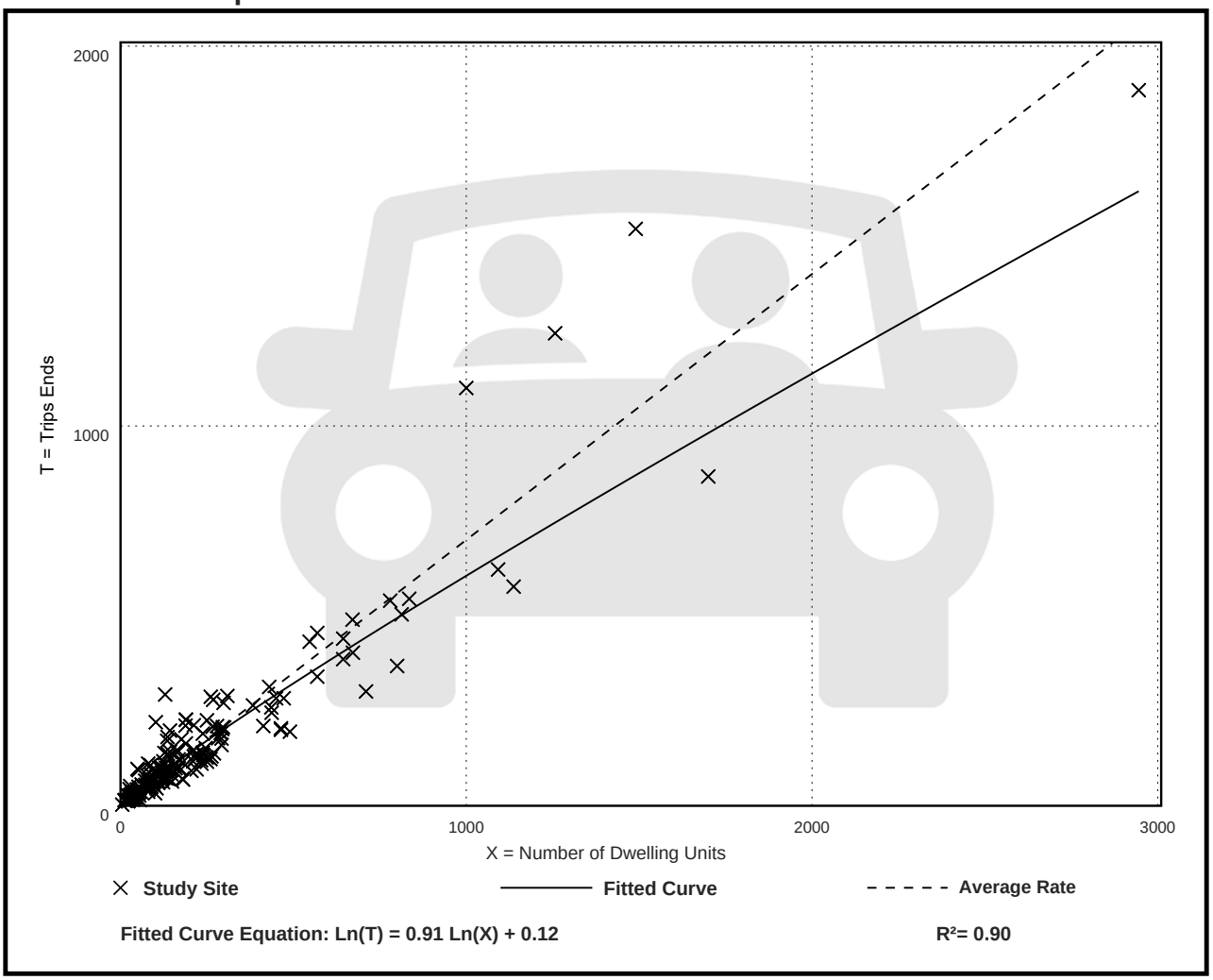
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



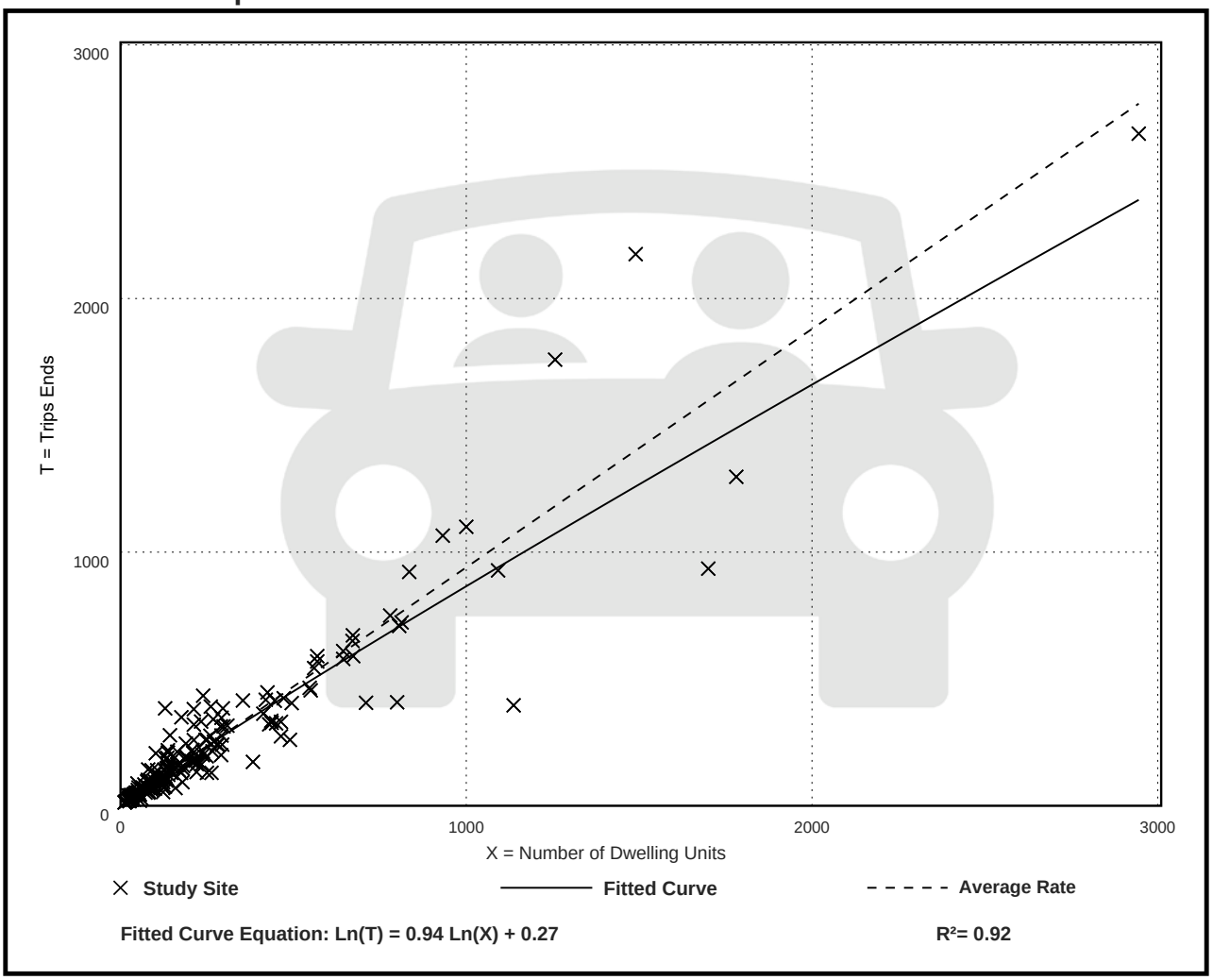
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

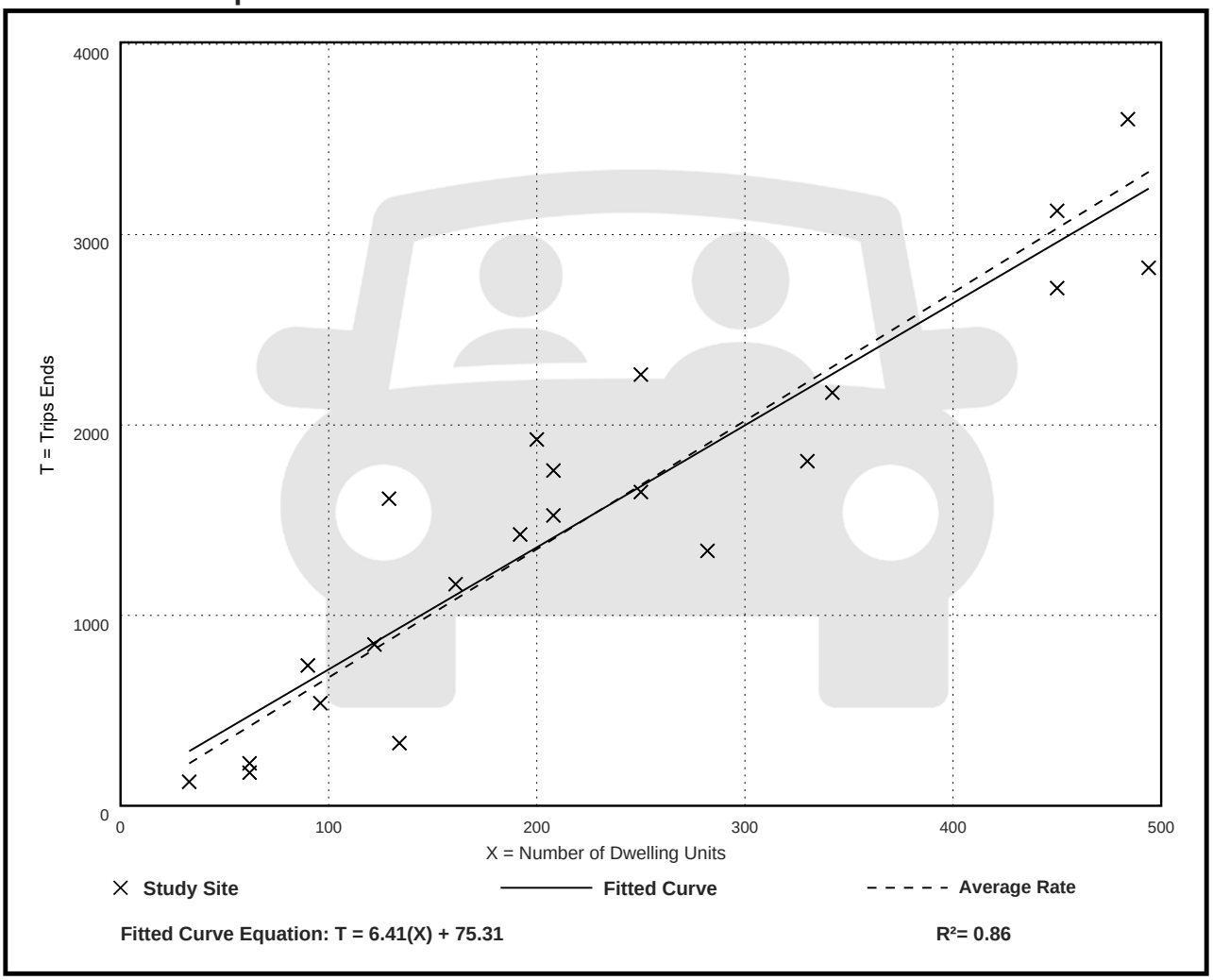
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

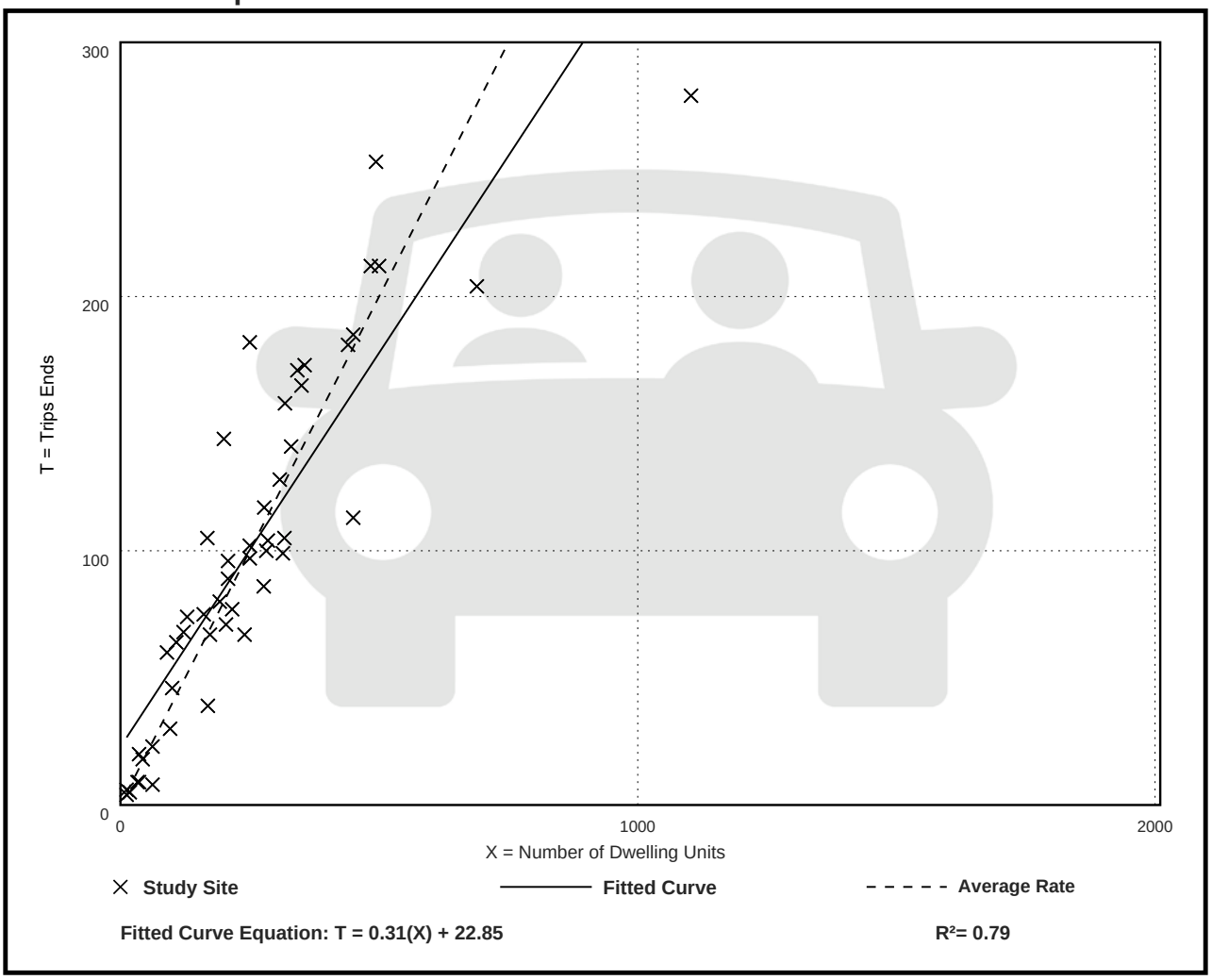
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



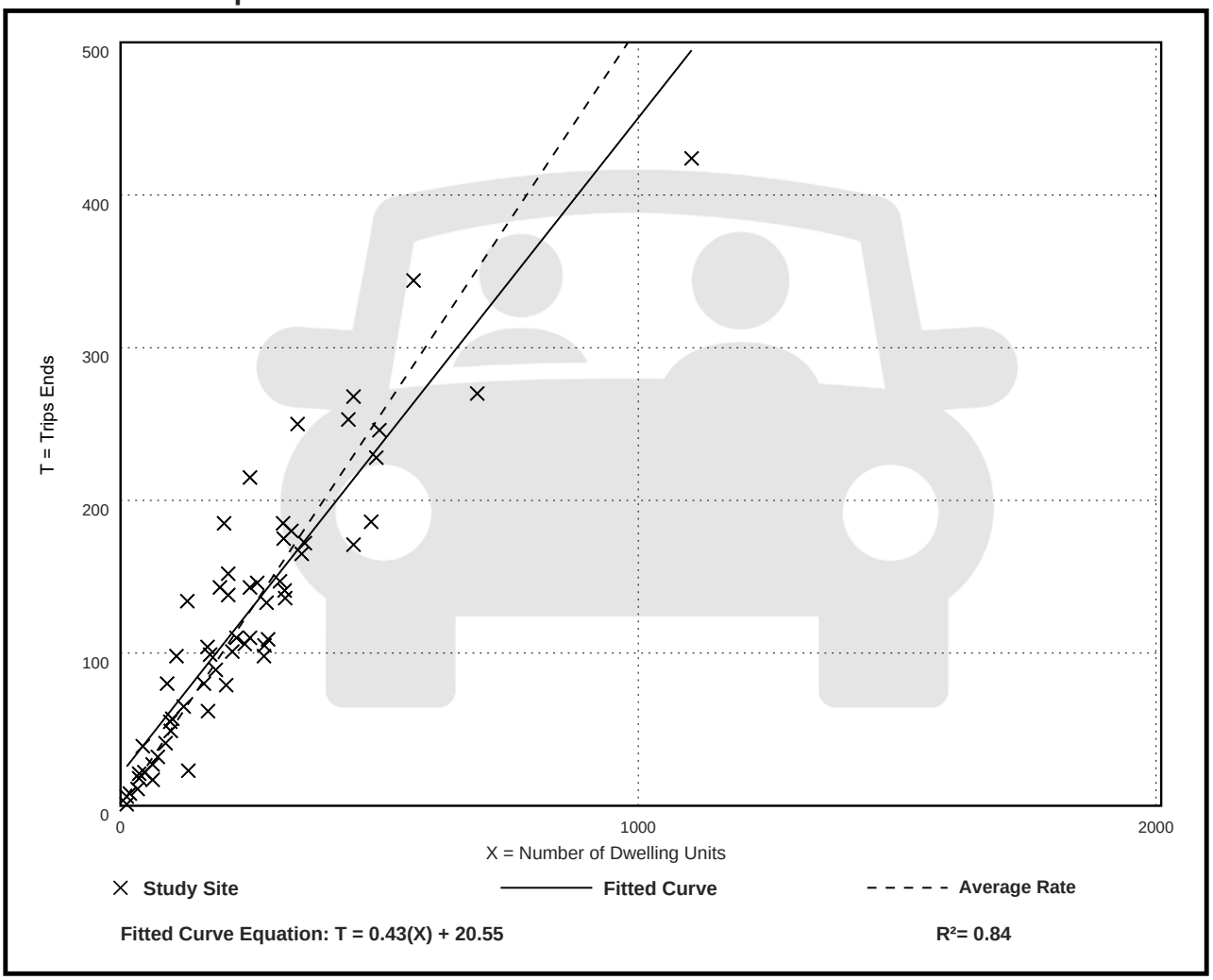
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

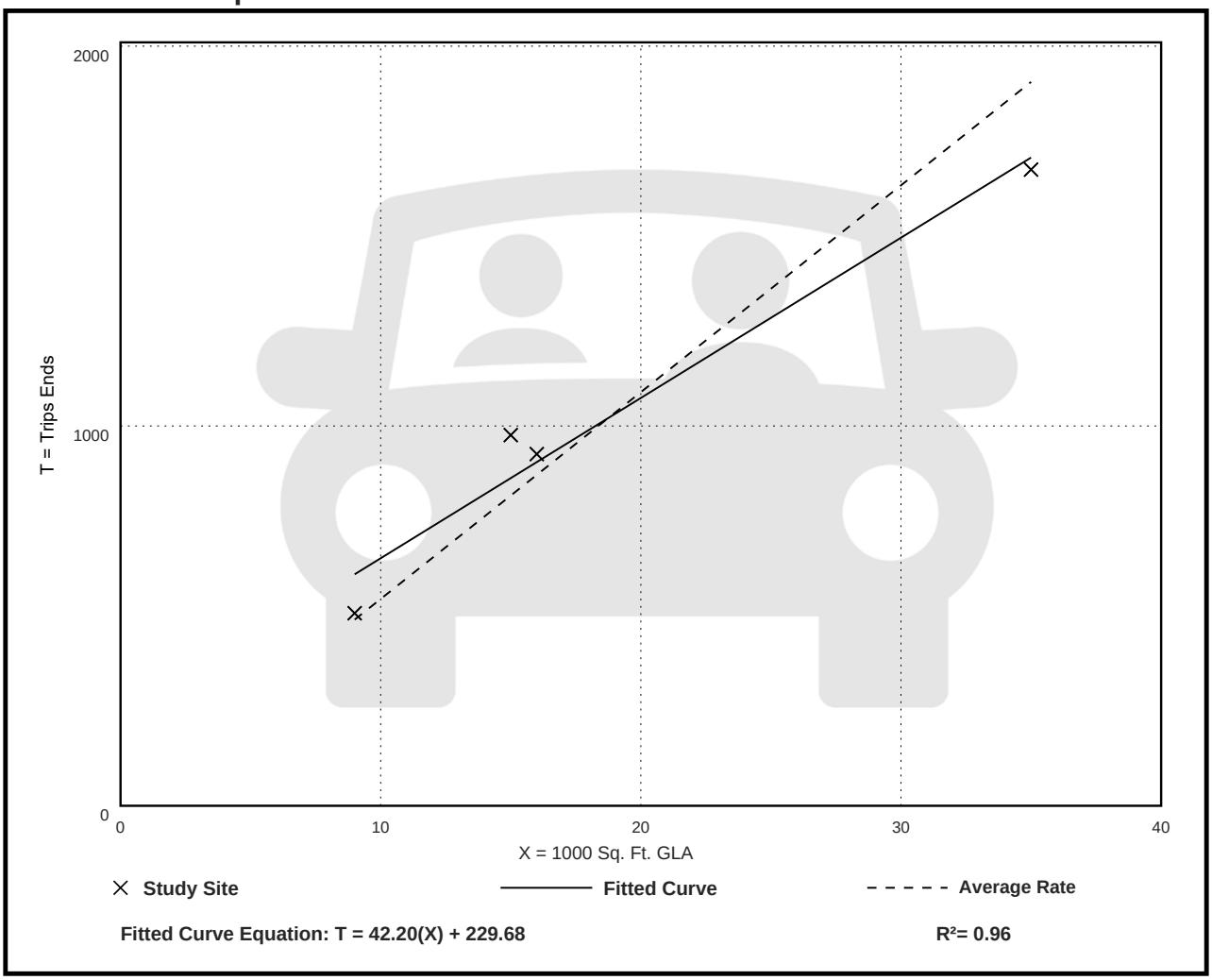
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

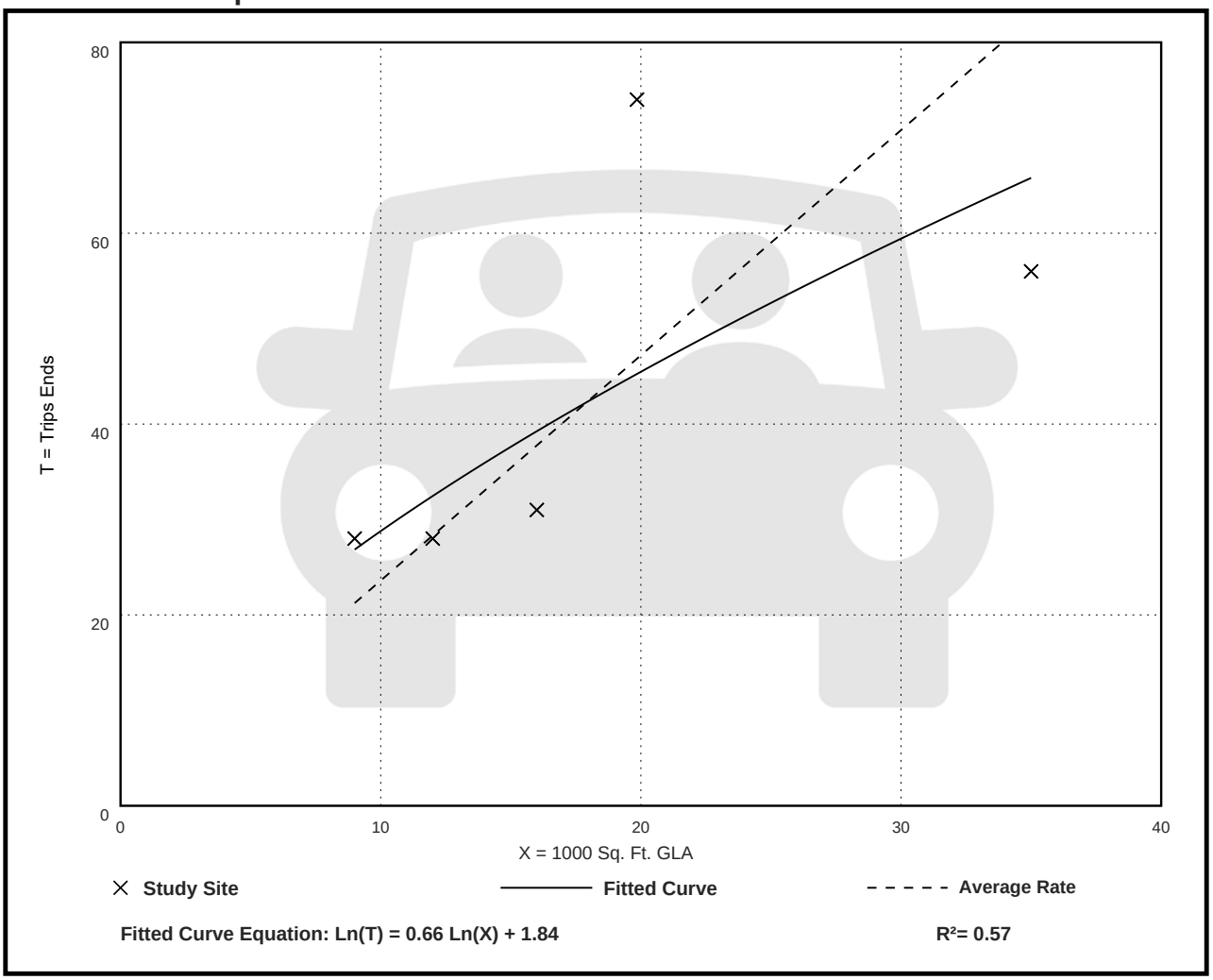
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

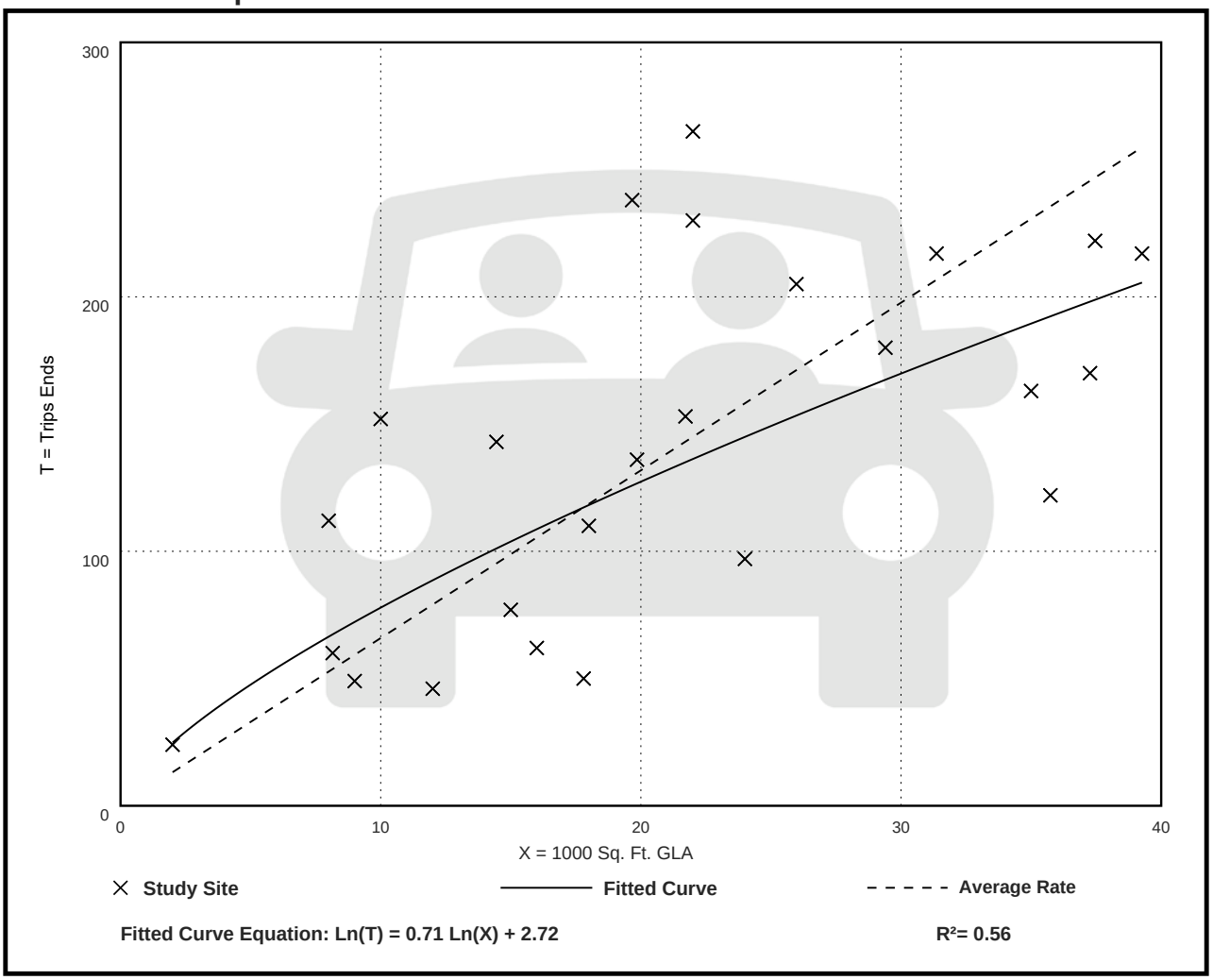
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

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III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**13,068**	**370/1,212**
Proposed Zoning	**5,966**	**344/479**
Change in Demand	Trips **-7,102**	Trips **-26/-733**
Impact to Capacity	**None**	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	**13,068**	**370/1,212**
****Proposed Zoning/FLU**	**5,966**	**344/479**
***Change in Demand**	Trips **-7,102**	Trips **-26/-733**
Impact to Capacity	**None**	

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Millcreek Development Requirements (1)											
Lot Type	Maximum Gross Density Du/AC	Min Lot Size	Min Lot Width	Min Lot Depth	Min Road Frontage	Minimum Yard				Max Building Height (2)	Maximum Lot Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	None
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	None
Detatched Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	5'	5'	45'	None
Detached Single-Family	N/A (3)	4,000 sf	40'	100'	40'	20'	10'/2'(4)	5'	5'	45'	None
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	0'	0'	0'	0'	65'	None

1. *For any criteria that this table does not address the requiements of this Planned Development will default to the requiements of the respective underlying zoning district for each category, this includes uses listed within the use table contined in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-196 in any instance where a development criteria is not addressed above and will follow the R-5 zoning uses within City Code 125-187.*

2. *Height is measured from grade.*

3. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 15 units/acre and some areas with 18 units/acre.*

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. *Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the aprtment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 0' to allow a design that could push the buildings up along the roadway to help create a more urban feel for the development and for the streetscape. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.*

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessroy structures will follow setback regulations for each lot type

Technical Review Committee **1. f.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Annexations (5) - Millcreek - N. of Orange Avenue and W. of Hartman Road
2407-124-0001-000-3, 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1

LOCATION

N. of Orange Ave and W. of Hartman RD

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 11:27 PM
Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-02000004
BOARD DATE	:	July 21, 2022

Millcreek Annexations– N. of Orange Ave and W. of Hartman RD

Attached is an Application for a Annexation for the subject property located at N. of Orange Ave and W. of Hartman RD.

Parcel ID: 2407-124-0001-000-3
Parcel ID: 2407-131-0004-000-6
Parcel ID: 2407-134-0001-000-4
Parcel ID: 2407-144-0001-000-5
Parcel ID: 2408-233-0001-000-1

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

City of Fort Pierce
Annexation, Development Review, Zoning Atlas Map Amendment, & Future Land Use Map Amendment

For

Millcreek
Orange Avenue
Fort Pierce, FL 34947

Prepared By:
Redtail Design Group
100 S. 2nd Street
Fort Pierce, FL 34950

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June 17, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Millcreek Planned Development

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, Zoning Atlas Map Amendment, and Future Land Use Map Amendment for five (5) properties (approx. 85.24 acres) that will make up the Millcreek Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-124-0001-000-3:
   Current SLC Zoning = Planned Unit Development (PUD)
   Current SLC Future Land Use = Residential High 15 du/ac (RH) & Residential Medium 9 du/ac (RM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = Medium Density Residential (RM)
2. 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1
   Current SLC Zoning = Commercial General (CG)
   Current SLC Future Land Use = Commercial (COM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = Mixed Use (MXD)

The PUD that was approved on this property has since expired and is no longer valid. The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. Parcel ID 2407-124-0001-000-3 currently has a split Future Land Use and we ask that it be given one uniform Future Land Use upon annexation. Based on the overall density of the project being 9.46 units per acre we request that the Future Land Use for this parcel is designated RM. We will also be submitting Future Land Use Map Amendment applications for the four (4) commercial properties to designate the Future Land Use of all those properties to MXD, Mixed Use.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-124-0001-000-3

3. Size of described property: 63.01 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: RH, Residential High 15 du/ac & RM, Residential Medium 9 du/ac

6. Current St. Lucie County Zoning: PUD, Planned Unit Development

7. Is this a Historic property? No

8. Appraised value: $17,482

9. Name of Owner(s): FM Millcreek Holding LLC

Signature of Owner(s): Please find attached authorization letters
Mailing Address: 1698 W Hibiscus Blvd, Suite A
City _____ State _____ Zip 32901
Phone _____ Fax _____

10. Name of Representative: Tod Mowery - Redtail Design Group

Signature of representative: Tod Mowery

Mailing Address: 1550 Madruga Avenue #230

City) Coral Gables State Florida Zip 33146

Phone _____ Fax _____

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: TBD

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-131-0004-000-6

3. Size of described property: 3.30 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: COM, Commercial

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: $908

9. Name of Owner(s): Millcreek Orange Avenue LLC

Signature of Owner(s): _____
Mailing Address: 1450 Madruga Avenue, Suite 400
City Coral Gables State Florida Zip 33146
Phone _____ Fax _____

10. Name of Representative: Redtail DG - Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1

3. Size of described property: 18.93 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: COM, Commercial

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: $1,726,000

9. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters

Signature of Owner(s): Please find attached authorization letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone 772-742-1555 Fax

10. Name of Representative: Redtail DG - Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection

Parcel ID #(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3

Project description: Mixed Residential and Commercial Development AKA Millcreek

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☒ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 20,000 Site Acreage: 2.65 Acres

Residential: Proposed Units: 800 Proposed Sq. Ft.: TBD Site Acreage: 82.59 Acres

Multiple Owners - See Agent Authorization Letters	Redtail Design Group
Property Owner(s)	**Applicant/Representative, Title, Company**
TBD	100 S. 2nd Street
Street Address	Street Address
34950	Fort Pierce 100 S. 2nd Stree 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313) **Bubble Plan**
- [ ] ~~Landscaping Plan (see Section 123-37)~~ **N/A**
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] ~~Beach/Dune System protection plan, if applicable (see Section 125-313)~~ **N/A**
- [ ] ~~Lighting Plan (see Section 125-313)~~ **N/A**
- [ ] ~~Design Review submittals (see Design Review application)~~ **N/A**
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2795650 OR BOOK 2483 PAGE 1551, Recorded 02/09/2006 at 02:53 PM
Doc Tax: $34650.00

Prepared by and Return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
061784/0102

Tax Parcel # 2407-144-0001-000-5
2407-124-0001-000-3
2408-233-0001-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

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

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

CLERK'S NOTE: This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of $4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of $34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Signed and sealed in the presence of:

"GRANTOR"

Nandra R. Ramnarine
Print or type name

Jannine Henzell
Print or type name

FM FLORIDA LAND COMPANY, LLC, a Delaware limited liability company

By: Forte Macaulay Development Consultants, Inc., a Florida corporation
Its Manager

By: _____
Name: HUGH M. EVANS, JR.
Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27TH day of January, 2006, by Hugh M. Evans, Jr., as President of Forte Macaulay Development Consultants, Inc., a Florida corporation, the Manager of FM Florida Land Company, LLC, a Delaware limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}

_____
Signature of Notary

Nandra R. Ramnarine
Name of Notary

Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

Exhibit "A"
Legal Description

Parcel A:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

PARCEL 1:

The S ½ of the SE ¼ of the NE ¼ of the NE ¼; and the SW ¼ of the NE ¼ of the NE ¼; and SE ¼ of the NW ¼ of the NE ¼; LESS the North 50 feet thereof; and SE ¼ of the NE ¼, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼; and the East 791.25 feet of the SW ¼ of the NE ¼; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 3:

That part of the West 25 feet of the SW ¼ of the SW ¼ of the NW ¼ of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

Parcel B:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

The West 725.27 feet of the South 600.00 feet of the following described property:

The East 791.25 feet of the Southwest quarter of the Northeast quarter of said Section 7, Less Right-of-Way for public roads and drainage canals.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A portion of the Southwest Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7; thence North 00°00'56" East along the east line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 40.00 feet; thence South 89°42'09" West along a line 40 feet north from and parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 65.98 feet to the Point of Beginning; Thence continue South 89°42'09" West along said parallel line, for 157.17 feet; Thence North 00°17'51" West, for 92.93 feet to a Point of Curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a Point of Tangency; Thence North 35°02'28" West, for 109.91 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a Point of Tangency; Thence North 04° 46'28" East, for 18.58 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 477.11 and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet; Thence North 89°42'09" East along a line 640 feet North from and Parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 288.42 feet; Thence South 00°00'56" West along the East line of the West 725.27 feet of the East 791.25 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 600.01 feet to the Point of Beginning.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

Exhibit B

1. Real estate taxes and assessments for the year 2006 and subsequent years, not yet due and payable.

2. Reservation as set forth in instrument recorded in O.R. Book 629, page 913 of the public records of St. Lucie County, Florida.

3. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 74, page 238 of the public records of St. Lucie County, Florida.

4. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 190, page 1094 of the public records of St. Lucie County, Florida.

5. Subordination of Utility Interests as set forth in instrument recorded in O.R. Book 1415, page 770 of the public records of St. Lucie County, Florida.

6. Easement and Right of Way as set forth in instrument recorded in O.R. Book 1415, page 421, as affected by Agreed Stipulated Final Judgment recorded in O.R. Book 1669, page 2211, both of the public records of St. Lucie County, Florida.

7. Mortgage, Security Agreement and Assignment of Leases and Rents in favor of Branch Banking and Trust Company recorded in O.R. Book 2430, page 2550 of the public records of St. Lucie County, Florida.

8. Rights of tenants pursuant to unrecorded Lease Agreement dated November 18, 2005 between Orange Avenue Development, LLC, as lessor, and Harry B. Albritton, as lessee, as assigned to FM Florida Land Company, LLC pursuant to Assignment and Assumption of Lease dated November 28, 2005.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2382978 OR BOOK 1940 PAGE 2324
Recorded:04/13/04 09:18

* Doc Assump: $ 0.00
* Doc Tax : $ 21,000.00
* Int Tax : $ 0.00

Record and Return To:
Michael J. Garavaglia, Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

Mail

WARRANTY DEED

THIS INDENTURE, made this 6th day of April, 2004, between **LINDA DAVIS LASKIN, Individually and as Successor Trustee of the Linda Davis Trust Agreement dated January 7, 1977,** *(Grantors)*, to **Orange Avenue Development, L.L.C., a Michigan limited liability company** *(Grantees)*, whose post office address is 40440 Grand River Avenue, Suite E, Novi, MI 48375.

WITNESSETH that the Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Attached Exhibit "A"

The Grantor warrants to the Grantee that the above-described property is not the Grantor's homestead and that Grantor does not live adjacent or contiguous thereto.

Subject to taxes, restrictions, reservations and easements of record.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness: JAMES ST. CLAIR

Witness: TAMMY DESJARDINS

Linda Davis Trust under agreement dated
January 7, 1977

By: Linda Davis Laskin
Linda Davis Laskin, Individually and as
Successor Trustee of the Linda Davis Trust
U/A dated January 7, 1977

STATE OF California
COUNTY OF Santa Barbara

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by **Linda Davis Laskin, Individually and as Successor Trustee of the Linda Davis Trust U/A dated January 7, 1977,** ~~who is personally known to me or~~ who has produced Driver License as identification.

{Notary Stamp}

Notary Public, State of California
Name: Daniel D. Ontiveros

DANIEL D. ONTIVEROS
Commission # 1461956
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 11, 2008

Exhibit "A"

Parcel 1:

The S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4; and the SW 1/4 of the NE 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4, LESS the North 50 feet thereof; and SE 1/4 of the NE 1/4, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4; and the East 791.25 feet of the SW 1/4 of the NE 1/4; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

That part of the West 25 feet of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, page 42, St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2815469 OR BOOK 2511 PAGE 150, Recorded 03/16/2006 at 12:21 PM
Doc Tax: $2069.20

RECORD & RETURN TO:

Louis A. Stinson, Jr., P.A.
2199 Ponce de Leon Boulevard
Suite 201
Coral Gables, Florida 33134

PREPARED BY:
Cecile Evans Rider, Esq.
Forte Macaulay Development Consultants, Inc.
1670 Atlantic Boulevard
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

This Special Warranty Deed made the 24TH day of February, 2006, by **FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company,** whose address is 1682 W. Hibiscus Blvd., Melbourne, Florida, 32901, hereinafter called the "Grantor", to **MILLCREEK ORANGE AVENUE I, LLC a Florida limited liability company**, whose mailing address is 1450 Madruga Avenue, Suite 400, Coral Gables, Florida 33146, hereinafter called the "Grantee":

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

Witnesseth: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

Subject to those items as set forth on **Exhibit "B"** attached hereto and made a party hereof without intending to reimpose same.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the grantor has caused these presents to be executed in its name, by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print: Nandra R. Ramnarine

Stephanie C. Ryckman
Print:

FM FLORIDA LAND COMPANY LLC,
a Delaware limited liability company, by
Forte Macaulay Development Consultants, Inc.,
a Florida corporation, its Manager

By:
ARTHUR F. EVANS, III

STATE OF FLORIDA)
) ss
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 24TH day of February, 2006 by Arthur F. Evans, III, Vice President of Forte Macaulay Development Consultants, Inc., a Florida corporation, as Manager of FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in him by said limited liability company. He is personally known to me.

Notary Public
NANDRA R. RAMNARINE
Printed Name of Notary

My commission expires:

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

EXHIBIT "B"

PERMITTED EXCEPTIONS

(1) Ad valorem taxes and assessments for 2005 which are not yet due and payable;
(2) Zoning ordinances;
(3) Any easements, liens, restrictions, reservations, conditions, limitations, agreements, assessments, encumbrances of record;
(4) Reservations as contained in Quit Claim Deed recorded in Official Records Book 629, Page 913, of the Public Records of St. Lucie County, Florida;
(5) Easements in favor of Florida Power & Light Company, recorded in Deed Book 73, Page 419; Deed Book 74, Page 238; Official Records Book 190, Page 1094, and Subordination of Utility Interests recorded in Official Records Book 1445, Page 770, all of the Public Records of St. Lucie County, Florida;
(6) Easement and right of way for purpose of clearing, excavating the lands, constructing and maintaining outfall, ditches, drains and pipe in, upon and through said property as contained in Notice of Lis Pendens recorded in Official Records Book 1415, Page 421, and Agreed Stipulated Final Judgment, recorded in Official Records Book 1669, Page 2211, both of the Public Records of St. Lucie County, Florida;
(7) Encroachment of 44'x25' garage on the south; encroachment of chain link fence on the east; encroachment of barbed wire fence and chain link fence on the west as depicted on that certain survey prepared by Richard C. Laventure & Associates, Inc. dated 10/20/03; Job No. 04.0449;
(8) Matters that would be shown by a current survey of the Property.

EASEMENT AGREEMENT

(INGRESS, EGRESS, ACCESS AND UTILITIES)

THIS EASEMENT AGREEMENT ("Agreement") is dated as of the 20th day of February, 2006, by and between FM Millcreek Holding, LLC, a Florida limited liability company ("FM") and Millcreek Orange Avenue I, LLC, a Florida limited liability company ("MILLCREEK").

RECITALS

A. FM owns real property located in the County of St. Lucie County, State of Florida, as described in Exhibit "A" attached hereto and incorporated herein by this reference (the "FM Property").

B. MILLCREEK owns real property located in the County of St. Lucie, State of Florida, as described in Exhibit "B" attached hereto and incorporated herein by this reference (the "Millcreek Property").

C. The parties desire to create an easement for ingress, egress, access and utilities over, upon and across the FM Property and the Millcreek Property.

EASEMENTS

1. Easement for Ingress, Egress, Access and Utilities. FM hereby grants and conveys to MILLCREEK a permanent, non-exclusive easement in common with others, over, across and under the that portion of the FM Property described in Exhibit "C" attached hereto (the "Millcreek Easement Area"), for the use and benefit of MILLCREEK and the Millcreek Property for purposes of pedestrian and vehicular ingress, egress, access and underground utility and underground stormwater drainage transmission purposes (but not for detention or retention of stormwater), with the right to construct, maintain, repair and replace roadway and underground utility and underground stormwater drainage improvements within the easement area. The Millcreek Easement Area is more particularly described on Exhibit "C", attached hereto and incorporated herein by reference

2. Easement over the Millcreek Property. MILLCREEK hereby grants and conveys to FM a permanent, non-exclusive easement in common with others, over, across and under that portion of the Millcreek Property more particularly described in Exhibit "D" attached hereto (the "FM Easement Area"), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the easement area. In addition, since the final construction plans for development of the FM Property have not been finalized and approved by the governmental authorities and it is possible that additional easements across the Millcreek Property may be needed, MILLCREEK hereby grants and conveys to FM a temporary, non-exclusive blanket easement in common with others, over, across and under the Millcreek Property (the "FM Blanket Easement "), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the FM Blanket

Easement . At such time as the construction plans have been finalized and the exact location and size of the easement required within the FM Blanket Easement has been determined (the "Final Easement") and provided that the final location of the Final Easement does not materially adversely interfere with the development plans for development of the Millcreek Property, then the parties hereto agree to record an amendment to this instrument to specify and limit the location of the FM Blanket Easement to the Final Easement, which will be a permanent easement consistent with that which is reasonably required to accommodate the easement contemplated herein. If based on the final construction plans for the FM Property, no easement is necessary other than the one over and across the property described in **Exhibit "D"**, the parties shall record an instrument evidencing a termination of the FM Blanket Easement. FM shall not be required to pay MILLCREEK any costs or expenses related to FM's use of the FM Easement Area or any other easement granted to FM pursuant to this Agreement.

3. Right of Relocation of Easement. FM reserves the right to relocate the easement herein granted. Should it choose to do so, FM shall advise MILLCREEK in writing of its intent to relocate. Simultaneously with the written notice, FM shall provide MILLCREEK with a map and legal description of the newly established easement and shall cause to be prepared and recorded in the public records of St. Lucie County, Florida an amendment to this Agreement with the legal description of the newly relocated or limited easement. As long as the replacement easement provides the Millcreek Property with substantially similar access to Orange Avenue, then upon recording of the amendment, the easement shall be deemed relocated and any lands not described as easement lands in the amendment shall be released from the burden of the easement. FM shall be the only party required to sign the amendment to this Agreement which relocates this easement.

4. Intent to Dedicate Easement as Public Road. It is the intent of both parties hereto that the property described in **Exhibit "C"** will be dedicated as a public road. If for any reason all or a portion of this property is not accepted for dedication as a public road, then the same shall be maintained by FM or its successors and assigns in ownership to the land described in **Exhibit "C"**; and the owner of the Millcreek Property shall pay fifty percent (50%) of the cost of maintenance and upkeep of the same. Should MILLCREEK (or its successor) fail to pay within the specified time frame, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.

5. Cost of Construction. MILLCREEK hereby acknowledges that it will be utilizing the main entrance roadway to the project, currently referred to as Millfalls Blvd. on the Master Development Plan (the "MDP"), prepared by CCL and dated September 22, 2005, in order to access the Millcreek Property.

In consideration for said access, MILLCREEK agrees to pay the amount of $75,623.72, which equals fifty percent (50%) of the hard costs, soft costs and land costs, hereinafter referred to as the "Construction Costs", to be incurred in connection with the construction of said entrance roadway ("Improvements"). The Construction Costs shall be withheld from the Development Fee as outlined in subparagraph 3(d) of the Agreement for the Sale

and Purchase of Real Property between the parties dated March 21, 2005, and held in escrow to be disbursed upon completion and certification of the Improvements.

Additionally, the Parties acknowledge that the Florida Department of Transportation ("FDOT") or St. Lucie County (the "County") may require a turn lane to be constructed on Orange Avenue as a requirement of issuing an access permit. In that regard, should FDOT or the County require construction of the turn lane, that MILLCREEK shall pay for fifty percent (50%) the cost of a turn lane on Orange Avenue. MILLCREEK shall pay the costs for the turn lane shall be paid within forty-five (45) days of invoicing. Should MILLCREEK (or its successor) fail to pay said costs, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.

6. Warranty of Authority. MILLCREEK hereby warrants that MILLCREEK has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the Millcreek Property, and all persons who may subsequently own property within the Millcreek Property. FM hereby warrants that FM has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the FM Property, and all persons who may subsequently own property within the FM Property.

7. Parties' Indemnification. MILLCREEK shall indemnify and hold FM harmless against any loss, cost, damage, suit, action or claim (collectively referred to as "Claims") arising out of MILLCREEK's use of the easements described herein and not caused by the negligence or willful misconduct of FM, and shall pay any costs and attorney's fees incurred by FM as a result of any such Claims.

8. Attorneys Fees. In the event that either party brings an action to enforce its rights hereunder, the prevailing party in such action shall be entitled to receive all costs and reasonable attorney's fees in addition to any damages to which it is due by reason of such action.

9. Notices. All notices, demands, approvals, requests and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered and received upon the earlier of (i) actual receipt or (ii) the third day following its deposit in a regularly maintained receptacle for the United States Mail, as registered or certified mail, return receipt requested, postage fully prepaid, addressed to the addressee at its address set forth below, or at such other address as such addressee may have specified by notice delivered in accordance with this paragraph and actually received by the addressee:

If to FM:

FM Millcreek Holding, LLC
c/o Forte Macaulay Development Consultants, Inc.
Attention: Arthur F. Evans, III
1682 West Hibiscus Boulevard
Melbourne, Florida 32901

With a copy to:	Cecile Evans Rider, Esquire, General Counsel, Forte Macaulay Development Consultants, Inc. 1670 Atlantic Blvd. Jacksonville, FL 32207
If to MILLCREEK:	Millcreek Orange Avenue I, LLC Attention: Mr. Thomas Rouse 1450 Madruga Avenue, Suite 400 Coral Gables, Florida 33146
With a copy to:	CCL Consultants, Inc Attention: Mr. Richard Wohlfarth 2200 Park Central Blvd., N, Suite 1000 Pompano Beach, Florida 33064
With a copy to:	Louis Stinson, Jr., Esquire Stewart Agent Services 2199 Ponce de Leon Blvd., Suite 301 Coral Gables, Florida 33134

10. Compliance with Law. FM and MILLCREEK covenant and agree, with respect to their respective parcels, to comply with all laws, rules, regulations and requirements of all public authorities, and to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including but not limited to costs and attorney's fees) arising out of or in any way related to FM's or MILLCREEK's failure to maintain its respective parcel in a safe condition. FM and MILLCREEK shall give prompt and timely notice of any claim made or suit or action commenced against the other party which in any way would result in indemnification under this provision.

11. Covenants Running with Land. The rights contained within this Easement shall run with the FM Property and the Millcreek Property and shall inure to and be for the benefit of FM and MILLCREEK, their successors and assigns.

12. Governing Law. The law of the State of Florida shall govern the validity, enforcement and interpretation of this Agreement and the parties agree that exclusive jurisdiction and venue shall lie in St. Lucie County, Florida.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their names intending to be fully bound hereby as of the date and year first above written.

Millcreek Orange Avenue I, LLC, a Florida limited liability company

By: _____
Name: THOMAS ROUSE

Title: Manager

_____
Print Name: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23rd day of February, 2006, by THOMAS ROUSE, the Manager, of Millcreek Orange Avenue I, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or produced a Florida Driver's License as identification.

LOUIS STINSON, JR.
MY COMMISSION # DD 458559
EXPIRES: August 7, 2009
Bonded Thru Notary Public Underwriters

_____
Notary Public, State of Florida
Name: _____
My Commission Expires _____
My Commission Number is: _____

Mandy Casteel
Print Name: Mandy Casteel

Nandra R. Ramnarine
Print Name: Nandra R. Ramnarine

FM Millcreek Holding, LLC, a Florida limited liability company by

FM Investments, LLC, a Florida limited liability company, its sole member

By: _____
Name: HUGH M. EVANS, JR., Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20TH day of February, 2006, by Hugh M. Evans, Jr., as Managing Member, of FM Investments, LLC as Managing Member of FM Millcreek Holding, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

Nandra R. Ramnarine
Notary Public, State of Florida
Name: Nandra R. Ramnarine
My Commission Expires _____
My Commission Number is: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE FM PROPERTY

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST

EXHIBIT "B"
LEGAL DESCRIPTION OF THE MILLCREEK PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY;
THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

EXHIBIT "C" - MILLCREEK EASEMENT AREA (2 Pages)

CCL
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A DIVISION OF THE IBI GROUP

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION #LB5610
ENGINEERS SURVEYORS PLANNERS
2200 PARK CENTRAL BLVD. N. SUITE 100
POMPANO BEACH, FL 33064 (954) 974-2200
POMPANO BEACH ORLANDO JUPITER
WWW.CCL-POMPANO.COM WWW.IBIGROUP.COM WWW.CCL-ORLANDO.COM

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LEGAL DESCRIPTION: ACCESS, UTILITY & DRAINAGE EASEMENT

A portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING; Thence continue South 89°42'09" West along said parallel line, for 100.00 feet; Thence North 00°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the West, said curve having a radius of 222.18 feet and a central angle of 10°46'53"; Thence Northerly along said curve for 41.81 feet to a point of compound curvature with a curve concave to the Southwest, said curve having a radius of 25.00 feet and a central angle of 59°07'08"; Thence Northwesterly along said curve for 25.80 feet to a point of reverse curvature with a curve concave to the Northeast, said curve having a radius of 52.00 feet and a central angle of 91°33'05"; Thence Northerly along said curve for 83.09 feet to a point of reverse curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 52°22'44"; Thence Northerly along said curve for 22.85 feet to a point of tangency; Thence North 31°01'31" West, for 42.22 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 354.00 feet and a central angle of 16°26'49"; Thence Northerly along said curve for 101.62 feet; Thence North 75°25'18" East, for 74.00 feet to a point at the beginning of a curve concave to the Northeast, said curve having a radius of 280.00 feet and a central angle of 20°27'46", a radial line from said point bears North 75°25'18" East; Thence Southerly along said curve for 100.00 feet to a point of tangency; Thence South 35°02'28" East, for 109.91 feet to a point of curvature with a curve concave to the West, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Southerly along said curve for 125.20 feet to a point of tangency; Thence South 00°17'51" East, for 92.93 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST.
5. CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:
CCL/IBI Consultants Inc.

JAMES A. HAMILTON, III
Professional Surveyor and Mapper No. 3406, State of Florida

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
11/09/05	BF	JAH	N/A

SHEET 1 OF 2
SKETCH NO. 3036

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CCL/IBI CONSULTANTS, INC.
AUTHORIZATION #LB5610
ENGINEERS SURVEYORS PLANNERS
2200 PARK CENTRAL BLVD. N. SUITE 100
POMPANO BEACH, FL 33064 (954) 974-2200
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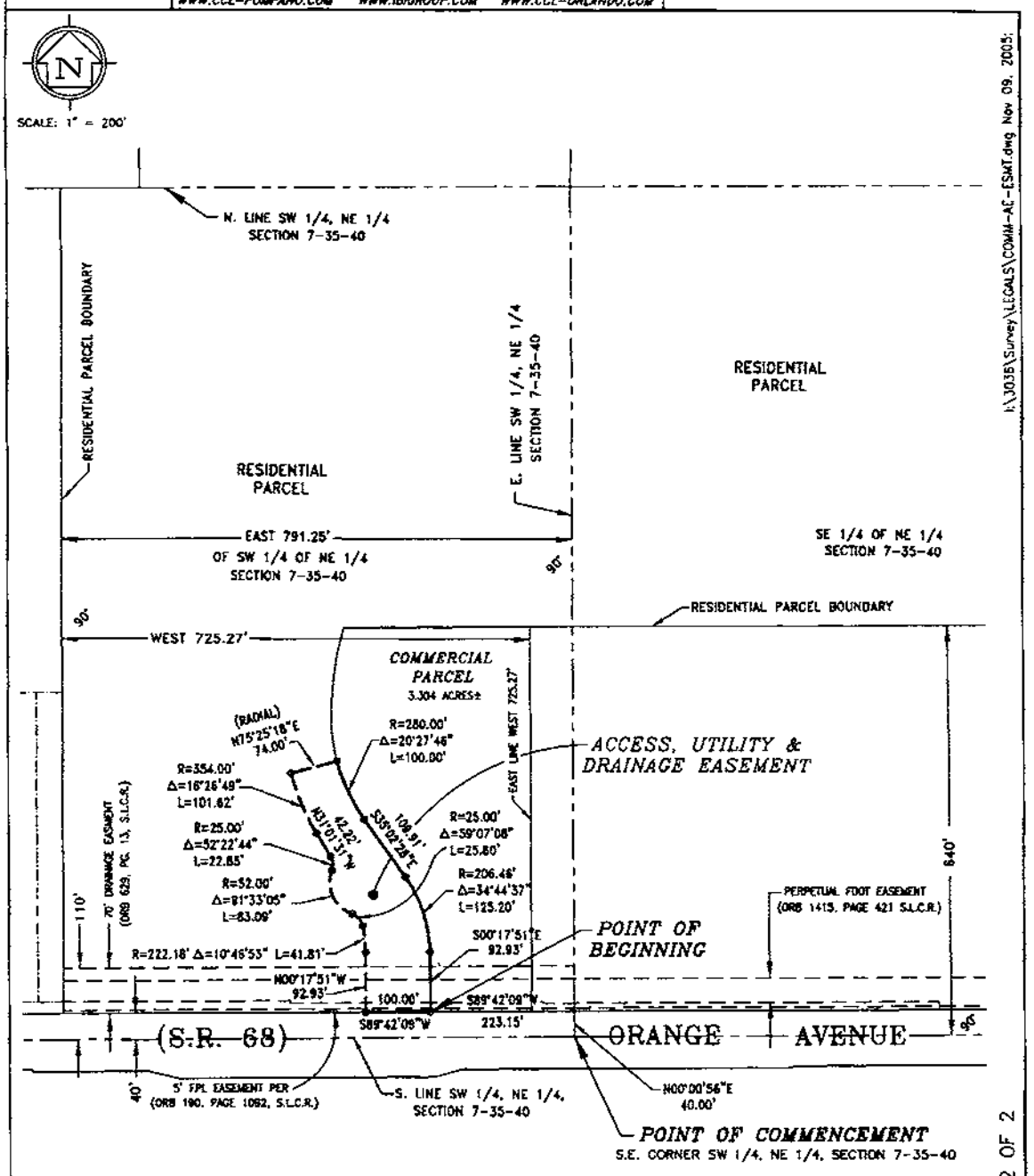

LEGEND:

R= RADIUS
L= ARC DISTANCE
Δ= CENTRAL ANGLE
ORB = OFFICIAL RECORDS BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FPL = FLORIDA POWER AND LIGHT
PG. = PAGE
S.L.C.R. = SAINT LUCIE COUNTY RECORDS
S.R. = STATE ROAD

(SKETCH AND DESCRIPTION ONLY – NOT A SURVEY)

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
11/09/05	BF	JAH	N/A

SHEET 2 OF 2
SKETCH NO. 3036

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EXHIBIT "D" - FM EASEMENT AREA (2 Pages)

CCL
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CCL/IBI CONSULTANTS, INC.
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WWW.CCL-POMPANO.COM WWW.IBIGROUP.COM WWW.CCL-ORLANDO.COM

LEGAL DESCRIPTION: UTILITY EASEMENT

A 10.00 foot wide strip of land lying on a portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING of said strip of land lying 10.00 feet to the right from and parallel with the following described line; Thence North 00°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a point of tangency; Thence North 35°02'28" West, for 108.91 feet to a point of curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a point of tangency; Thence North 04°46'28" East, for 18.58 feet to a point of curvature with a curve concave to the East, said curve having a radius of 477.11 feet and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet to a POINT OF TERMINUS on a line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7.

Sidelines of said strip are lengthened or shortened to intersect with the North right-of-way line of Orange Avenue and said line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7 and to form a continuous 10.00 foot wide easement.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST.
5. CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:
CCL/IBI Consultants Inc.

JAMES A. HAMILTON, III
Professional Surveyor and Mapper No. 3406, State of Florida

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
02/08/06	BF/MRG	JAH	N/A

SKETCH NO. 3036

SHEET 1 OF 2 I:\3036\SURVEY\LEGALS\3036_10FT-UE.DWG

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CCL/IBI CONSULTANTS, INC.
AUTHORIZATION #LB5610
ENGINEERS SURVEYORS PLANNERS
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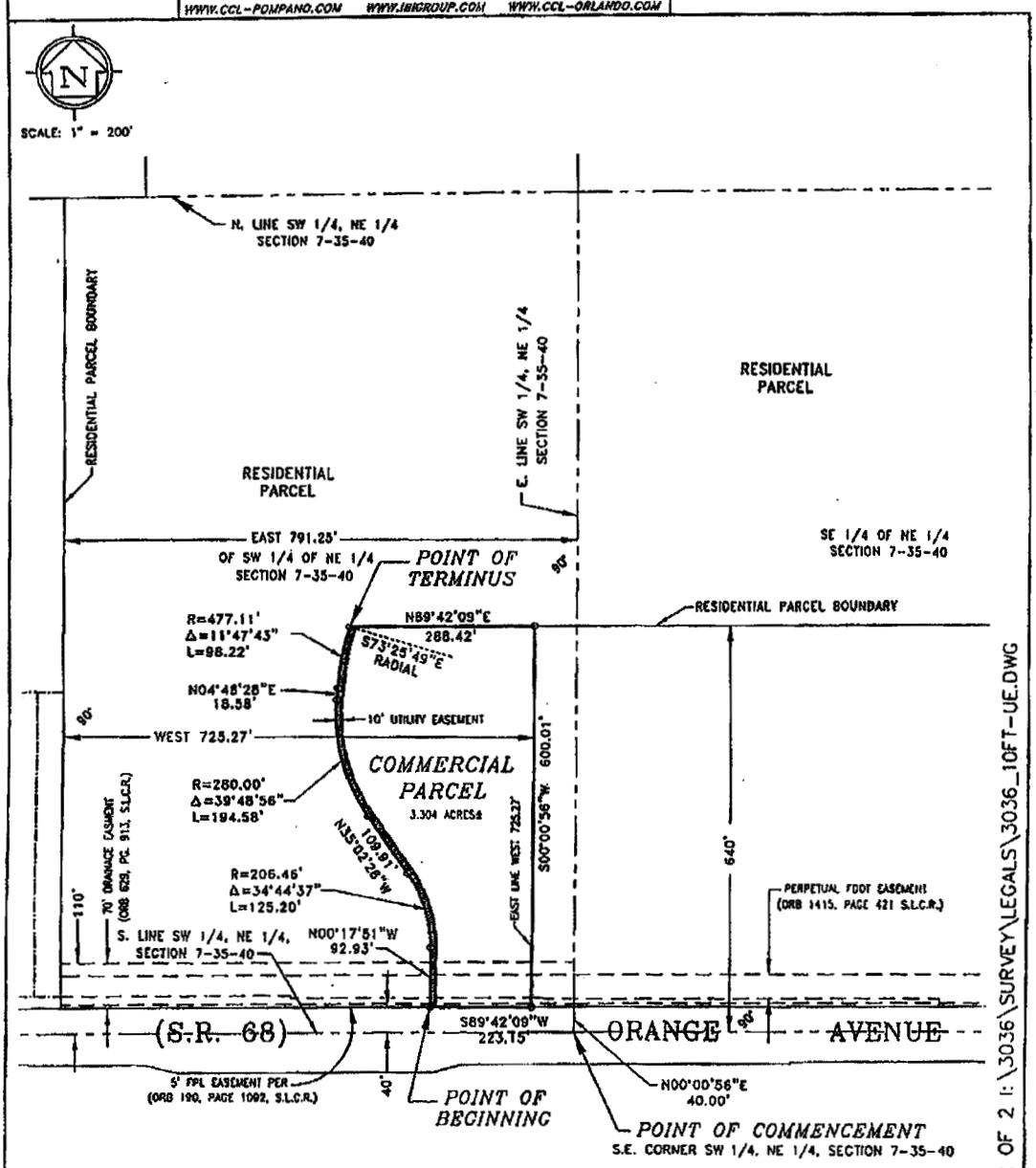

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REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
02/08/06	BF/MRG	JAH	N/A

SKETCH NO. 3036

SHEET 2 OF 2 I:\3036\SURVEY\LEGALS\3036_10FT-UE.DWG

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Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-233-0001-000-1
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 20038
Map ID: 24/08N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

8 35 40 W 25 FT OF SW 1/4 OF NW 1/4 LYG S OF CANAL-LESS RD R/W AND LESS ADDN RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (0.16 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$15,400
Assessed Value:	$15,400
Exemptions:	$0
Taxable Value:	$15,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,839

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$15,400
Just/Market:	$15,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$15,400
Exemption(s):	$0
Taxable:	$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.157	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments

is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$15,400	$15,400	$0	$15,400
2020	$15,400	$15,400	$0	$15,400
2019	$15,400	$15,400	$0	$15,400
2018	$15,400	$15,400	$0	$15,400

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-124-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 19834
Map ID: 24/07N
Zoning: Planned Un

Ownership

FM Millcreek Holding LLC

1698 W Hibiscus Blvd Ste A
Melbourne, FL 32901

Legal Description

7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB,TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05-AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,116
Land Size (acres):	62.51
Land Size (SF):	2,722,935.6

Current Values

Just/Market Value:	$826,432
Assessed Value:	$17,482
Exemptions:	$0
Taxable Value:	$17,482

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2006	2483 / 1551	XX01	WD	FM Florida Land Company LLC	$4,950,000
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	$6,616,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	$850,000

Building Information (1 of 1)

Finished Area: 0 SF

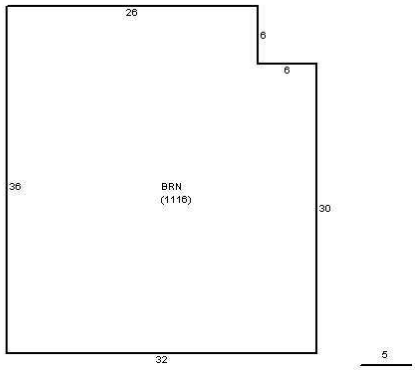
Gross Sketched Area: 1,116 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: FarmUtil	Year Built: 1940	Frame:
Grade: FarmUTA	Effective Year: 1915	Primary Wall: Wood no Sh
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BRN	BASE AREA BARN	1116	0	136

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$1,300
Land:	$825,132
Just/Market:	$826,432
Ag Credit:	$807,942
Save Our Homes or 10% Cap:	$1,008
Assessed:	$17,482
Exemption(s):	$0
Taxable:	$17,482

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	62.51	North St. Lucie Water Management District	$1,281.46

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$826,432	$17,482	$0	$17,482
2020	$826,432	$17,456	$0	$17,456
2019	$751,420	$17,432	$0	$17,432
2018	$751,420	$17,410	$0	$17,410

Permits

Number	Issue Date	Description	Amount	Fee

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

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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-131-0004-000-6
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 168589
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Millcreek Orange Avenue LLC

1450 Madruga Ave Ste 400
Coral Gables, FL 33146

Legal Description

7 35 40 THAT PART OF SEC MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB;TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS CANAL R/W- (3.30 AC) (OR 2511-150)

Current Values

Just/Market Value:	$287,496
Assessed Value:	$908
Exemptions:	$0
Taxable Value:	$908

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.3
Land Size (SF):	143,748

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 24, 2006	2511 / 150	XX01	WD	FM Florida Land Company LLC	$295,600
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	$6,616,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$287,496
Just/Market:	$287,496
Ag Credit:	$286,588
Save Our Homes or 10% Cap:	$0
Assessed:	$908
Exemption(s):	$0
Taxable:	$908

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.3	North St. Lucie Water Management District	$67.65

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$287,496	$908	$0	$908
2020	$287,496	$908	$0	$908
2019	$287,496	$908	$0	$908
2018	$287,496	$908	$0	$908

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-134-0001-000-4
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 166706
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 S 600 FT OF SE 1/4 OF NE 1/4-LESS N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 AND LESS RD AND CANAL R/WS- AND E 65.98 FT OF S 600 FT OF SW 1/4 OF NE 1/4-LESS RD AND CANAL R/W- SUBJ TO PERM DR ESMT AS IN CA 82-59.05 (15.88 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$1,556,400
Assessed Value:	$1,556,400
Exemptions:	$0
Taxable Value:	$1,556,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	15.88
Land Size (SF):	691,733

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,556,400
Just/Market:	$1,556,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,556,400
Exemption(s):	$0
Taxable:	$1,556,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	15.88	North St. Lucie Water Management District	$325.54

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$1,556,400	$1,556,400	$0	$1,556,400
2020	$1,556,400	$1,556,400	$0	$1,556,400
2019	$1,556,400	$1,556,400	$0	$1,556,400
2018	$1,556,400	$1,556,400	$0	$1,556,400

Permits

Number	Issue Date	Description	Amount	Fee

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Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-144-0001-000-5
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 19838
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (1.73 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$169,600
Assessed Value:	$169,600
Exemptions:	$0
Taxable Value:	$169,600

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.73
Land Size (SF):	75,359

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Mar 3, 2003	1669 / 2211	XX02	FJ	Orange Avenue Mart Fla LLC	$0
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	$850,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$169,600
Just/Market:	$169,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$169,600
Exemption(s):	$0
Taxable:	$169,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.73	North St. Lucie Water Management District	$35.47

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$169,600	$169,600	$0	$169,600
2020	$169,600	$169,600	$0	$169,600
2019	$169,600	$169,600	$0	$169,600
2018	$169,600	$169,600	$0	$169,600

Permits

Number	Issue Date	Description	Amount	Fee

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

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Orange Avenue Development LLC
28178 Hayes Rd
Roseville, MI 48066

OWNER CONSENT FORM

Project Name: Suchman - Millcreek
Parcel ID: 2407-134-0001-000-4 & 2407-144-0001-000-5 & 2408-233-0001-000-1

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design & Construction, Inc., both of which have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman") at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated October 5, 2021 by and between the Owner and Suchman.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 26th day of May, 2022, by Richard Smith, the Manager of Orange Avenue Development LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Drivers License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

By:

Owner's Signature On behalf of Orange Avenue Development LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

Roseville, MI 48066

Telephone / Email rsmith@wolverinebronze.com

FM Millcreek Holding LLC
1698 W. Hibiscus Blvd, Suite A
Melbourne, FL 32901

OWNER CONSENT FORM

Project Name: Suchman - Millcreek

Parcel ID: 2407-124-0001-000-3

Address: TBD

BEFORE ME This day personally appeared **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC,** who being duly sworn, deposes and says the following:

> I hereby give CONSENT to Redtail DG, Inc. and EDC Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

Further Affiant sayeth not.

The foregoing instrument was acknowledged before me this 25 day of May, 2022, by **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC** (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.

Bonnie L Kennedy
Notary Signature

Bonnie L Kennedy
Printed Name of Notary

(Notary Seal)
BONNIE L. KENNEDY
MY COMMISSION # HH 140133
EXPIRES: October 9, 2025
Bonded Thru Notary Public Underwriters

Oct 9, 2025
My commission expires

FM MILLCREEK HOLDING, LLC, a Florida limited liability company as Manager of FM Florida Land Company LLC, a Florida limited liability company as manager of AITF, LLC, a Florida limited liability company

Owner's Signature

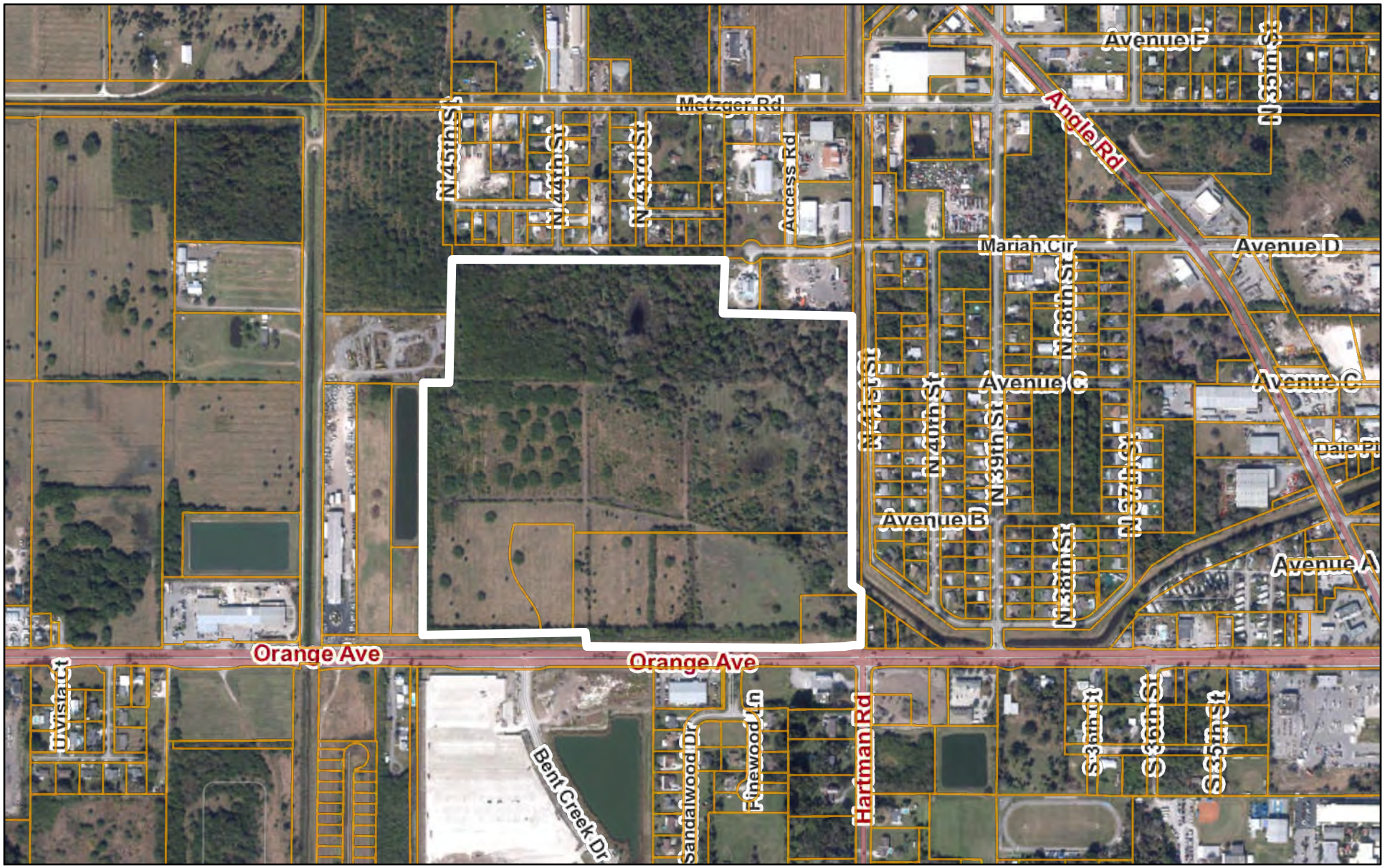
Owner's Name FM Millcreek Holding LLC
By: Hugh M. Evans, Jr., Manager

1698 W Hibiscus Blvd., Suite A,
Street Address

Melbourne, Fl 32901
City, State, Zip

321 953-3300 bonnie.fmdc@gmail.com
Telephone / Email

General Location Map



June 12, 2022

Override 1

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 30 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 354.5 FEET OF THE SOUTH 384.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 354.5 FEET OF THE SOUTH 384.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (CAID 25 FOOT STRIP BEING APPROXIMATELY 335 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 85.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 152.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 93.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 19°40'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°16'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'45"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 840 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 238.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 800.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

NOTES:

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

2. Lands shown hereon were not abstracted by CCL/IBI Consultants, Incorporated for easements and/or rights of way of record.

3. The Legal description shown hereon is based on Sketch of Descriptions prepared by Laventure & Associates, Inc. dated December 16, 2004 under Reference Job No. 04.0449-sk1, and were provided by client.

4. All measurements are the same as on record unless otherwise noted.

5. CCL/IBI Consultants, Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Business and Professional Regulation.

6. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.

7. Bearings are based on the East line of the N.E. 1/4 of Section 7, Township 35 South, Range 40 East having an assumed bearing of South 00°16'54" East.

8. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.

9. Elevations refer to National Geodetic Survey benchmark, designation L483, having an elevation of 21.22 (feet), referenced to the North American Vertical Datum of 1988.

10. The site has access to a public right of way (Orange Avenue). An Access, Utility and Drainage Easement shown hereon along the Southeasterly boundary of this survey is proposed for future purposes.

11. Portions of the property are zoned RS-4 and CG.

12. This survey does not reflect nor determine ownership.

13. Area: 63.757 Acres (2,777,245 Square Feet) more or less.

14. CCL/IBI Consultants, Inc. relied upon Attorneys' Title Insurance Fund, Inc. Policy or Title Insurance, issued by Louis Stinson, Jr., P.A., Commitment No. CT-7170503, Effective Date: October 6, 2004, @ 11:00 P.M. and First American Title Insurance Company Commitment Issuing File No. 2080-1033617 (recording data not available), without independent investigation or abstracting, and these additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.

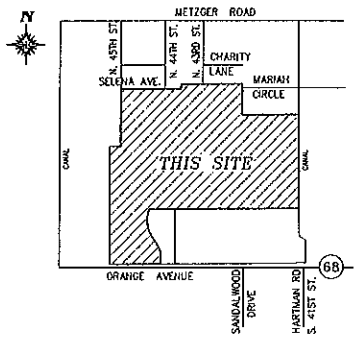
15. This survey exceeds the accuracy requirements for Suburban property.

16. Interior fence lines, swale and berms were not located as part of this survey.

17. Tree locations are limited to specific areas as outlined by the Natural Resource Environmental Assessment, prepared by EW Consultants, Inc. dated January 2004. The subject property is an agricultural parcel currently composed of pasture grass, slash pine flatwoods, live oak, cabbage palm and large stands of mature Brazilian pepper. Trees with 12" or larger diameter at breast height, within the pine flatwoods at the northeast corner of the site and the live oak stand at the eastern edge of the site, are located and shown hereon.

NATIONAL FLOOD INSURANCE PROGRAM:

Map Number	12111C0006
Community Number	120285
Panel Number	0178F
Revised Date	8/19/91
Flood Zone	A and X



LOCATION MAP
NOT TO SCALE

CERTIFIED TO:

FM Florida Land Company LLC
IP Acquisition Company
Orange Avenue Development, LLC
Ruden, McClosky, Smith, Schuster & Russell, P.A.
Louis Stinson, Jr., P.A.
Gray Robinson, P.A.
Branch Banking and Trust Company
Attorneys' Title Insurance Fund, Inc.
First American Title Insurance Company
Florida Title Agency
Foley & Lardner LLP

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch of Survey is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

FOR THE FIRM:
CCL/IBI Consultants, Inc.

JAMES A. HAMILTON, III, P.S.M.
Professional Surveyor and Mapper No. 3408, State of Florida.

NO.	DATE	DESCRIPTION	BY
2	02/03/06	ADD CERTIFICATION ENTRIES, UPDATE TITLE INFORMATION	BF
1	11/10/05	ADD CERTIFICATION ENTRIES	JAH
1	11/02/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
0	8/30/05	REVISED PER COUNTY COMMENTS	JAH
3	8/03/05	ADD FLOOD ZONE INFORMATION	BF
2	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
1	5/12/05	REVISED DESCRIPTION AND NOTES.	BF

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 5610
ENGINEERS PLANNERS
SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2239 PARK DRIVE, SUITE 101, N. 2800 WEST CYPRESS CREEK PARKWAY
PALM BEACH GARDENS, FLORIDA 33410 FORT LAUDERDALE, FLORIDA 33309
(561) 844-3535 (954) 486-1336

CCL
IBI

MILLCREEK (RESIDENTIAL)
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

DRAWN: BF
DESIGNED:
CHECKED: JAH
SURVEY DATE: 4/08/05

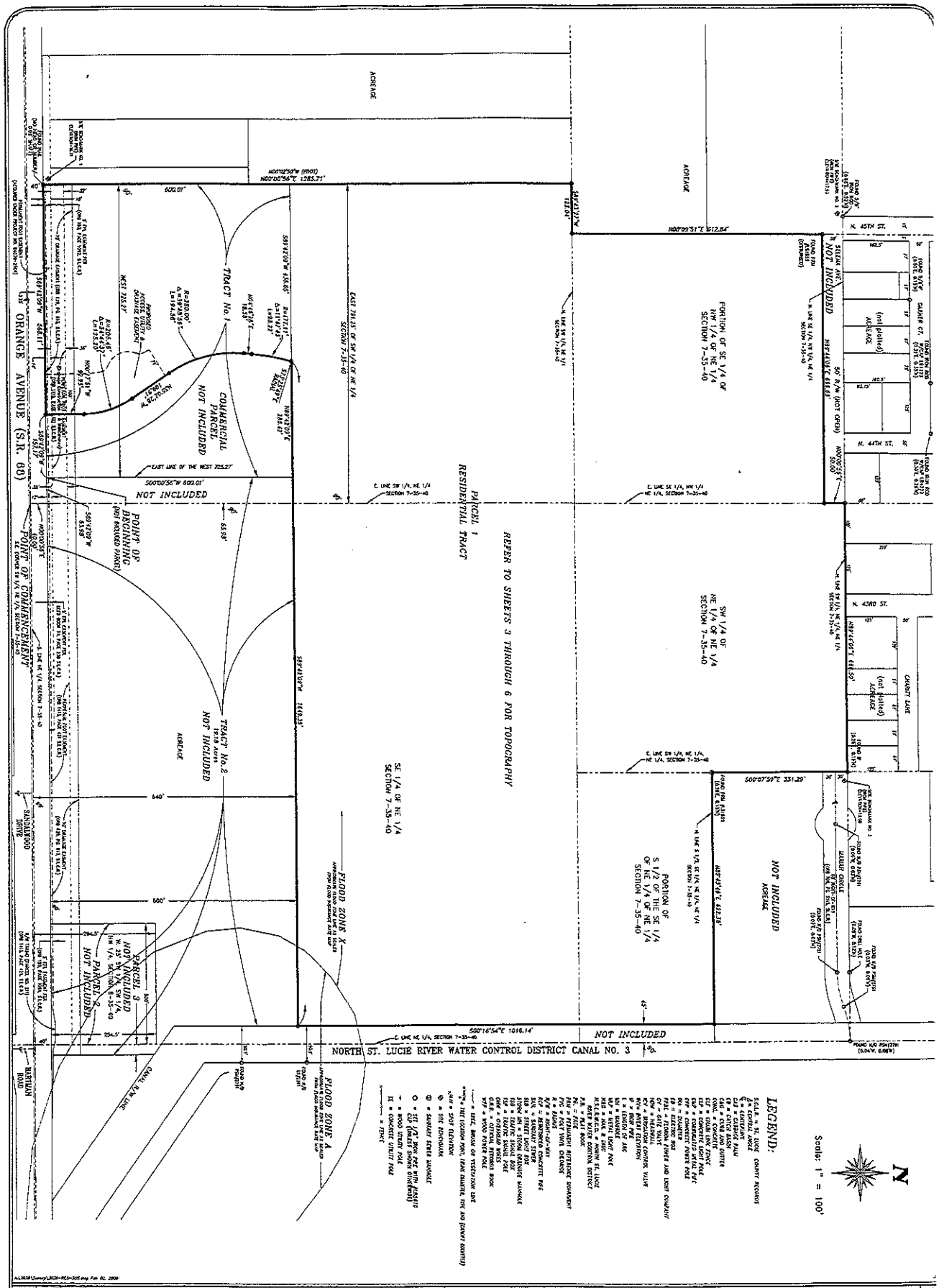
Field Book/Page 1306/31

SCALE: none
PROJECT NO. 3036
SHEET 1 of 6

A MEMBER OF THE IBI GROUP

I:\CAD\Surveys\3036-MCD-05\dwg for rec 2006

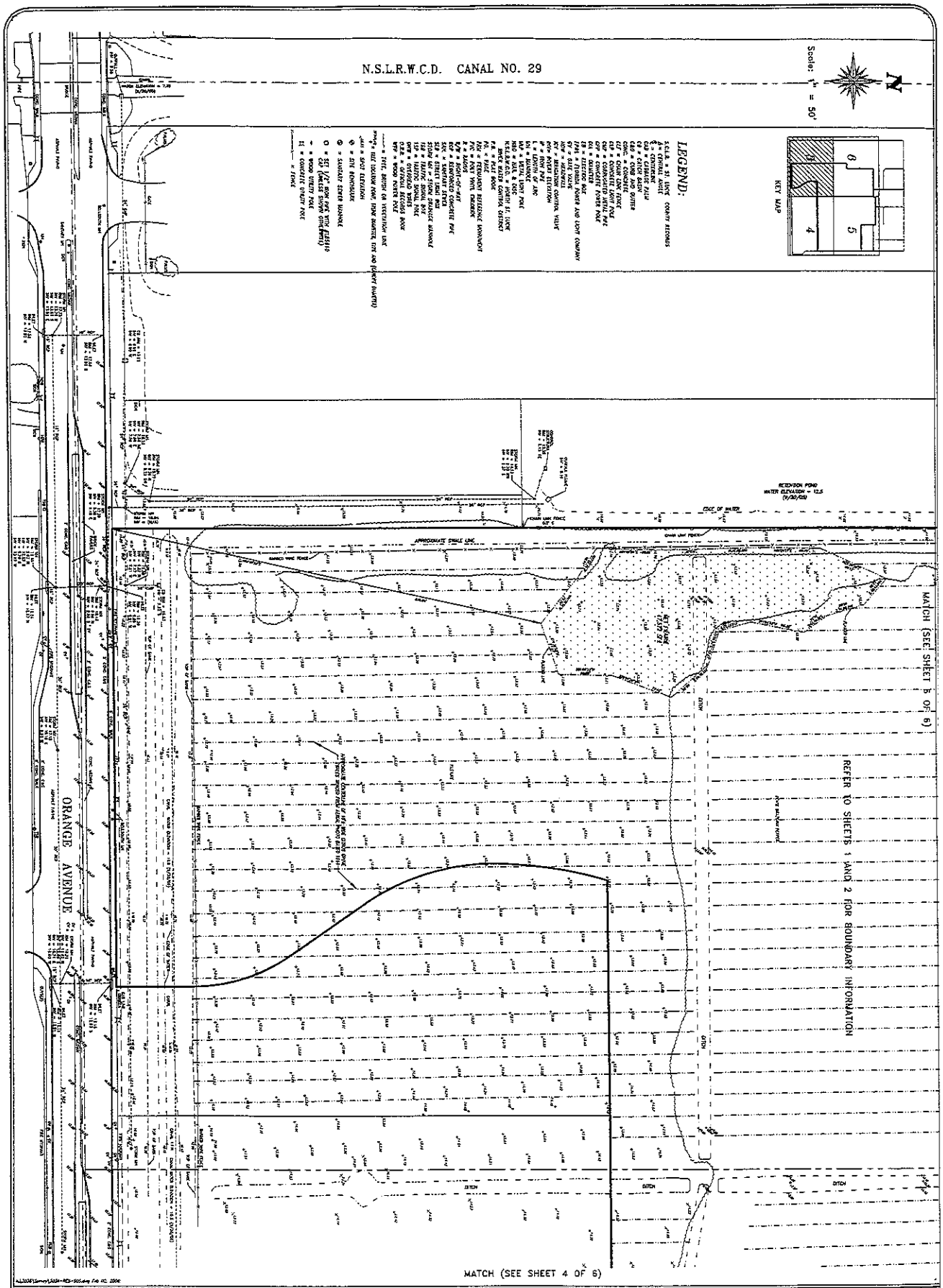
EXHIBIT A



SHEET 2 of 6	PROJECT NO. 3036	SCALE 1" = 100'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31	CCL IBI	CCL/IBI CONSULTANTS, INC. AUTHORIZATION # LB 3610
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED			ENGINEERS SURVEYORS PLANNERS
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH			LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
				SURVEY DATE 4/08/05			2300 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 974-2900
							2600 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA 32751 (407) 660-2636

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	8/30/05	REVISED PER COUNTY COMMENTS	JAH
3	6/03/05	ADD FLOOD ZONE INFORMATION	BF
4	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
5	5/13/05	ADD BOUNDARY INFORMATION (NOT INCLUDED)	BF

EXHIBIT A

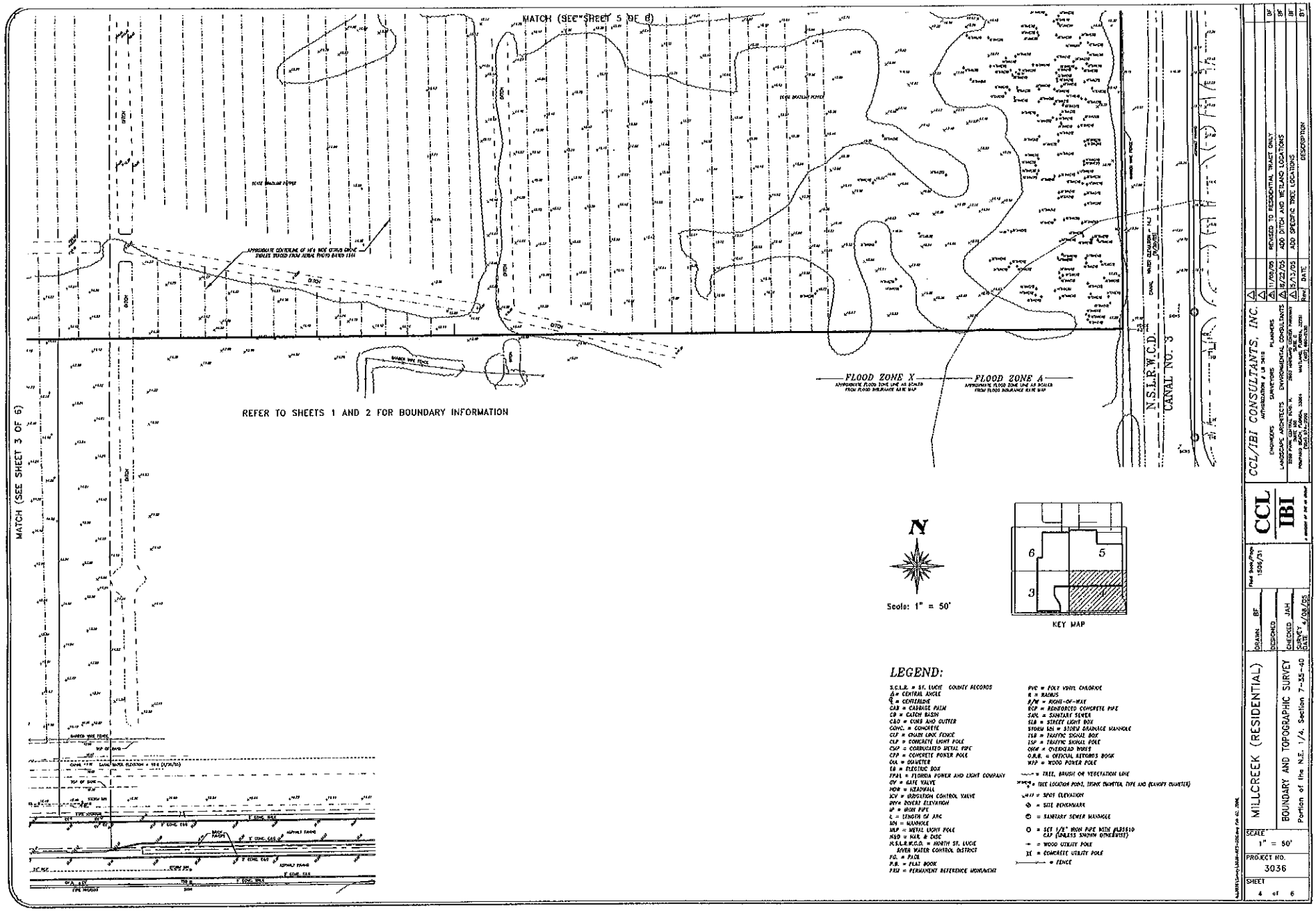


SHEET 3 of 6	PROJECT NO. 3036	SCALE 1" = 50'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED	
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH	
				SURVEY DATE 4/08/05	

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 3610
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2300 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 972-2200
2600 MARYLAND CENTER PARKWAY SUITE 1 MARYLAND HEIGHTS, FLORIDA, 63043 (407) 660-2100

Rev	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	8/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

EXHIBIT A



CCL/IBI CONSULTANTS, INC.
ENGINEERS PLANNERS
SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
AUTHORIZATION # LB 3413
3200 PARK CENTRAL BLVD. N. 2960 HARVARD REDIFER PARKWAY
POMPANO BEACH, FLORIDA, 33064 WELLINGTON, FLORIDA, 33241
(954) 917-0990 (561) 753-2404

	DATE	DESCRIPTION
1	11/09/05	REVISED TO RESIDENTIAL TRACT ONLY
2	12/22/05	ADD DITCH AND WETLAND LOCATIONS
3	5/23/06	ADD SPECIFIC TREE LOCATIONS

CCL IBI

MILLCREEK (RESIDENTIAL)

BOUNDARY AND TOPOGRAPHIC SURVEY

Portion of the N.E. 1/4, Section 7-35-40

DRAWN: BF | DESIGNED | CHECKED: JAH | SURVEY DATE: 4/08/05 | Field Book/Page: 1506/21

SCALE: 1" = 50'

PROJECT NO. 3036

SHEET 4 of 6

EXHIBIT A

CCL/IBI CONSULTANTS, INC.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
SURVEYORS
2300 PGA BLVD., SUITE 300, PALM BEACH GARDENS, FLORIDA 33410 (561) 833-7700
2400 MAITLAND CENTER PARKWAY, SUITE 322, MAITLAND, FLORIDA 32751 (407) 660-7100

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	9/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF
			BY

CCL IBI

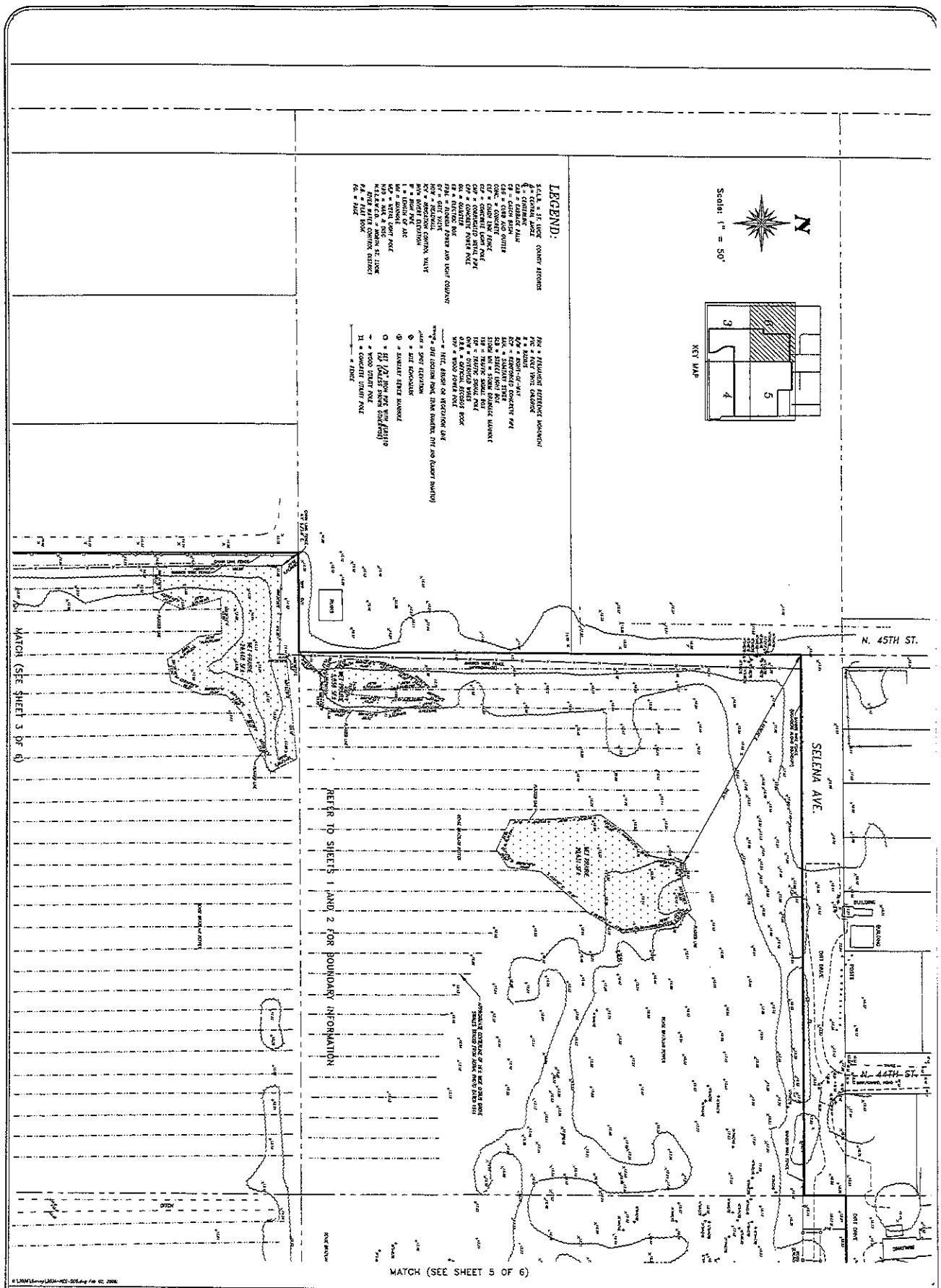
Field Book/Page 1506/31

DRAWN BF
DESIGNED
CHECKED JAH
SURVEY DATE 4/28/05

MILLCREEK (RESIDENTIAL)
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 50'
PROJECT NO. 3036
SHEET 5 of 6

EXHIBIT A



SHEET 6 of 6	PROJECT NO. 30.56	SCALE 1" = 50'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31	CCL IBI	CCL/IBI CONSULTANTS, INC. AUTHORIZATION # LB 3670
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED			ENGINEERS SURVEYORS PLANNERS
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH			LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
				SURVEY DATE 4/08/05			2250 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 974-2200 — 2180 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA, 32751 (407) 660-2120

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	9/13/05	REVISED TREE REFERENCE POINTS ADD TREE LIST	BF
3	8/30/05	REVISE PER COUNTY COMMENTS	JAH
4	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
5	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

(PARENT TRACT DESCRIPTION)

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

NOTES:

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

2. Lands shown hereon were not abstracted by CCL/IBI Consultants, Incorporated for easements and/or rights of way of record.

3. The Parent Legal description shown hereon is based on the Sketch of Description prepared by Laventure & Associates, Inc. dated December 16, 2004 under Reference Job No. 04.0449-sk1, and was provided by client. The survey description shown hereon was prepared by CCL/IBI Consultants, Inc.

4. All measurements are the same as on record unless otherwise noted.

5. CCL/IBI Consultants, Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Business and Professional Regulation.

6. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.

7. Bearings are based on the East line of the N.E. 1/4 of Section 7, Township 35 South, Range 40 East having an assumed bearing of South 00°16'54" East.

8. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.

9. Elevations refer to National Geodetic Survey benchmark, designation L483, having an elevation of 21.22 (feet), referenced to the North American Vertical Datum of 1988.

10. The site has access to a public right of way (Orange Avenue). An Access, Utility and Drainage Easement shown hereon along the Westerly boundary of this survey is proposed for future purposes.

11. The property is zoned CG.

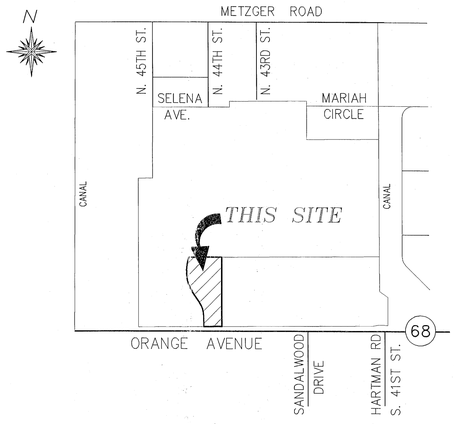
12. This survey does not reflect nor determine ownership.

13. Area: 3.304 Acres (143,906 Square Feet) more or less.

14. CCL/IBI Consultants, Inc. relied upon Attorneys' Title Insurance Fund, Inc. Policy of Title Insurance, issued by Louis Stinson, Jr., P.A., Commitment No. CF-7170502, Effective Date: October 6, 2004, @ 11:00 P.M. without independent investigation or abstracting, and those additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.

15. This survey exceeds the accuracy requirements for Suburban property.

16. Interior fence lines, swale and berms were not located as part of this survey.



LOCATION MAP
NOT TO SCALE

NATIONAL FLOOD INSURANCE PROGRAM:

Map Number	12111C0000
Community Number	120285
Panel Number	0178F
Revised Date	8/19/91
Flood Zone	X

CERTIFIED TO:

FM Florida Land Company LLC
IP Acquisition Company
Orange Avenue Development, LLC
Ruden, McClosky, Smith, Schuster & Russell, P.A.
Louis Stinson, Jr., P.A.
Gray Robinson, P.A.
Branch Banking and Trust Company
Attorneys' Title Insurance Fund, Inc.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch of Survey is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

FOR THE FIRM:
CCL/IBI Consultants, Inc.

JAMES A. HAMILTON, III, P.S.M.
Professional Surveyor and Mapper No. 3406, State of Florida.

OCT 18 2006

Rev.	DATE	DESCRIPTION	BY
1	11/18/05	ADD CERTIFICATION ENTITIES	JAH
2	11/08/05	REVISED TO COMMERCIAL PARCEL ONLY	BF
3	8/30/05	REVISED PER COUNTY COMMENTS	JAH
4	8/03/05	ADD FLOOD ZONE INFORMATION	BF
5	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
6	5/13/05	REVISED DESCRIPTION AND NOTES.	BF

CCL/IBI CONSULTANTS, INC.
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
AUTHORIZATION # LB 5610
2200 PARK CENTRAL BLVD. N. SUITE 110, POMPANO BEACH, FLORIDA, 33064 (954) 974-2200
2603 MAITLAND CENTER PARKWAY SUITE 170, MAITLAND, FLORIDA, 32751 (407) 660-2120

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Field Book/Page 1506/31

DRAWN BF | DESIGNED | CHECKED JAH | SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE none

PROJECT NO. 3036

SHEET 1 of 3

M:\3036\Survey\3036-COMM-SDS.dwg Oct 18, 2006

FOUND 5/8"IP (0.50'E, 0.15'N)
GARNER CT.
FOUND IRON ROD W/CAP LB4223 (0.39'E, 0.39'N)
FOUND IRON ROD W/CAP LB4223 (0.30'E, 0.26'N)
CHARITY LANE
N. 45TH ST.
N. 44TH ST.
N. 43RD ST.
(not platted) ACREAGE
FOUND 5/8" IRON ROD (0.68'E, 0.52'N)
SITE BENCHMARK NO. 2 (IRON PIPE) ELEVATION=17.53
SELENA AVE.
50' R/W (NOT OPEN)
NOT INCLUDED
N89°44'06"E 666.63'
N00°00'56"E 50.00'
N89°44'06"E 666.50'
FOUND IP (0.26'E, 0.19'N)
FOUND PRM #LS1859 (DISTURBED)
N. LINE SE 1/4, NW 1/4, NE 1/4 SECTION 7-35-40
N. LINE SW 1/4, NE 1/4, NE 1/4 SECTION 7-35-40
SITE BENCHMARK NO. 3 (IRON PIPE) ELEVATION=18.08
FOUND N/D PSM#2791 (0.06'W, 0.03'N)
FOUND DRILL HOLE (0.09'W, 0.12'N)
FOUND N/D PSM#2791 (0.03'W, 0.09'N)
FOUND N/D PSM#2791 (0.04'W, 0.08'N)
MARIAH CIRCLE
60' RIGHT-OF-WAY (ORB 709, PG. 2115, S.L.C.R.)
FOUND N/D PSM#2791 (0.02'E, 0.02'N)
S00°07'59"E 331.29'
NOT INCLUDED
ACREAGE
PORTION OF SE 1/4 OF NW 1/4 OF NE 1/4 SECTION 7-35-40
SW 1/4 OF NE 1/4 OF NE 1/4 SECTION 7-35-40
PORTION OF S 1/2 OF THE SE 1/4 OF NE 1/4 OF NE 1/4 SECTION 7-35-40
FOUND PRM #LS1859 (0.26'E, 0.19'N)
N89°43'46"E 622.36'
N. LINE S 1/2, SE 1/4, NE 1/4, NE 1/4 SECTION 7-35-40
E. LINE SE 1/4, NW 1/4 NE 1/4, SECTION 7-35-40
E. LINE SW 1/4, NE 1/4 NE 1/4, SECTION 7-35-40
N00°09'51"E 612.84'
ACREAGE
S89°43'27"W 123.04'
N. LINE SW 1/4, NE 1/4 SECTION 7-35-40
NOT INCLUDED
S00°16'54"E 1016.14'
E. LINE NE 1/4, SECTION 7-35-40
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 3
PARCEL 1
RESIDENTIAL TRACT
E. LINE SW 1/4, NE 1/4 SECTION 7-35-40
SE 1/4 OF NE 1/4 SECTION 7-35-40
ACREAGE
EAST 791.25' OF SW 1/4 OF NE 1/4 SECTION 7-35-40
REFER TO SHEET 3 FOR TOPOGRAPHY
N00°02'50"W (FDOT) N00°00'56"E 1285.71'
S89°42'09"W 436.86'
R=477.11' Δ=11°47'43" L=98.22'
S73°25'49"E RADIAL
N89°42'09"E 288.42'
N04°46'28"E 18.58'
TRACT No.1 (PARENT TRACT)
COMMERCIAL PARCEL 3.304 ACRES±
R=280.00' Δ=39°48'56" L=194.58'
N35°07'28"W 169.51'
PROPOSED ACCESS, UTILITY & DRAINAGE EASEMENT
600.01'
90'
WEST 725.27'
R=206.46' Δ=34°44'37" L=125.20'
EAST LINE OF THE WEST 725.27'
S00°00'56"W 600.01'
NOT INCLUDED
65.98'
POINT OF BEGINNING (NOT INCLUDED PARCEL)
S89°42'09"W 65.98'
TRACT No.2 19.18 Acres NOT INCLUDED
ACREAGE
S89°42'09"W 1649.39'
FLOOD ZONE X
APPROXIMATE FLOOD ZONE LINE AS SCALED FROM FLOOD INSURANCE RATE MAP
FLOOD ZONE A
APPROXIMATE FLOOD ZONE LINE AS SCALED FROM FLOOD INSURANCE RATE MAP
190.1'
FOUND N/D LS#2391
90.1'
FOUND N/D PSM#2791
640'
600'
PARCEL 3 NOT INCLUDED
W. 25' SW 1/4, SW 1/4, NW 1/4, SECTION 8-35-40
300'
254.5'
294.5'
PARCEL 2 NOT INCLUDED
CANAL R/W LINE
OCT 18 2006
SITE BENCHMARK NO. 1 (IRON PIPE) ELEVATION=16.71
5' FPL EASEMENT PER (ORB 190, PAGE 1092, S.L.C.R.)
70' DRAINAGE EASEMENT (ORB 629, PG. 913, S.L.C.R.)
100' PERPETUAL FDOT (Drainage Construction (ORB 1415, PAGE 421 S.L.C.R.) & Maintenance)
N00°17'51"W 92.93'
S89°42'09"W 157.17'
N00°00'56"E 40.00'
5' FPL EASEMENT PER DEED BOOK 74, PAGE 238 S.L.C.R.)
PERPETUAL FDOT EASEMENT (ORB 1415, PAGE 421 S.L.C.R.)
70' DRAINAGE EASEMENT (ORB 629, PG. 913, S.L.C.R.)
5' FPL EASEMENT PER (ORB 190, PAGE 1094, S.L.C.R.)
R/W TAKING (PARCEL NO. 211) (ORB 1415, PAGE 421, S.L.C.R.)
FOUND NAIL (NO HEAD OR NUMBER/ 0.02' SHAFT)
S83°42'09"W 568.11'
PERMANENT FDOT EASEMENT (ACQUIRED UNDER PROJECT NO. 94070-2504)
ORANGE AVENUE (S.R. 68)
S. LINE NE 1/4, SECTION 7-35-40
POINT OF COMMENCEMENT S.E. CORNER SW 1/4, NE 1/4, SECTION 7-35-40
SANDALWOOD DRIVE
HARTMAN ROAD

N

Scale: 1" = 100'

LEGEND:

S.C.L.R. = ST. LUCIE COUNTY RECORDS
Δ = CENTRAL ANGLE
℄ = CENTERLINE
CAB = CABBAGE PALM
CB = CATCH BASIN
C&G = CURB AND GUTTER
CONC. = CONCRETE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CMP = CORRUGATED METAL PIPE
CPP = CONCRETE POWER POLE
DIA = DIAMETER
EB = ELECTRIC BOX
FP&L = FLORIDA POWER AND LIGHT COMPANY
GV = GATE VALVE
HDW = HEADWALL
ICV = IRRIGATION CONTROL VALVE
INV= INVERT ELEVATION
IP = IRON PIPE
L = LENGTH OF ARC
MH = MANHOLE
MLP = METAL LIGHT POLE
N&D = NAIL & DISC
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
P.B. = PLAT BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PVC = POLY VINYL CHLORIDE
R = RADIUS
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
SAN. = SANITARY SEWER
SLB = STREET LIGHT BOX
STORM MH = STORM DRAINAGE MANHOLE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORDS BOOK
WPP = WOOD POWER POLE

~~~~ = TREE, BRUSH OR VEGETATION LINE
×18.25 = SPOT ELEVATION
= SITE BENCHMARK
Ⓢ = SANITARY SEWER MANHOLE
= SET 1/2" IRON PIPE WITH #LB5610 CAP (UNLESS SHOWN OTHERWISE)
= WOOD UTILITY POLE
= CONCRETE UTILITY POLE
×—×—×— = FENCE

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4	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
5	5/13/05	ADD BOUNDARY INFORMATION (NOT INCLUDED)	BF

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2633 MAITLAND CENTER PARKWAY SUITE 100 MAITLAND, FLORIDA, 32751 (407) 660-2120
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Field Book/Page 1506/31
DRAWN BF DESIGNED CHECKED JAH SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 100'
PROJECT NO. 3036
SHEET 2 of 3

M:\3036\Survey\3036-COMM-SDS.dwg Oct 18, 2006
~~~~

N

Scale: 1" = 50'

REFER TO SHEETS 1 AND 2 FOR BOUNDARY INFORMATION

LEGEND:

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= WOOD UTILITY POLE
= CONCRETE UTILITY POLE
×—×—× = FENCE

OCT 18 2006

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO COMMERCIAL PARCEL ONLY	BF
2	8/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

CCL/IBI CONSULTANTS, INC.
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ENGINEERS SURVEYORS PLANNERS
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2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA. 33064 (954) 941-2200
2603 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA. 32751 (407) 660-2202
CCL IBI A DIVISION OF THE IBI GROUP

Field Book/Page 1506/31

DRAWN BF | DESIGNED | CHECKED JAH | SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC

BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 50'

PROJECT NO. 3036

SHEET 3 of 3

M:\3036\Survey\3036-COMM-SURV.dwg Oct 18, 2006
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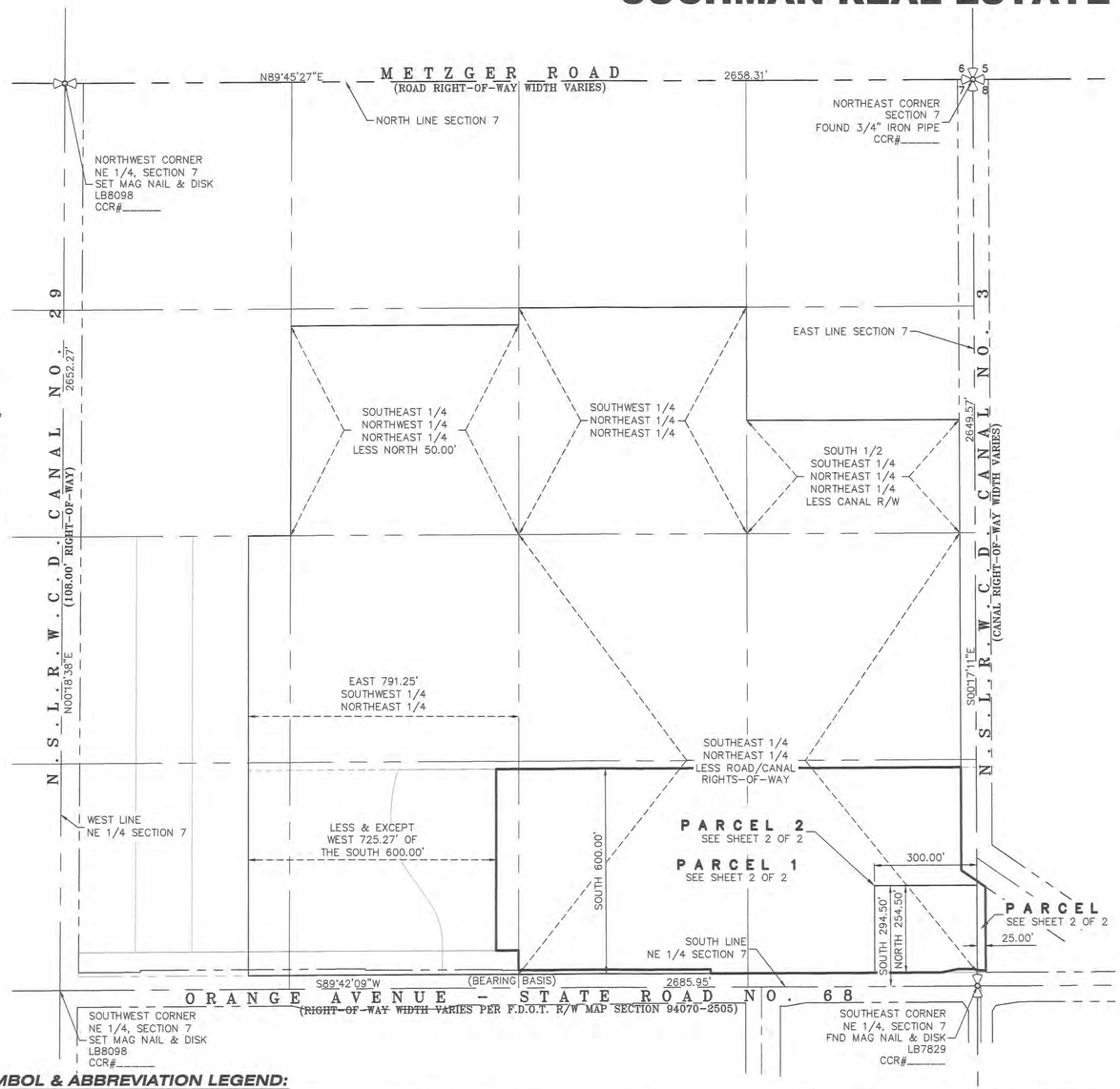
BOUNDARY & TOPOGRAPHIC SURVEY

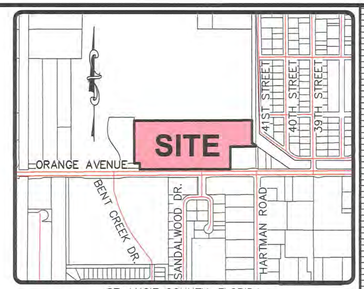
PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4; LESS THE NORTH 50 FEET THEREOF; AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; AND THE EAST 791.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS, ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 725.27 FEET OF SAID SOUTH 600.00 FEET THEREOF.

CONTAINING 18.92 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS DECEMBER 14, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9973482, HAVING A COMMITMENT DATE OF OCTOBER 15, 2021. ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. PARCELS CONTAIN A TOTAL OF 18.92 ACRES, MORE OR LESS.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY OTHER THAN SURFACE LEVEL "FOUNDATIONS" OF UTILITIES THAT WERE VISIBLE AT THE TIME OF THE SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. THE ORIGINATING BENCHMARK FOR THIS SURVEY IS ST. LUCIE COUNTY VERTICAL CONTROL BENCHMARK DESIGNATED "MOBIL," HAVING A PUBLISHED ELEVATION OF 17.51 FEET, NAVD. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE "X" AND FLOOD ZONE "A" AT THIS TIME, PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THE LEGAL DESCRIPTION FOR PARCEL 1 DESCRIBES THE SOUTH 600.00 FEET OF THE PROPERTY DESCRIBED, LESS AND EXCEPT RIGHTS-OF-WAY, WHICH IS AMBIGUOUS DUE TO THE NUMBER OF RIGHT-OF-WAY TAKINGS AND/OR DEDICATIONS THAT EXPANDED THE WIDTH OF THE RIGHT-OF-WAY OF ORANGE AVENUE. IT IS THE OPINION OF THIS OFFICE THAT THE DESCRIPTION WAS INTENDED TO BE THE SOUTH 600.00 FEET OF THE PROPERTY AS MEASURED FROM THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF ORANGE AVENUE, BASED ON THE RECORD DEED DESCRIBING THE SAME LANDS SHOWN HEREON BEING RECORDED MONTHS BEFORE FLORIDA DEPARTMENT OF TRANSPORTATION MAPS TAKING ADDITIONAL RIGHT-OF-WAY.
16. THE LEGAL DESCIPTION FOR PARCEL 1 PREAMBLE STATES THAT THE LAND LIES IN SECTIONS 7 AND 8 BEFORE STATING "ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST." IT IS THE OPINION OF THIS OFFICE THAT THE INCLUSION OF SECTION 8 IS A SCRIVENER'S ERROR AND DOES NOT APPLY TO THIS SURVEY. THIS OFFICE ALSO BELIEVES THAT THE CALL OF "LESS AND EXCEPT THE WEST 725.27 FEET OF SAID SOUTH 600.00 FEET THEREOF" SHOULD BE ADDED TO PARCEL 1 SPECIFICALLY, AS NEITHER PARCEL 2 NOR PARCEL 3 LIE WITHIN THE AREA BEING LESSED FROM THE SOUTH 600.00 FEET.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING JANUARY 1, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810 (TONY) 4481104 (RYAN) 4064815 (JOE) .
4. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.
8. THIS MAP MEETS OR EXCEEDS THE ASPRS ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

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

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE: 1-27-2022
FLORIDA REGISTRATION #5556

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

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L.B. CERTIFICATE OF AUTHORIZATION 8098

SPT	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
21-414 B&T_rev1.dwg	FILENAME
AS SHOWN	SCALE
January 31, 2022	DATE

01/31/22	CREATED ADDITIONAL LABELS TO CLARIFY COMMITMENT EXCEPTIONS - SPT
DATE	REVISION COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHEAST 1/4
SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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21-414

1 OF 2

Z:\EDC-2021\21-414 - Suchman - 17-Ac Dirk Smith Parcel\SURVEY\dwg - PDF\Survey\21-414 B&T_rev1.dwg, 1/31/2022 6:27 PM
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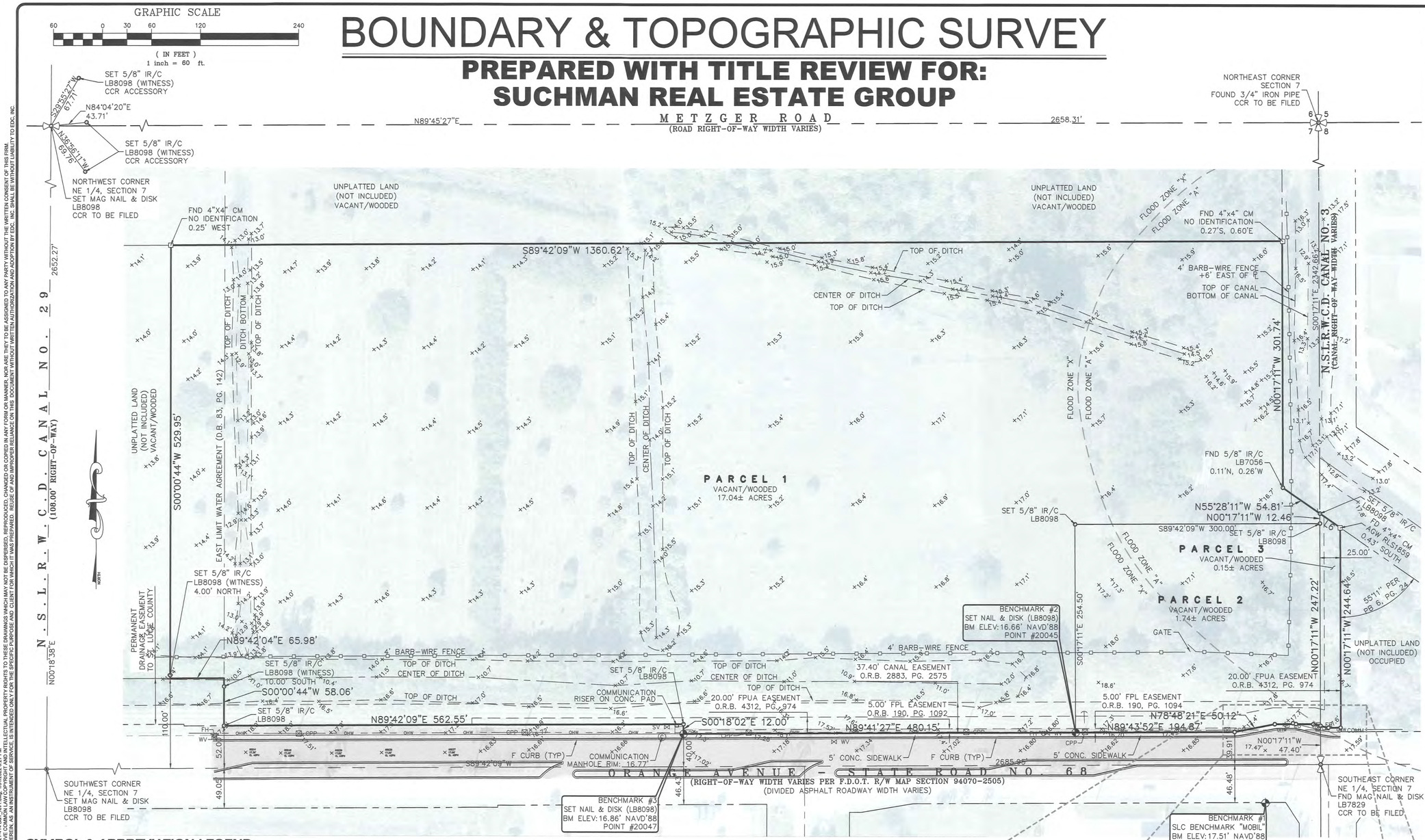
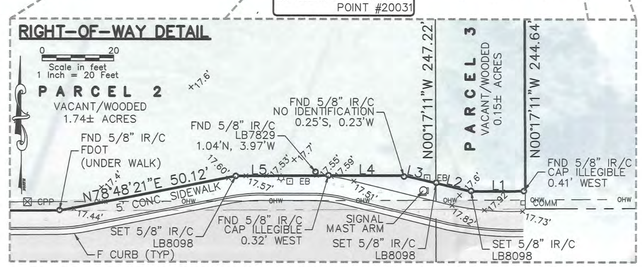
BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



RIGHT-OF-WAY DETAIL



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CPP	CONCRETE POWER POLE (CPP)	ELEC PANEL	ELECTRICAL PANEL	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MHWL	MEAN HIGH WATER LINE	PK/D	PARKER-KALON NAIL & DISK	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE	W	WEST
AL	ARC LENGTH		CONCRETE POWER POLE W/STREET LIGHT	EL./ELEV.	ELEVATION	GND	GROUND	MLWL	MEAN LOWER WATER LINE	PCP	PERMANENT CONTROL POINT	R/W	RIGHT-OF-WAY	TOB	TOP OF BANK/BERM	WF	WOOD FENCE
ASPH	ASPHALT		CONCRETE SIGNAL LIGHT POLE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		GROUND LIGHT	PRM	PERMANENT REFERENCE MONUMENT	R/C	ROD AND CAP	T.O.N.	TOP OF NUT		WOOD POLE STREET LIGHT		
BFP	BACK FLOW PREVENTER		FIBER OPTIC	F.O.	FIBER OPTIC HAND HOLE		GUY WIRE ANCHOR	P.B.	PLAT BOOK	S	SANITARY MANHOLE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		WOOD POWER POLE		
	BENCHMARK (BM)	CMP	CORRUGATED METAL PIPE	FDHH			HANDICAP	(P)	PLAT DATA	SV	SANITARY VALVE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)				
	BIKE RACK		CURB INLET	MP	METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	P.O.B.	POINT OF BEGINNING	SEC	SECTION	TWNSHP	TOWNSHIP				
CATV □	CABLE RISER		DECORATIVE LIGHT POST	MON	MONUMENT	HWF	HOG WIRE FENCE	P.O.C.	POINT OF COMMENCEMENT		PROPERTY CORNER	T	TRAFFIC HANDHOLD				
(C)	CALCULATED	(D)	DEED	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929		HYDRANT	P.C.C.	POINT OF COMPOUND CURVE		RIGHT-OF-WAY CONTROL	TSCB	TRAFFIC SIGNAL CONTROL BOX				
	CATCH BASIN	D.B.	DEED BOOK	N/D	NON DESCRIPT NAIL AND DISK	IN	INCH	P.C.	POINT OF CURVATURE		SIGN	TYP	TYPICAL				
Δ	CENTERLINE	Δ	DELTA/CENTRAL ANGLE	N.R.	NON RADIAL	INV	INVERT	P.T.	POINT OF TANGENCY	S	SOUTH	U.E.	UTILITY EASEMENT				
CCR	CERTIFIED CORNER RECORD	ø	DIAMETER (DIA.)	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	IP	IRON PIPE	P.O.T.	POINT OF TERMINUS		SPIGOT	UNK	UNKNOWN				
CLF	CHAIN LINK FENCE	(D)	DRAINAGE MANHOLE	FPL	FLORIDA POWER AND LIGHT	IR	IRON ROD	PVC	POLYVINYL CHLORIDE				UNKNOWN HANDHOLD				
CHD.	CHORD	DIP	DUCTILE IRON PIPE	FT	FOOT	IR/C	IRON ROD AND CAP	PSL	PORT SAINT LUCIE, FLORIDA		SPRINKLER VALVE						
CO O	CLEAN OUT	E	EAST/EASTING	FM	FORCE MAIN		IRRIGATION CONTROL VALVE	PLS	PROFESSIONAL LAND SURVEYOR	S.L.C.	ST. LUCIE COUNTY		UNKNOWN RISER BOX				
COMM RISER □	COMMUNICATION RISER	EB □	ELECTRIC BOX	FND	FOUND	L	LENGTH	R	RADIUS	STA	STATION	U	UNKNOWN TYPE MANHOLE				
CONC	CONCRETE	EHH	ELECTRIC HAND HOLE (EHH)	(F)	FPL MANHOLE		LIGHT POST	RGE	RANGE		STORMWATER DRAINAGE MANHOLE	VCP	VITRIFIED CLAY PIPE				
	CONCRETE LIGHT POST	EM M	ELECTRIC METER	SQ FT.	SQUARE FEET	MAG/D	MAG NAIL MAG BRAND NAIL	RTK	REAL TIME KINEMATIC		STREET SIGN	WM	WATER METER				
CM	CONCRETE MONUMENT			GAS	GAS VALVE	(M)	MAILBOX	RWV	RECLAIMED WATER VALVE	TELE RISER □	TELEPHONE RISER BOX	(WM)	WATER SERVICE METER				
						M.C.	MARTIN COUNTY	RLS	REGISTERED LAND SURVEYOR			WV	WATER VALVE (WV)				

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FILENAME	21-414 BAT_rev1.dwg
SCALE	AS SHOWN
DATE	January 31, 2022

DATE	REVISION COMMENTS
2/10/122	CREATED ADDITIONAL LABELS TO CLARIFY COMMITMENT EXCEPTIONS - SPT

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED WITH TITLE REVIEW FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHEAST 1/4 SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-414

2 OF 2

Z:\EDC-2021\21-414 - Suchman - 17-Ac Dirk Smith Parcel\SURVEY\dwg - PDFS\survey\21-414 BAT_rev1.dwg, 1/31/2022 5:27 PM
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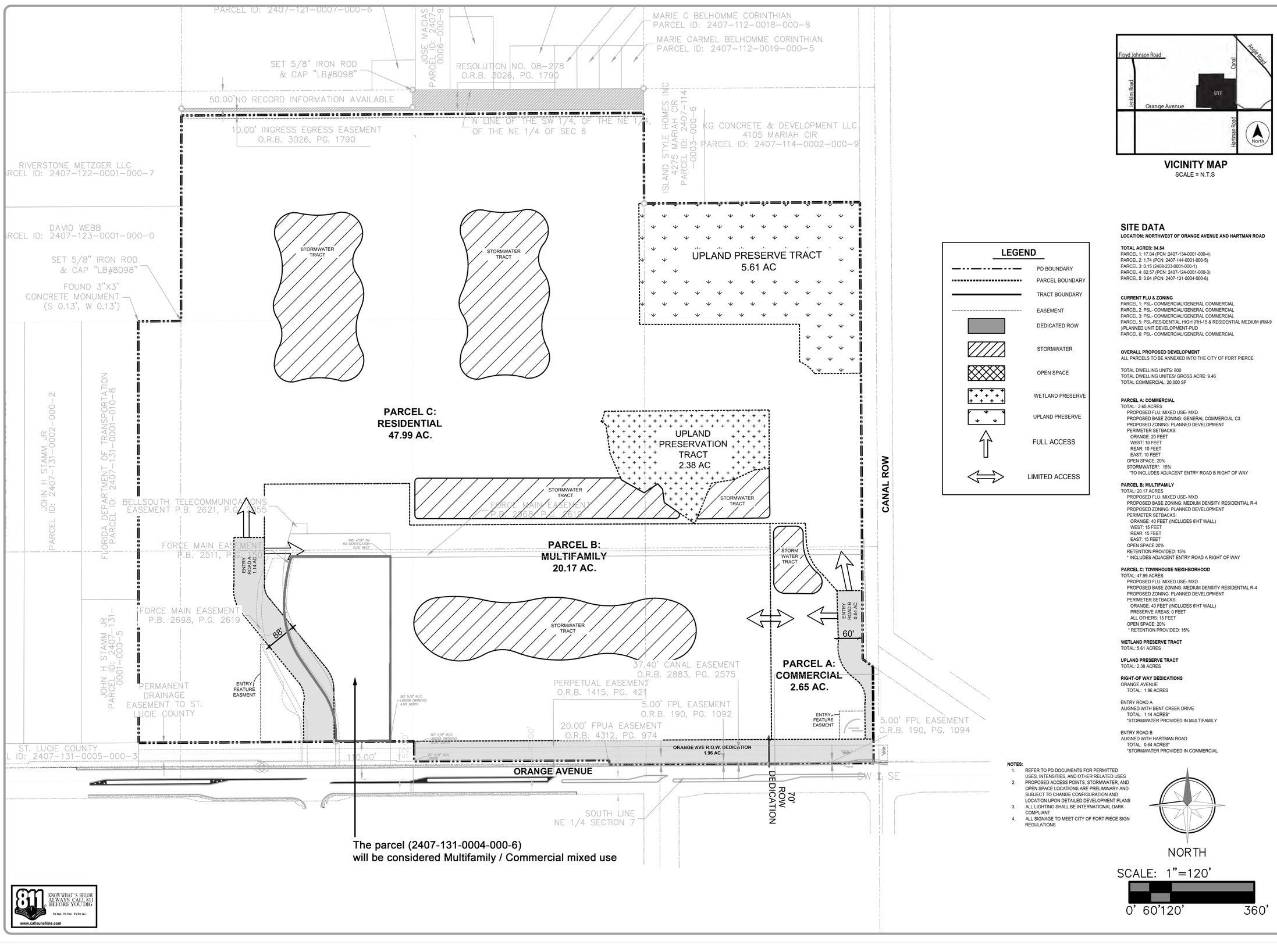

VICINITY MAP
SCALE = N.T.S

LEGEND

- PD BOUNDARY
- PARCEL BOUNDARY
- TRACT BOUNDARY
- EASEMENT
- DEDICATED ROW
- STORMWATER
- OPEN SPACE
- WETLAND PRESERVE
- UPLAND PRESERVE
- FULL ACCESS
- LIMITED ACCESS

SITE DATA

LOCATION: NORTHWEST OF ORANGE AVENUE AND HARTMAN ROAD

TOTAL ACRES: 84.54
PARCEL 1: 17.04 (PCN :2407-134-0001-000-4)
PARCEL 2: 1.74 (PCN: 2407-144-0001-000-5)
PARCEL 3: 0.15 (2408-233-0001-000-1)
PARCEL 4: 62.57 (PCN: 2407-124-0001-000-3)
PARCEL 5: 3.04 (PCN: 2407-131-0004-000-6)

CURRENT FLU & ZONING
PARCEL 1: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 2: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 3: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 5: PSL-RESIDENTIAL HIGH (RH-15 & RESIDENTIAL MEDIUM (RM-9)/PLANNED UNIT DEVELOPMENT-PUD
PARCEL 6: PSL- COMMERCIAL/GENERAL COMMERCIAL

OVERALL PROPOSED DEVELOPMENT
ALL PARCELS TO BE ANNEXED INTO THE CITY OF FORT PIERCE

TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ GROSS ACRE: 9.46
TOTAL COMMERCIAL: 20,000 SF

PARCEL A: COMMERCIAL
TOTAL: 2.65 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: GENERAL COMMERCIAL C3
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 20 FEET
  - WEST: 10 FEET
  - REAR: 10 FEET
  - EAST: 10 FEET
- OPEN SPACE: 20%
- STORMWATER*: 15%
- *TO INCLUDES ADJACENT ENTRY ROAD B RIGHT OF WAY

PARCEL B: MULTIFAMILY
TOTAL: 20.17 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: MEDIUM DENSITY RESIDENTIAL R-4
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 40 FEET (INCLUDES 6'HT WALL)
  - WEST: 15 FEET
  - REAR: 15 FEET
  - EAST: 15 FEET
- OPEN SPACE:20%
- RETENTION PROVIDED: 15%
- * INCLUDES ADJACENT ENTRY ROAD A RIGHT OF WAY

PARCEL C: TOWNHOUSE NEIGHBORHOOD
TOTAL: 47.99 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: MEDIUM DENSITY RESIDENTIAL R-4
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 40 FEET (INCLUDES 6'HT WALL)
  - PRESERVE AREAS: 0 FEET
  - ALL OTHERS: 15 FEET
- OPEN SPACE: 20%
- * RETENTION PROVIDED: 15%

WETLAND PRESERVE TRACT
TOTAL: 5.61 ACRES

UPLAND PRESERVE TRACT
TOTAL: 2.38 ACRES

RIGHT-OF WAY DEDICATIONS
ORANGE AVENUE
- TOTAL: 1.96 ACRES

ENTRY ROAD A
ALIGNED WITH BENT CREEK DRIVE
- TOTAL: 1.14 ACRES*
- *STORMWATER PROVIDED IN MULTIFAMILY

ENTRY ROAD B
ALIGNED WITH HARTMAN ROAD
- TOTAL: 0.64 ACRES*
- *STORMWATER PROVIDED IN COMMERCIAL

NOTES:
1. REFER TO PD DOCUMENTS FOR PERMITTED USES, INTENSITIES, AND OTHER RELATED USES
2. PROPOSED ACCESS POINTS, STORMWATER, AND OPEN SPACE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE CONFIGURATION AND LOCATION UPON DETAILED DEVELOPMENT PLANS
3. ALL LIGHTING SHALL BE INTERNATIONAL DARK COMPLIANT
4. ALL SIGNAGE TO MEET CITY OF FORT PIECE SIGN REGULATIONS

NORTH

SCALE: 1"=120'

0' 60'120' 360'

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p. 772.742.1555
todm@redtaildg.com

HD DESIGNED BY
PP DRAWN BY
MILLCREEK_SITEPLAN-5-21-22.DWG FILENAME
PD PLAN LAYOUT
AS NOTED SCALE
05/24/2022 DATE

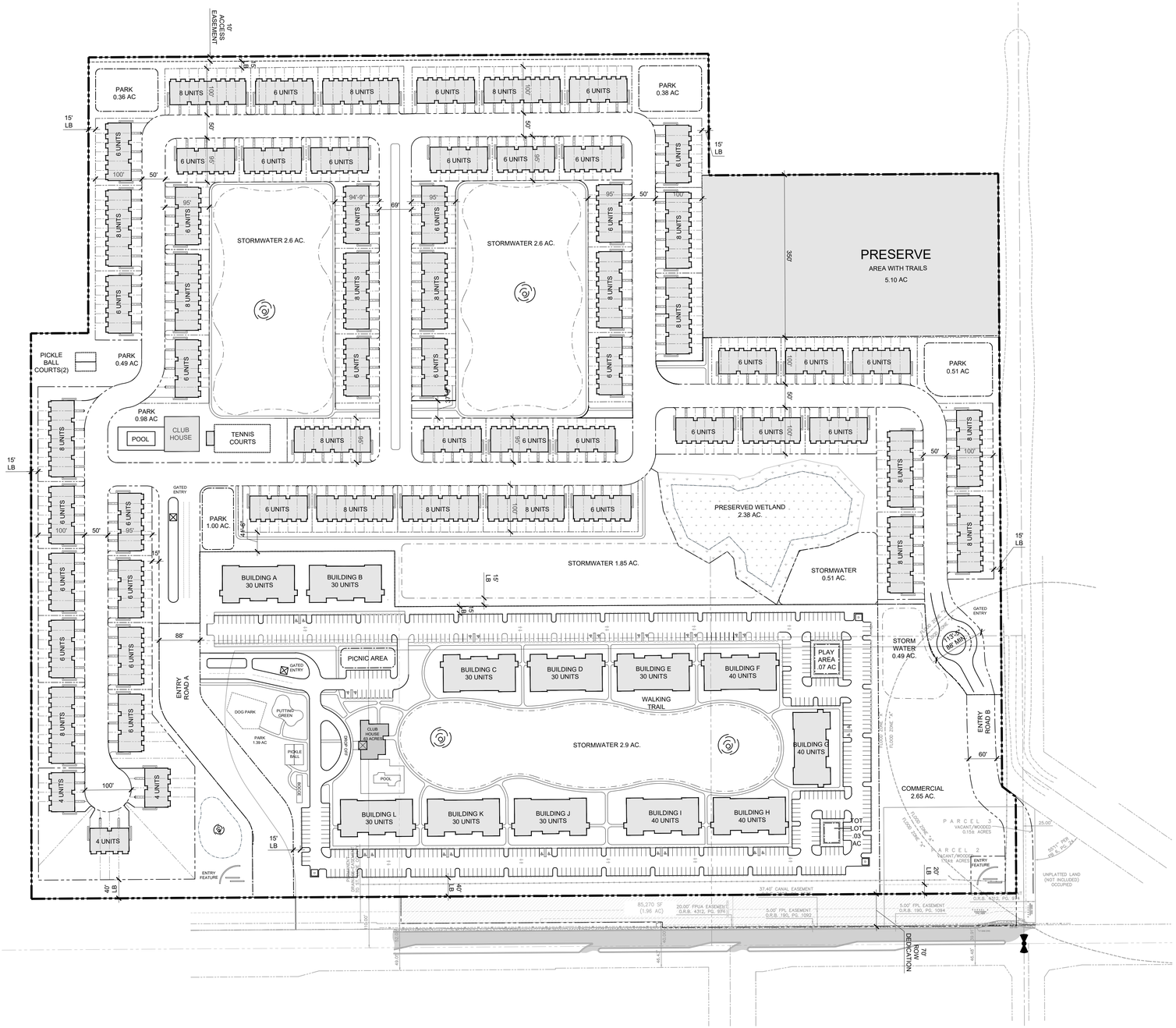
REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
ORANGE AVE.
PD PLAN
PORT ST. LUCIE FLORIDA

PD PLAN

22011

SP.1



VICINITY MAP
SCALE = N.T.S

SITE DATA

LOCATION: NORTHWEST OF ORANGE AVENUE AND HARTMAN ROAD

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PARCEL 5: PSL-RESIDENTIAL HIGH (RH-15 & RESIDENTIAL MEDIUM (RM-9)/PLANNED UNIT DEVELOPMENT-PUD
PARCEL 6: PSL- COMMERCIAL/GENERAL COMMERCIAL

PROPOSED DEVELOPMENT

TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ NET ACRE: 9.46
TOTAL COMMERCIAL: APPROX. 20,000 SF

ORANGE AVENUE DEDICATED RIGHT-OF-WAY
TOTAL: 1.96 ACRES

ENTRY ROAD A RIGHT-OF-WAY
TOTAL: 1.14 ACRES*
*STORMWATER PROVIDED IN APARTMENTS

ENTRY ROAD A ENTRY FEATURE
TOTAL: 0.52 ACRES

ENTRY ROAD B RIGHT-OF-WAY & ENTRY FEATURE
TOTAL: 0.64 ACRES*
*STORMWATER PROVIDED IN COMMERCIAL

GENERAL COMMERCIAL
TOTAL: 2.65 ACRES
RETENTION PROVIDED*: 0.49 ACRES (15%)
*INCLUDES ADJACENT ENTRY ROAD B & ENTRY FEATURE

APARTMENT NEIGHBORHOOD
TOTAL: 18.42 ACRES

PROPOSED NUMBER OF UNITS: 400
UNITS PER ACRE: 21.71

30 BUILDING TYPICAL:
THREE STORIES
12 ONE BEDROOMS
12 TWO BEDROOMS
6 THREE BEDROOMS
40 BUILDING TYPICAL:
FOUR STORIES
16 ONE BEDROOMS
16 TWO BEDROOMS
8 THREE BEDROOMS

PARKING REQUIRED (1.5 PER UNIT)= 600 SPACES ; 2% HANDICAP =12 SPACES
PARKING PROVIDED: 632 (612 + 20 GUEST/CLUBHOUSE) INCLUDES 26 HANDICAP
OPEN SPACE, CLUBHOUSE, POOL, PARKS, AND TRAILS: 5.35 ACRES
RETENTION PROVIDED 2.9 ACRES (15%)
*INCLUDES ADJACENT ENTRY A

TOWNHOUSE NEIGHBORHOOD
TOTAL: 55.98 ACRES
PROPOSED NUMBER OF UNITS: 400
UNITS PER ACRE: 7.14

WETLAND PRESERVATION
TOTAL: 2.38 ACRES

UPLAND PRESERVATION
TOTAL: 5.1 ACRES

NET ACRES: 48.5

BUILDING TYPICAL:
BUILDING TYPE A: 4 UNITS: 3 BUILDINGS = 12 UNITS
BUILDING TYPE B: 6 UNITS: 38 BUILDINGS = 228 UNITS
BUILDING TYPE C: 8 UNITS: 20 BUILDINGS = 160 UNITS

PARKING REQUIRED: 2 PER UNIT
PARKING PROVIDED: 2 PER UNIT & ON-STREET GUEST PARKING & 12 CLUBHOUSE SPACES
CLUBHOUSE, POOL, PARKS : 3.72

RETENTION PROVIDED*: 7.56 ACRES (15.5%)

NOTES:
-ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
-ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS

NORTH

SCALE: 1"=120'

0' 60' 120' 360'

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MILLCREEK_SITEPLAN16-1x-22.DWG FILENAME
OVERALL MASTER PLAN LAYOUT
AS NOTED SCALE
09.15.2022 DATE

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
MILLCREEK
E,F,G
SITE PLAN
ST. LUCIE COUNTY FLORIDA

PRELIMINARY OVERALL MASTER PLAN

22011

SP.1

Landscape Plan - N/A

TECHNICAL MEMORANDUM

TO: **LARRY SUCHMAN**
CC: **RJ KENNEDY, PE**
FROM: **STEVEN FRINK, EI**
SUBJECT: **Millcreek – Drainage Statement**
DATE: **JUNE 16, 2022**

The project area has a total project area of 82.58-acres. As the project lies within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD), St Lucie County (SLC), and the South Florida Water Management District (SFWMD), all applicable rules and guidelines will need to be adhered to.

To satisfy the NSLRWCD, an evaluation of the stormwater discharge will need to be completed. The NSLRWCD requires that discharge be limited to 2 inches of rainfall depth over the project area for the 10-year – 3-day design storm event for any given 24-hour time period. This equates to a discharge rate of 13.76 ac-ft. St Lucie County will require an evaluation of the 25-year – 3-day storm event to ensure that the surrounding areas are not impacted. The 25-year – 3-day storm event will also be used to establish the minimum perimeter berm elevation for the project.

SFWMD requires an evaluation of the 25-year – 3-day storm event, the 100-year – 3-day storm event, and a nitrogen and phosphorus loading evaluation. As with SLC the 25-year – 3-day storm event will be used to establish the minimum perimeter berm elevation. The 100-year – 3-day storm event is utilized to establish the finished floor elevations of all habitual buildings on the property. Along with each storm event, an evaluation of the nitrogen and phosphorus loading, more commonly known as nutrient removal will need to be completed. The nutrient removal evaluation is completed in a pre-development and post-development condition. The analysis will ensure that the amount of nitrogen and phosphorus leaving the site in the post development condition does not exceed the pre-development condition.

The proposed drainage improvement will need to have a form of both dry and wet detention/retention for the commercial component of the development and only wet retention for the residential component. The drainage improvements typically occupy 15%-20% of the developed project area. A control structure will need to be designed to limit the discharge to the amount noted above and provide the required nutrient removal before discharging to the NSLRWCD Canal Number 3.

December 17, 2021

Suchman Real Estate Group
Attn: Lawrence Suchman
1550 Madruga Avenue #230
Coral Gables, FL 33146
Email: larry@suchmangroup.com

Reference: **Environmental Assessment**
Millcreek 62ac. – Orange Avenue
St. Lucie County, Florida
Parcel ID #s: 2407-124-0001-000-3

Dear Mr. Suchman,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to State, Federal, and St. Lucie County 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: 2407-124-0001-000-3
Millcreek 62ac. – Orange Avenue
St. Lucie County, Florida

Date: December 17, 2021
Project # 21-539

Prepared For:
Suchman Real Estate Group
Attn: Lawrence Suchman
1550 Madruga Avenue #230
Coral Gables, FL 33146
larry@suchmangroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #s: 2407-124-0001-000-3) comprised of 62.51 acres. The property is classified by the St. Lucie County Property Appraiser as Grazing Land (land use code 6000). The parcel is located just north of Orange Avenue, and just west of N 41st Street in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South, and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 10th, 13th-16th, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native upland and non-native upland habitat located on site. The subject property consists of approximately 62.51 acres of improved pasture for cattle grazing, as it is currently leased for this reason. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 211 – Improved Pasture, 213 – Woodland Pasture, and 425 – Temperate Hardwood. It is important to note that there are both native and non-native upland habitat types present. Please refer to the attached FLUCCS map for the approximate location of the upland habitat(s) delineated onsite.

Common Name	Species Name
Cabbage Palm	*Sabal palmetto*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus hemisphaerica*
Dwarf Palmetto	*Sabal Minor*
Saw Palmetto	*Serenoa repens*
Beauty Berry	*Callicarpa americana*
Wild Coffee	*Psychotria nervosa*
Dog Fennel*	*Eupatorium capillifolium*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Chinese Tallow**	*Triadica sebifera*
Air Potato Vine**	*Dioscorea bulbifera*
Arrowhead Vine**	*Syngonium podophyllum*
Surinam Cherry**	*Eugenia uniflora*

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

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. All of these components were found during the field reconnaissance on the property. Please refer to the attached FLUCCS map for the approximate location of the wetland habitat(s) delineated onsite.

Two (2) separate, isolated wetlands were observed during site reconnaissance. The wetland habitat of both wetlands observed consisted of FLUCCS code 643 – Wet Prairie.

According to Google Earth and the Environmental Data Resources, Inc. (EDR) Lightbox, Moore Creek runs diagonally through the northeast corner of the property and south along the western property boundary. The creek has been converted into and currently functions as a ditch. Directly east of the subject property, the creek has been converted into a NSLRWCD canal. In addition, the subject property consists of an upside-down u-shaped ditch near the center of the subject property. These waters located on site are considered "Other Surface Waters" (OSW) according to State and St. Lucie County regulations. Some areas of the ditches are representative of wood stork foraging habitat and may require mitigation. Please refer to the attached Wood Stork Foraging Habitat Map for the areas suspected to require mitigation.

Common Name	Species Name
Smartweed	*Polygonum hydropiperoides*
Sedge	*Cyperaceae spp.*
Yellow-eyed grass	*Xeric ambigua*
Pennywort	*Hydrocotyle spp.*
Arrowroot	*Thalia dealbata*
St. John's Wort	*Hypericum spp.*
Cattail*	*Typha spp.*
Caesar's Weed**	*Urena lobata*

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

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Several gopher tortoises (*Gopherus polyphemus*), their burrows, and or habitat were observed on site. In addition, the subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara (*Caracara cheriway*) consultation area and does consist of foraging habitat. However, limited nesting habitat (cabbage palms with a clear trunk (C.T.) 10ft or higher) was limited and no caracara or their nests were observed on site.

In addition, potential wood stork (*Mycteria americana*) foraging habitat is located on site in the form of agricultural ditches. These ditches contain an open canopy, wetland vegetation, hydric soils, and periodically standing water. According to U.S. Fish and Wildlife Service (USFWS) Florida Active Colonies 2010-2019 Google Earth File, the nearest known nesting colony is located approximately 18.77 miles southwest of the subject property. As part of the building approval process, a Wood Stork Foraging Habitat Assessment may be required by the State.

Please refer to the attached Wood Stork Foraging Habitat Map for the approximate location of potential wood stork foraging habitat located on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, the site is composed of the following soil series:

Chobee sand - Chobee series consists of very deep, very poorly drained, soils that formed in thick beds of loamy marine sediments. Slopes range from 0 to 2 percent. Under natural conditions Chobee soils are used for water quality and wildlife habitat, some areas are drained and used principally for citrus, pasture, and range. Potential native vegetation consisting of arrowhead, cabbage palm, carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas. Some areas have a growth of ash, gum, maple, and cypress.

Hilolo Fine sand- Hilolo fine sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

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

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

Pepper and EauGallie sand- sands are sandy, siliceous, nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months. Natural vegetation includes Florida pine, saw palmetto, oak, inkberry, and fetterbush. The most common grasses are Florida threeawn and pineland threeawn. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures may be necessary to overcome excessive wetness.

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.

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

SITE HISTORY:

After reviewing aerial images provided by the Environmental Data Resources, Inc. (EDR), Google Earth, and the St. Lucie County Property Appraiser, the subject property was historically used as a citrus grove operation from the early 1940s to around the late 70s. It is around the late 1970s-80s that the subject property was converted into a pasture for cattle grazing. An artesian well was discovered, is currently spewing water onto the site.

The subject property is currently being used as active cattle grazing property.

SAINT LUCIE COUNTY REGULATIONS:

The following lists the St. Lucie County Land Development Codes (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

"LDC.Section 6.00.03: *No person shall conduct any vegetation removal activities within the unincorporated area of St. Lucie County without first obtaining a Notice of Vegetation Removal from the Public Works Director. Mitigation is required for the loss of any native vegetation meeting the minimum DBH (diameter at breast height) or C.T. (clear trunk) sizes as specified in* ***Table 1*** *of this section of the St. Lucie County LDC (****Section 6.00.03.D****)."*

Native trees meeting the minimum mitigation sizes as specified by the St. Lucie County LDC were located on site. Please refer to the attached Tree Survey Report.

*"****LDC.Section 6.02.03****: Any construction, dredging, filling, or alteration in, on, or over a jurisdictional wetland shall require a permit. The County shall have regulatory authority over all wetlands except for those that are isolated, less than half an acre total area, and are entirely surrounded by uplands."*

A total of 2 wetlands were identified on site. St. Lucie County does not have regulatory authority over these wetlands, a determination will be required from the South Florida Water Management District (SFWMD)

***"LDC.Section 6.02.03.E**: Mitigation and therefore impact to wetlands, may occur when proposed activity cannot be practicably located on the upland portion of the site and all practical measures have been taken to reduce impact. There may be no overall net losses of wetland function & value."*

A state wetland jurisdictional determination will need to be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment will need to be conducted to further determine mitigation options available for this site.

***"Policy 6.1.12.4:** Proposed development projects within Environmentally Sensitive Areas (wetlands) must submit an Environmental Impact Report (EIR) as part of the development approval process."*

If the proposed development project plans to impact wetlands located onsite which are considered Environmentally Sensitive Areas. Therefore, this project will require the submittal of an EIR.

***"Policy 6.1.14.6:** Development containing a Category III wetland shall provide a minimum 25-foot buffer between the wetland jurisdictional line and area of development. The buffer shall be maintained in a natural vegetative state and be free of exotic and nuisance vegetation."*

It is the professional opinion of EDC that all wetlands onsite are classified as Category III wetlands and therefore the above Policy shall apply to any remaining wetlands during development.

Due to the presence of Gopher Tortoises, a Gopher Tortoise survey will be required, pursuant to FWC's established protocol. This survey will be to identify, flag, and record all burrows located on the subject property. Gopher Tortoises will need to be relocated prior to land clearing activities. A permit for relocation will be required if the site plan impacts Gopher Tortoises.

SUMMARY:

The site consists of consists of one (1) tax parcel (Parcel IDs: 2407-124-0001-000-3) comprised of 62.51 acres. The property is classified by the St. Lucie County Property Appraiser as grazing land (land use code 6000). The parcel is located just north of Orange Avenue, and east of N 41st Street in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South and Range 40 East.

It is the professional opinion of EDC that the subject property does consist of native upland habitat, and does contain wetlands. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 211 – Improved Pasture, 213 – Woodland Pasture, 425 – Temperate Hardwood. The wetland habitat consists of the following FLUCCS codes; 643 – Wet Prairie. Additionally, the subject property does contain of State classified, "Other Surface Waters" (OSW) in the form of agricultural ditches. Please refer to the attached FLUCCS map for the approximate location of the habitats delineated onsite. Some areas of the ditches are representative of wood stork foraging habitat and may require mitigation. Please refer to the attached Wood Stork Foraging Habitat Map for potential wood stork foraging habitat located on site.

In addition, native trees meeting the minimum mitigation sizes as specified by the St. Lucie County LDC were located on site. Please refer to the attached Tree Assessment Report.

EDC conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher tortoises (*Gopherus polyphemus*) and multiple burrows or habitat were observed on the subject property. A 100% Gopher Tortoise Survey will be required.

The subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara (*Caracara cheriway*) consultation area and does consist of foraging habitat. However, limited nesting habitat (cabbage palms with a clear trunk (C.T.) 10ft or higher) was limited and no caracara or their nests were observed on site. In addition, potential wood stork (*Mycteria americana*) foraging habitat is located on site in the form of agricultural ditches. As part of the building approval process, a Wood Stork Foraging Habitat Assessment may be required by the State.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

Location Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

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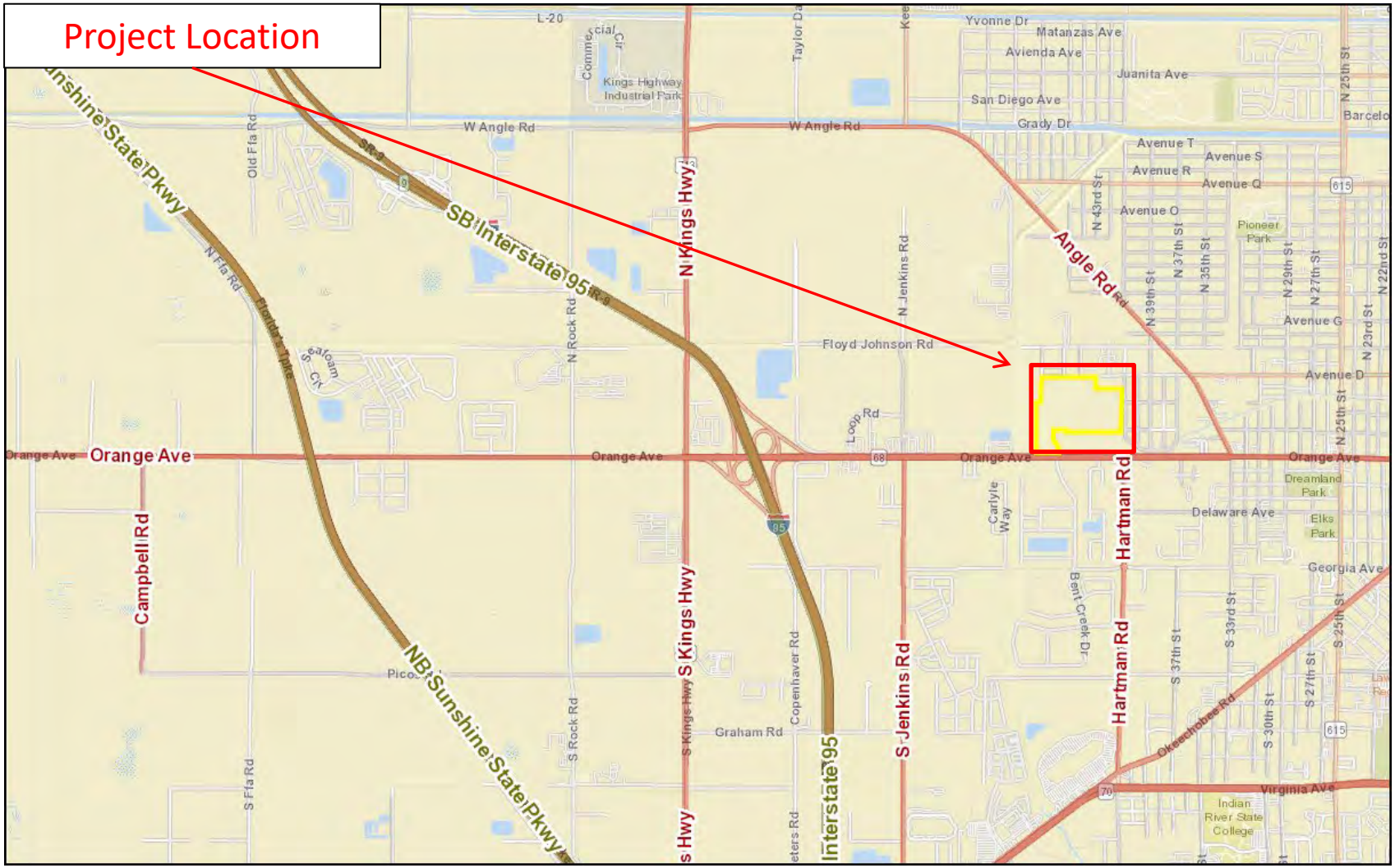

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

Property Appraiser Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

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ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

USDA Web Soil Survey Map

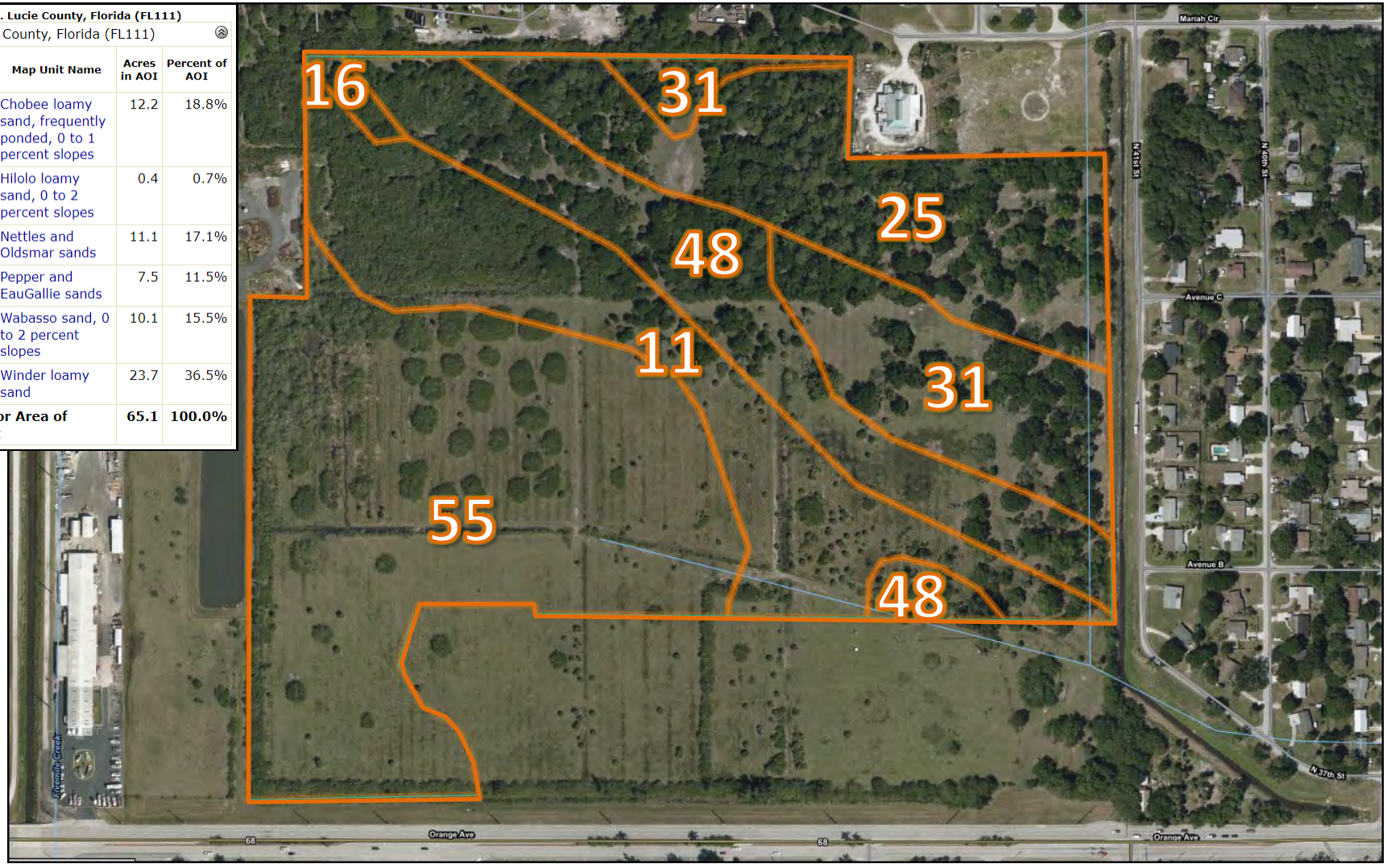
Project: 21-539	Suchman Real Estate Group	12/17/2021

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	12.2	18.8%
16	Hilolo loamy sand, 0 to 2 percent slopes	0.4	0.7%
25	Nettles and Oldsmar sands	11.1	17.1%
31	Pepper and EauGallie sands	7.5	11.5%
48	Wabasso sand, 0 to 2 percent slopes	10.1	15.5%
55	Winder loamy sand	23.7	36.5%
Totals for Area of Interest		**65.1**	**100.0%**



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

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

Project: 21-539	Suchman Real Estate Group	12/17/2021

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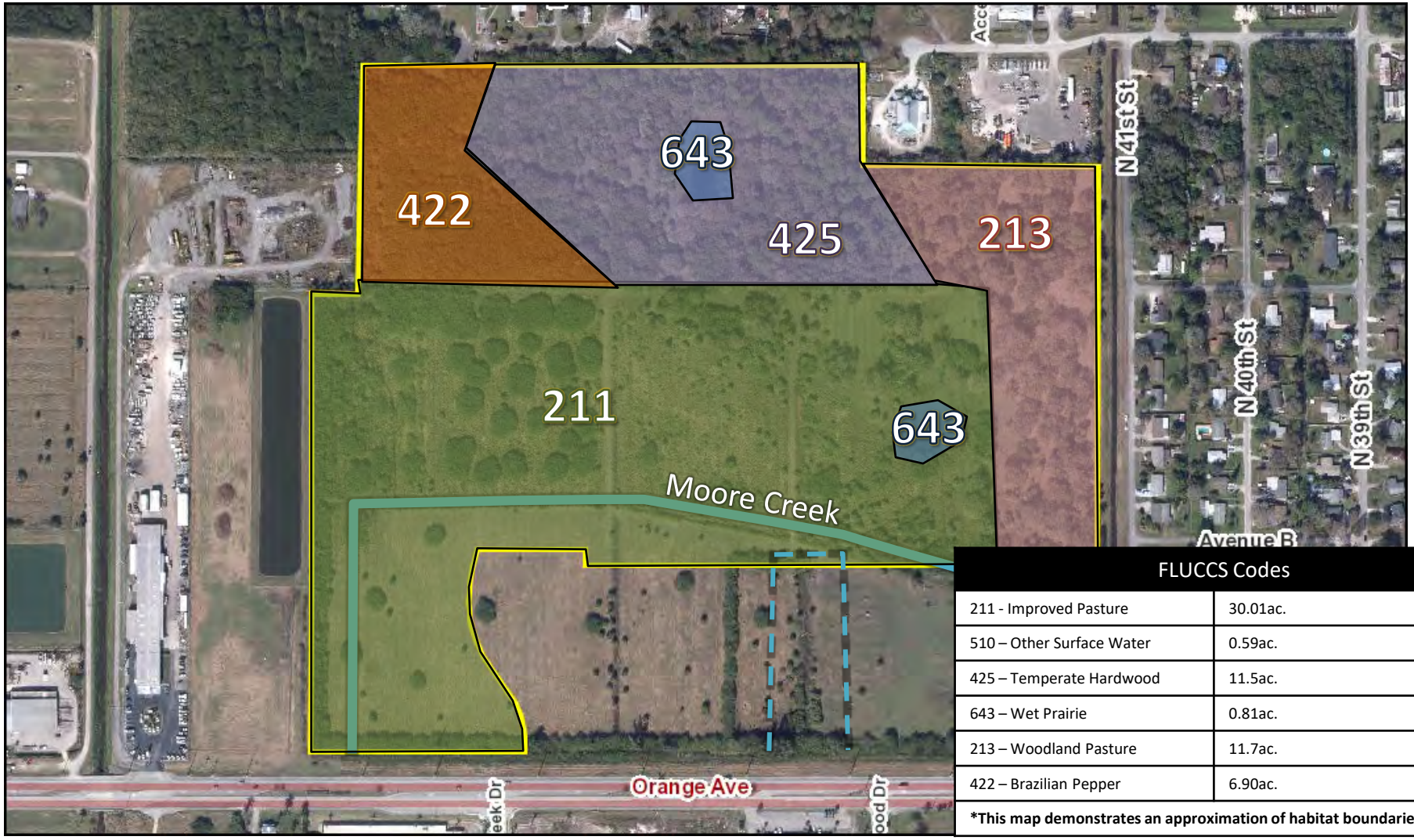

FLUCCS Codes	
211 - Improved Pasture	30.01ac.
510 – Other Surface Water	0.59ac.
425 – Temperate Hardwood	11.5ac.
643 – Wet Prairie	0.81ac.
213 – Woodland Pasture	11.7ac.
422 – Brazilian Pepper	6.90ac.
***This map demonstrates an approximation of habitat boundaries on site.**	

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Millcreek 62 ac.– Orange Avenue

St. Lucie County, Florida

Wood Stork Foraging Habitat Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

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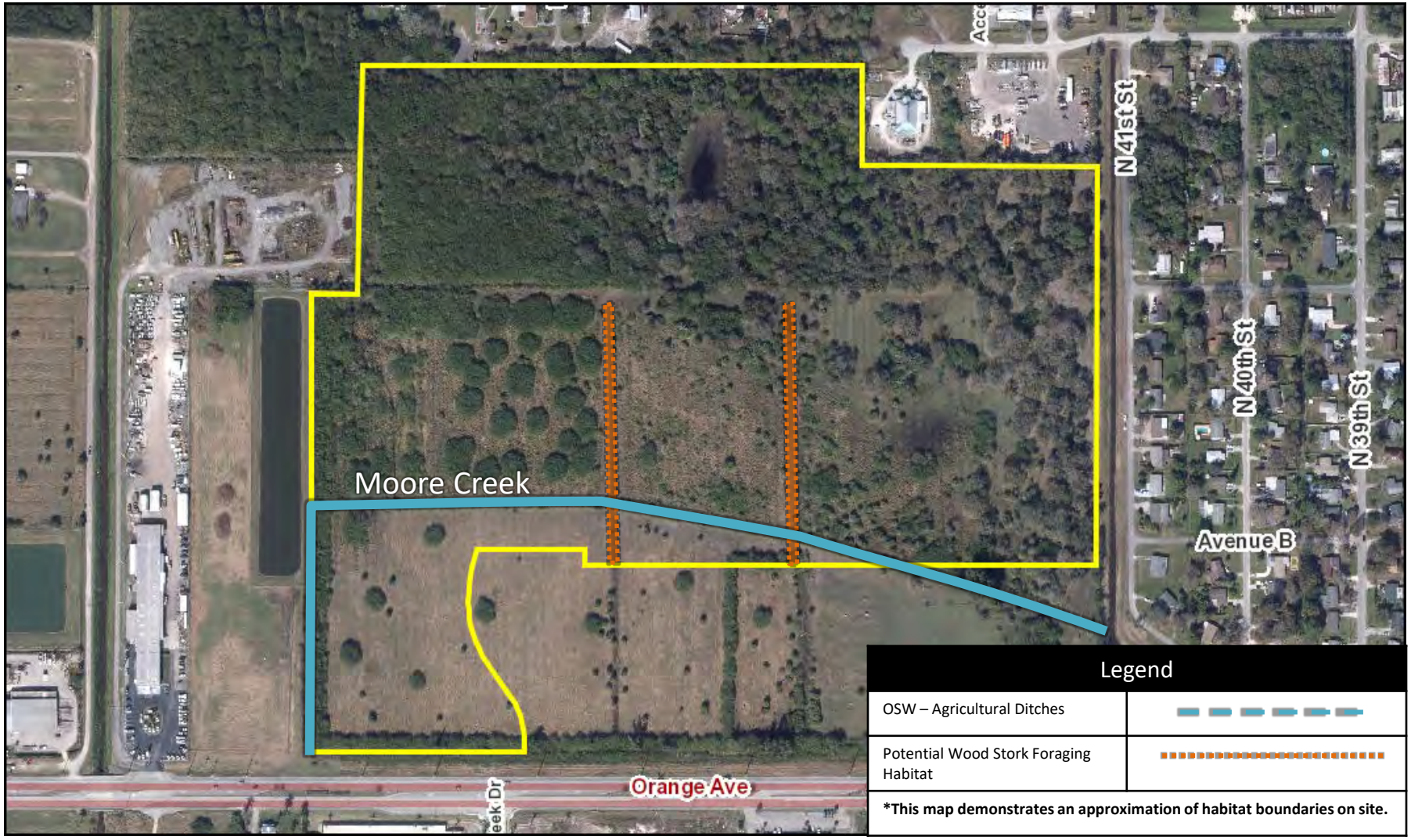

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

1944 EDR Aerial Image

Project: 21-539	Suchman Real Estate Group	12/17/2021

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ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

1980 EDR Aerial Image

Project: 21-539	Suchman Real Estate Group	12/17/2021

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LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION ±83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

AACE FILE NO. 22-182

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 22-182
June 7, 2022

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Attention: Mr. Roderick J. Kennedy, P.E.

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
±83-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the site has been cleared and the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The ±83-acre subject site consists of the following four (4) contiguous properties located on the north side of Orange Avenue/SR-68, approximately 1.5 miles east of Interstate 95, in St. Lucie County, Florida (within Section 7, Township 35 South, Range 40 East):

- Parcel ID 2407-124-0001-000-3 (62.51 acres)
- Parcel ID 2407-131-0004-000-6 (3.30 acres)
- Parcel ID 2407-134-0001-000-4 (15.88 acres)
- Parcel ID 2407-144-0001-000-5 (1.73 acres)

A Site Vicinity Map (2021 aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "Fort Pierce NW, Florida" USGS topographic quadrangle map, also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 19-20 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as mainly vacant/undeveloped pasture and citrus-growing land on the USGS map.

1.2 Project Description

Based on our conversations and our review of the forwarded project-related information (including a schematic site plan), we understand that the proposed site development will consist of a mixture of multi- and single-family developments with some commercial features fronting Orange Avenue, all with associated paving and drainage improvements (including several stormwater ponds). We further understand that the site is in a due diligence phase and that only limited geotechnical information is needed at this point.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions and recommendations presented herein.

2.0 LIMITED SUBSURFACE SOIL EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings, auger borings, and soil hydraulic conductivity tests. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the following six (6) surficial soil types ranging in areal extent from less than 1 acre to more than 50 acres:

- Chobee loamy sand, frequently flooded, 0 to 1 percent slopes (Map Unit 11)
  Loamy alluvium found within depressions on historic marine terraces, with loamy sand and sandy clay loam present to depths in excess of 80 inches below grade.

- Hilolo loamy sand, 0 to 2 percent slopes (Map Unit 16)
  Calcareous sandy and loamy marine deposits found within flatwoods on historic marine terraces, with loamy sand, sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Nettles and Oldsmar sands (Map Unit 25)
  Sandy and loamy marine deposits found within flatwood and flats on historic marine terraces, with sands and fine sandy loam present to depths in excess of 80 inches below grade.

- Pepper & EauGallie sands (Map Unit 31)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sands and sandy loam present to depths in excess of 80 inches below grade.

- Wabasso sand, 0 to 2 percent slopes (Map Unit 48)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sand, sandy clay loam and loamy sand present to depths in excess of 80 inches below grade.

- Winder loamy sand (Map Unit 55)
  Sandy and loamy marine deposits found within flats on historic marine terraces, with loamy sand, sands, sandy clay loam, and sandy loam present to depths in excess of 80 inches below grade.

The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing twenty (20) Standard Penetration Test (SPT) borings and twenty (20) auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 15 to 30 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. Further, four (4) SFWMD soil hydraulic conductivity (exfiltration) tests were completed within the site.

Our site visits and field work were performed in the period May 27-June 2, 2022. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 30 feet of those shown on Figure No. 2. In general, the borings were completed at accessible locations in a wide-spaced grid across the site.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 through 6. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS.

In addition, representative samples were selected for index laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140), and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 through 6.

4.0 GENERAL SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 through 6. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics) followed by very loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC) and clayey fine sands (SC) to depths of about 13-18 feet below grade. At this depth, very loose to loose fine sands (SP) and slightly silty fine sands (SP-SM) were encountered reaching the termination depths of our deeper borings near 30 feet below grade. Further, two borings (TB-2 and TB-5) encountered very loose, very clayey fine sands (SC) from 28 to 30 feet below grade.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 through 6 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 6. As can be seen, at the time of our field work, the groundwater table was encountered at depths ranging from approximately 4.0 to 7.0 feet below the existing ground surface, with this range likely due to similar, minor variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Soil Hydraulic Conductivity Testing

Four (4) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results (Table 1).

Table 1 - Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	5.5	6.7×10^{-4}	2.3×10^{-5}
EX-2	4.0	4.5×10^{-4}	1.7×10^{-5}
EX-3	5.8	2.2×10^{-3}	7.6×10^{-5}
EX-4	5.0	5.6×10^{-4}	2.0×10^{-5}

The individual soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed mixed-use residential and commercial construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future low-rise residential and commercial construction on conventional shallow foundations following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps, agricultural piping/structures, etc.), backfilling of craters from such features, leveling of uneven terrain, cleaning/filling of ditches, and proofrolling of the building and roadway areas with heavy vibratory compaction equipment.

Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using conventional light-duty or heavy-duty flexible pavement sections with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. In addition, rigid pavements (i.e. concrete atop properly designed base and subgrade sections) will be suitable.

Site preparation is anticipated to consist of the removal of organic topsoil and buried organics, and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

We do note that the groundwater table was encountered at relatively shallow depths at some locations, with some seasonal rise to be expected. In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) and/or the installation of roadway edge underdrains may be required.

5.4 Stormwater Ponds and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar residential development projects St. Lucie County, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Slightly clayey fine sands (SP-SC) and slightly silty fine sands (SP-SM) with fines contents less than 10-15 percent are suitable for structural fill, but will likely be more difficult to compact due to their inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey/very clayey fine sands (SC) with fines content in excess of 15-18 percent are generally considered undesirable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, these clayey can typically be mixed with sands with less fines content (i.e. less than 5 percent passing the U.S. No. 200 sieve) and likely be used provided that the post-mixing fines content is not greater than 10 percent.

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

If it is attempted to blend the more clayey soils with the sands containing less fines, we would recommend obtaining post-mix samples for laboratory determination of moisture contents, fines content, in addition to optimum moisture contents/maximum density relationships, so as to determine whether the soils were sufficiently mixed, and to provide guidelines for placement and compaction procedures. For the more clayey fill materials, it will be prudent to compact the soils within 1 to 2 percent of the materials' optimum moisture contents. Nevertheless, once excavated and/or dredged, we recommend that all soils be stockpiled as high as possible so as to increase the rate of drainage, prior to placement and compaction.

Further, mechanical manipulation (e.g. disking, point-plowing, etc.) can typically be used to mixed and dry clayey soils. If the clayey soils remain saturated they could be used in non-structural areas.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 through 6, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation Engineering Design & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

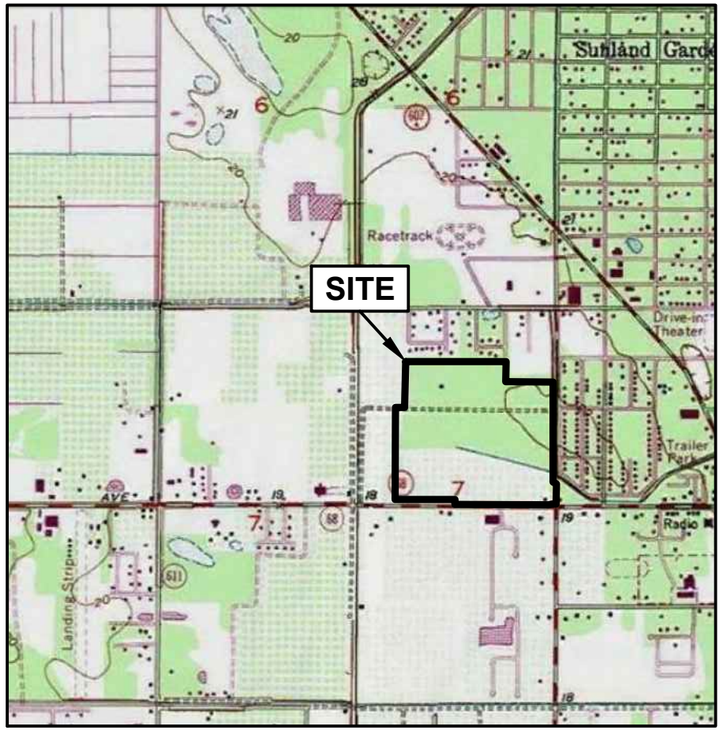
PETER GREGORY ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER

Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956
6-7-2022

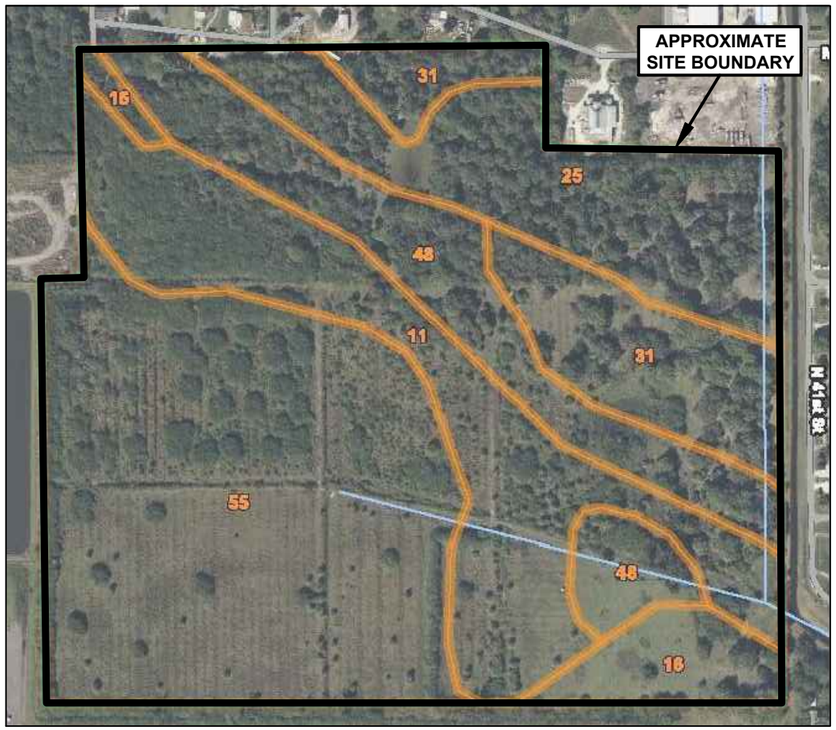
David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
6/7/22

2021 AERIAL PHOTOGRAPH

USGS QUADRANGLE MAP OF "FT. PIERCE, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 7 Township 35 South, Range 40 East

ST. LUCIE COUNTY PROPERTY APPRAISER

Parcel ID 2407-124-0001-000-3 (62.51 acres)
Parcel ID 2407-131-0004-000-6 (3.30 acres)
Parcel ID 2407-134-0001-000-4 (15.88 acres)
Parcel ID 2407-144-0001-000-5 (1.73 acres)

USDA NRCS SOIL TYPES WITHIN SITE BOUNDARY

Map Unit 11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
Map Unit 16: Hilolo loamy sand, 0 to 2 percent slopes
Map Unit 25: Nettles and Oldsmar sands
Map Unit 31: Pepper and EauGallie sands
Map Unit 48: Wabasso sand, 0 to 2 percent slopes
Map Unit 55: Winder loamy sand

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

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SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
83-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Figure No. 1**

LEGEND

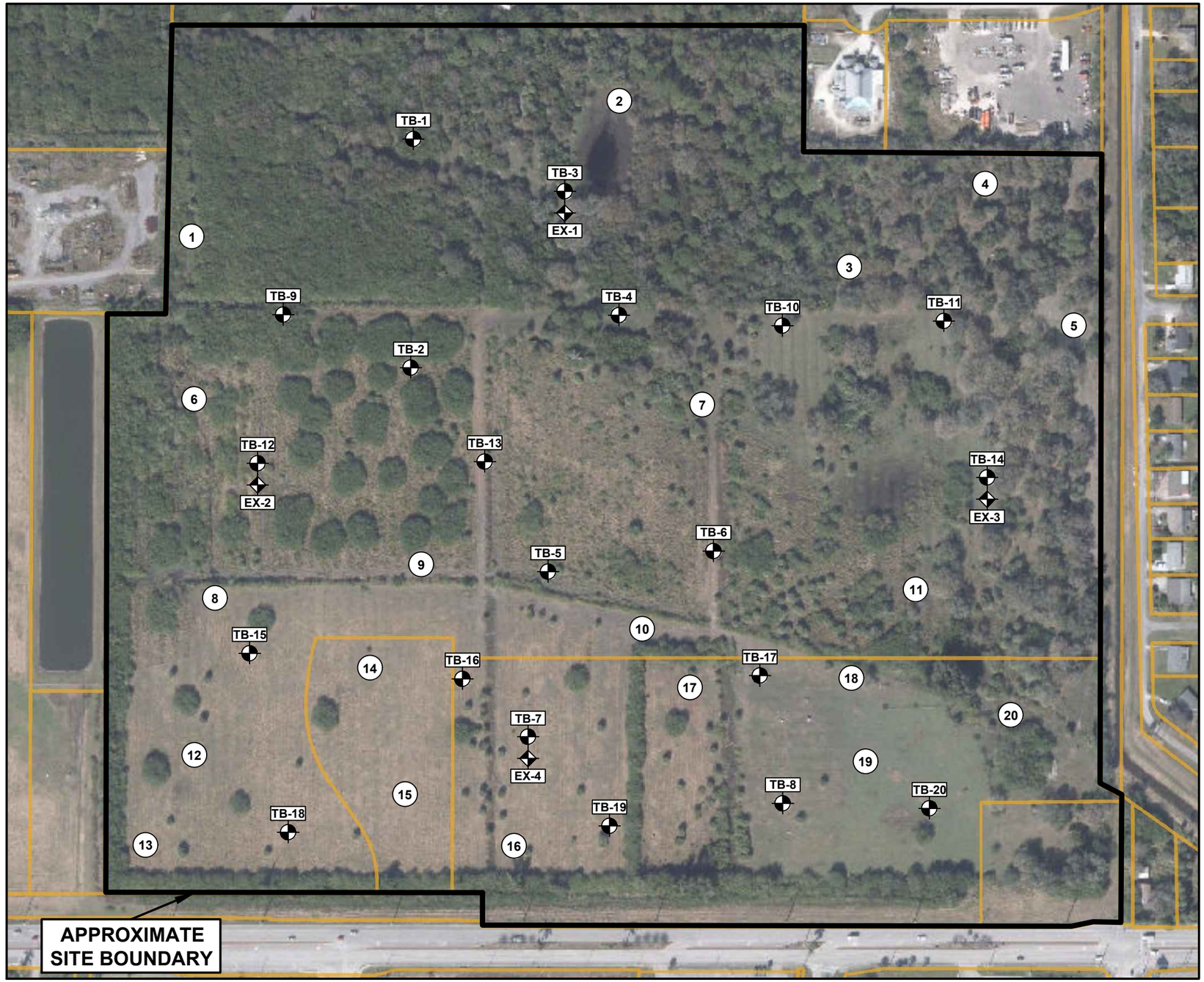
TB-# — Standard Penetration Test Boring

(#) — Hand Auger Boring

EX-# — SFWMD Exfiltration Test (Usual Open Hole, Constant-Head)

NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. as such, the shown field work locations should be considered accurate only to the degree implied by the method of measurement used.

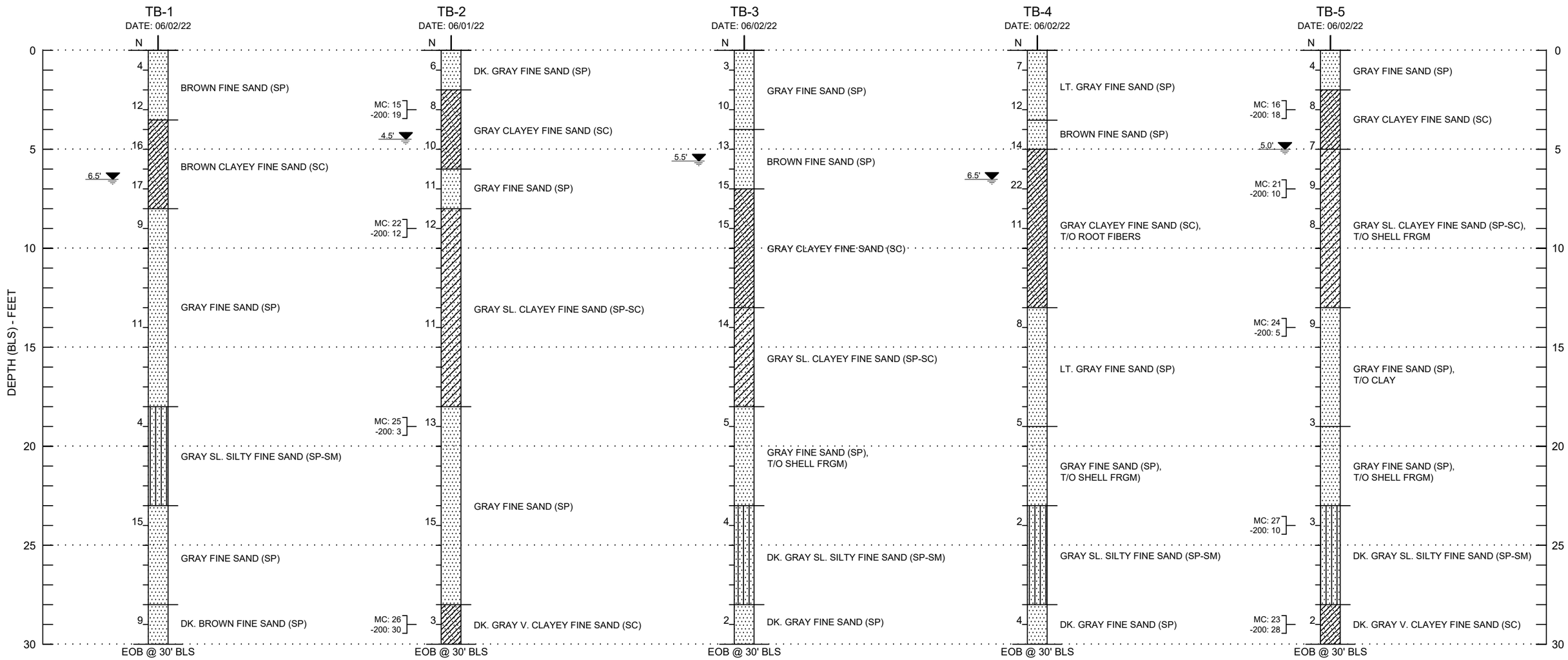


NORTH

NOT TO SCALE

Graphical source:
St. Lucie County Property Appraiser

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com	**FIELD WORK LOCATION PLAN**	SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA	Drawn by: PGA Checked by: DPA AACE File No: 22-182	Date: June 2022 Date: June 2022 **Figure No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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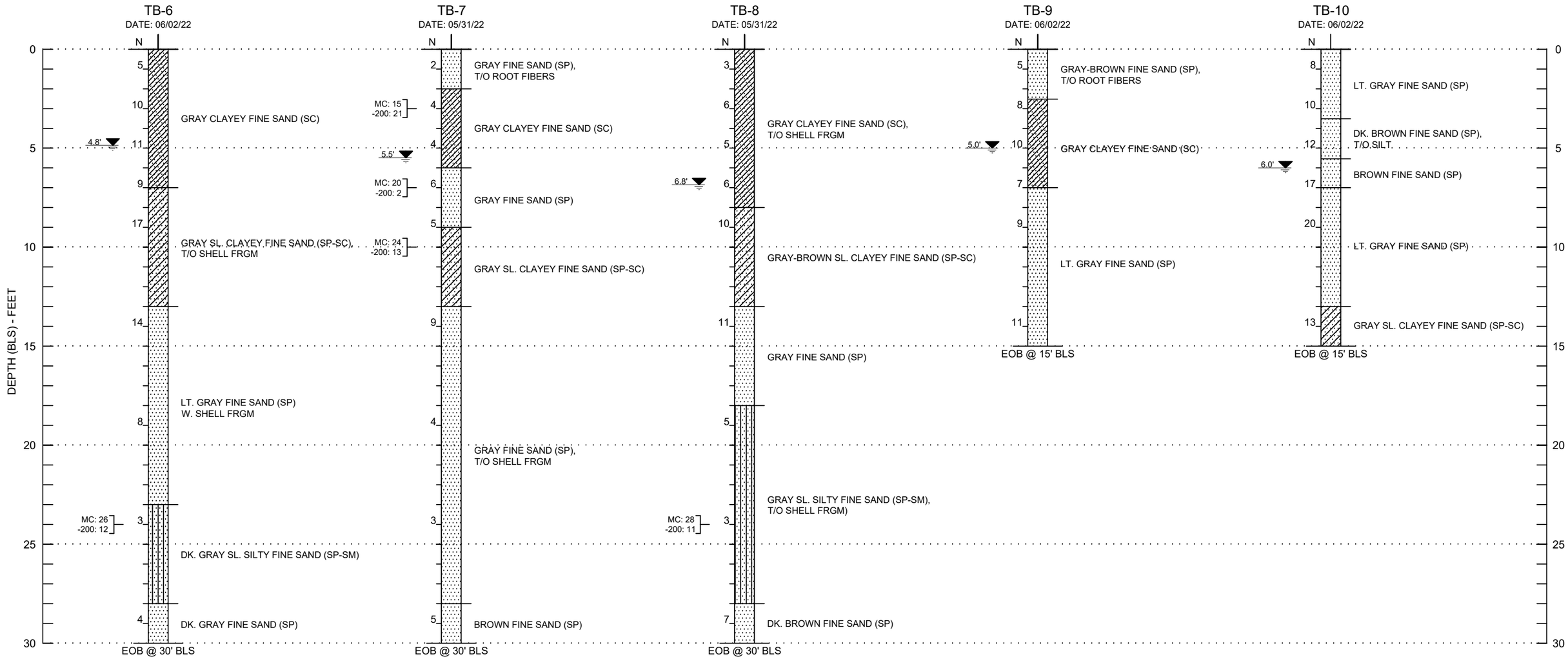
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

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- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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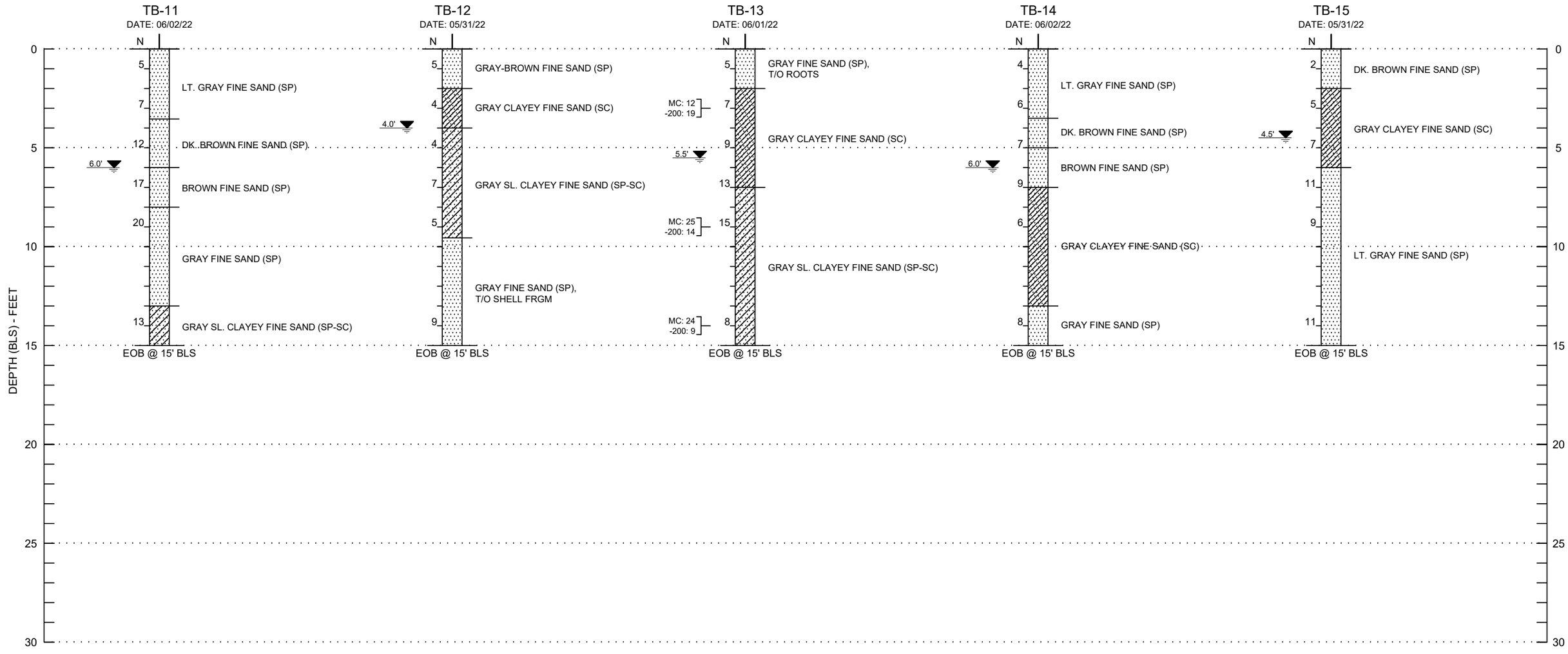
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 2**



SOIL GRAPHICAL LEGEND:

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- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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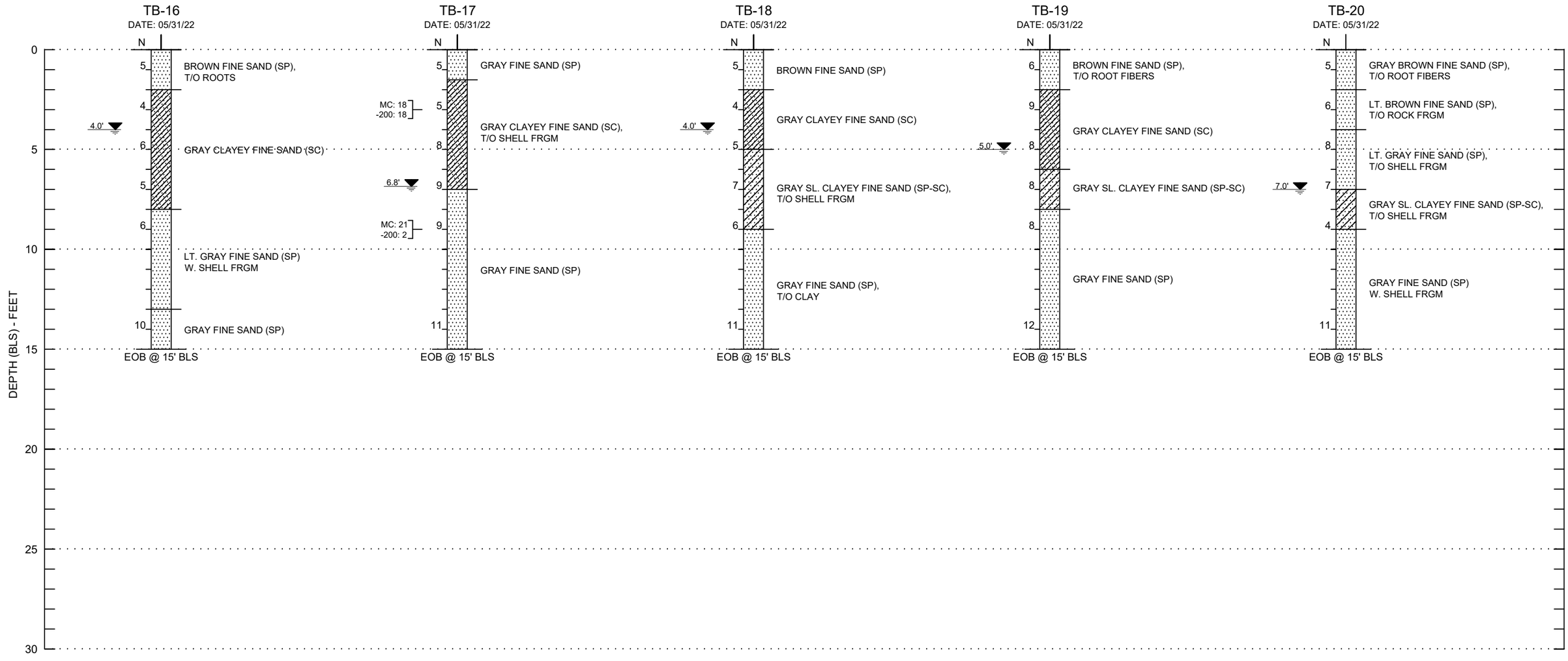
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 3**



SOIL GRAPHICAL LEGEND:

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- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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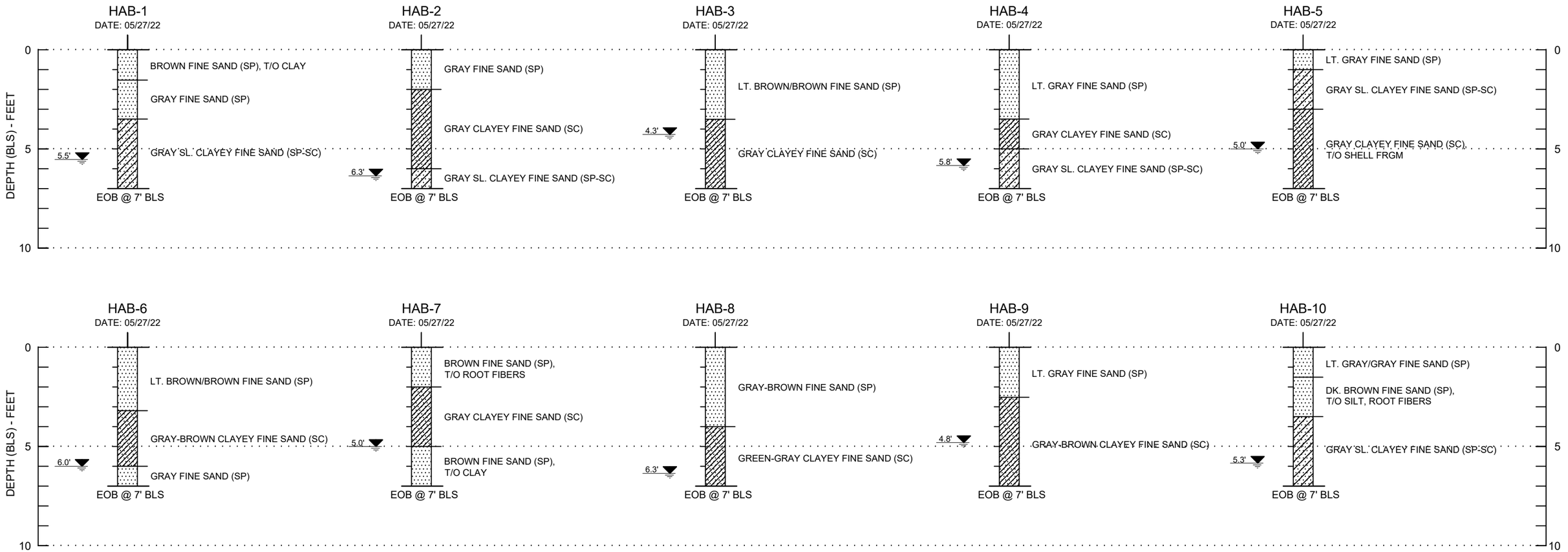
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 4**



SOIL GRAPHICAL LEGEND:

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- CLAYEY FINE SAND (SC)
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NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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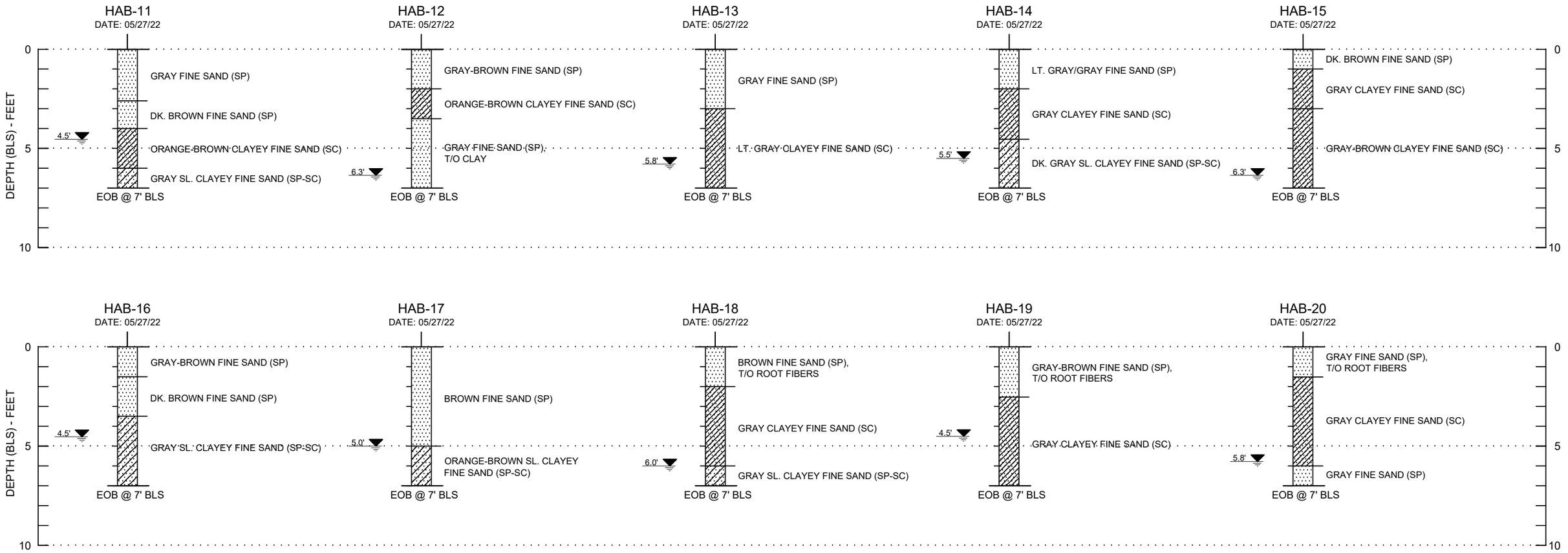
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	Sheet No. 5



SOIL GRAPHICAL LEGEND:

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N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 6**

APPENDIX I

USDA NRCS Web Soil Survey Summary Report

United States Department of Agriculture

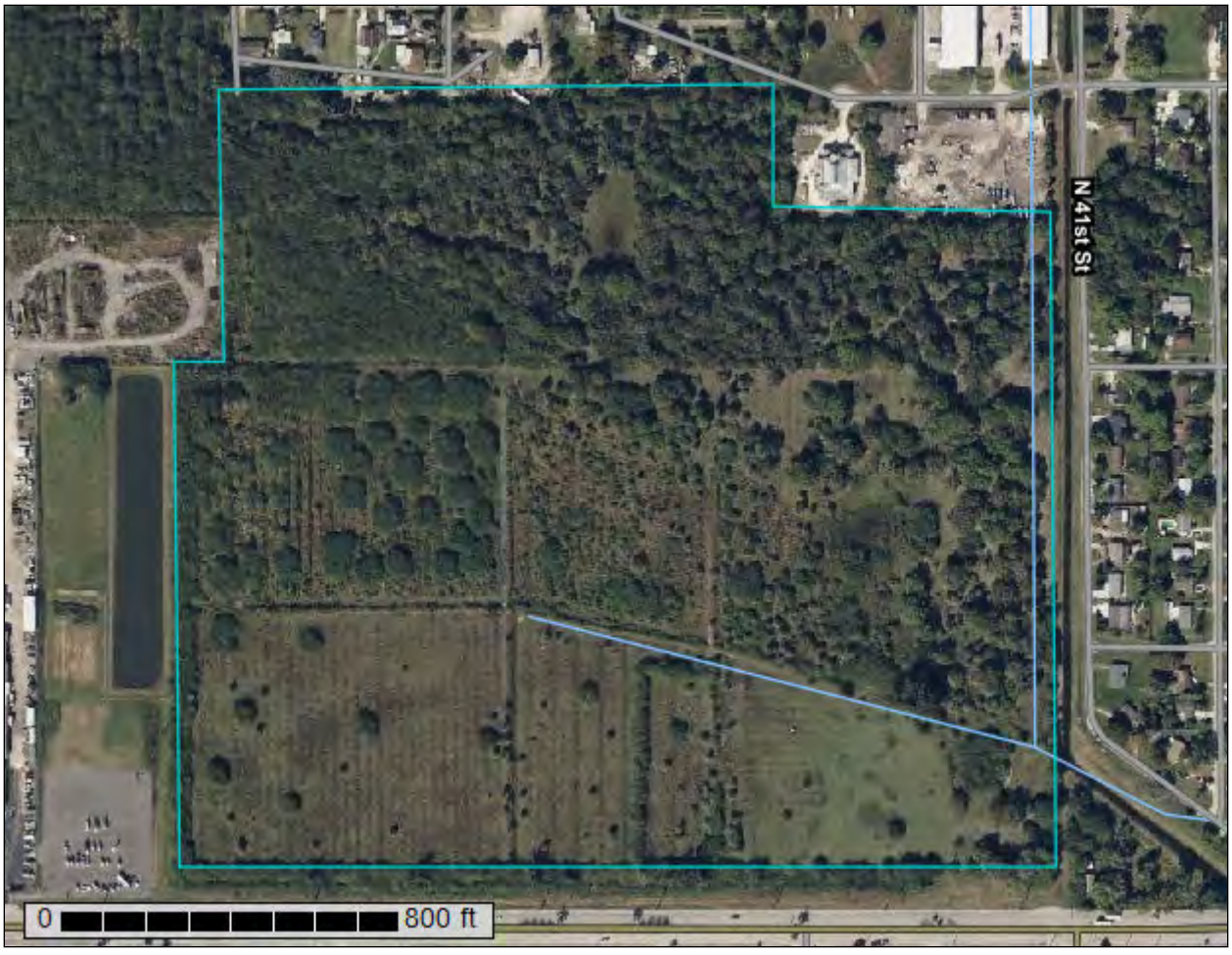
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

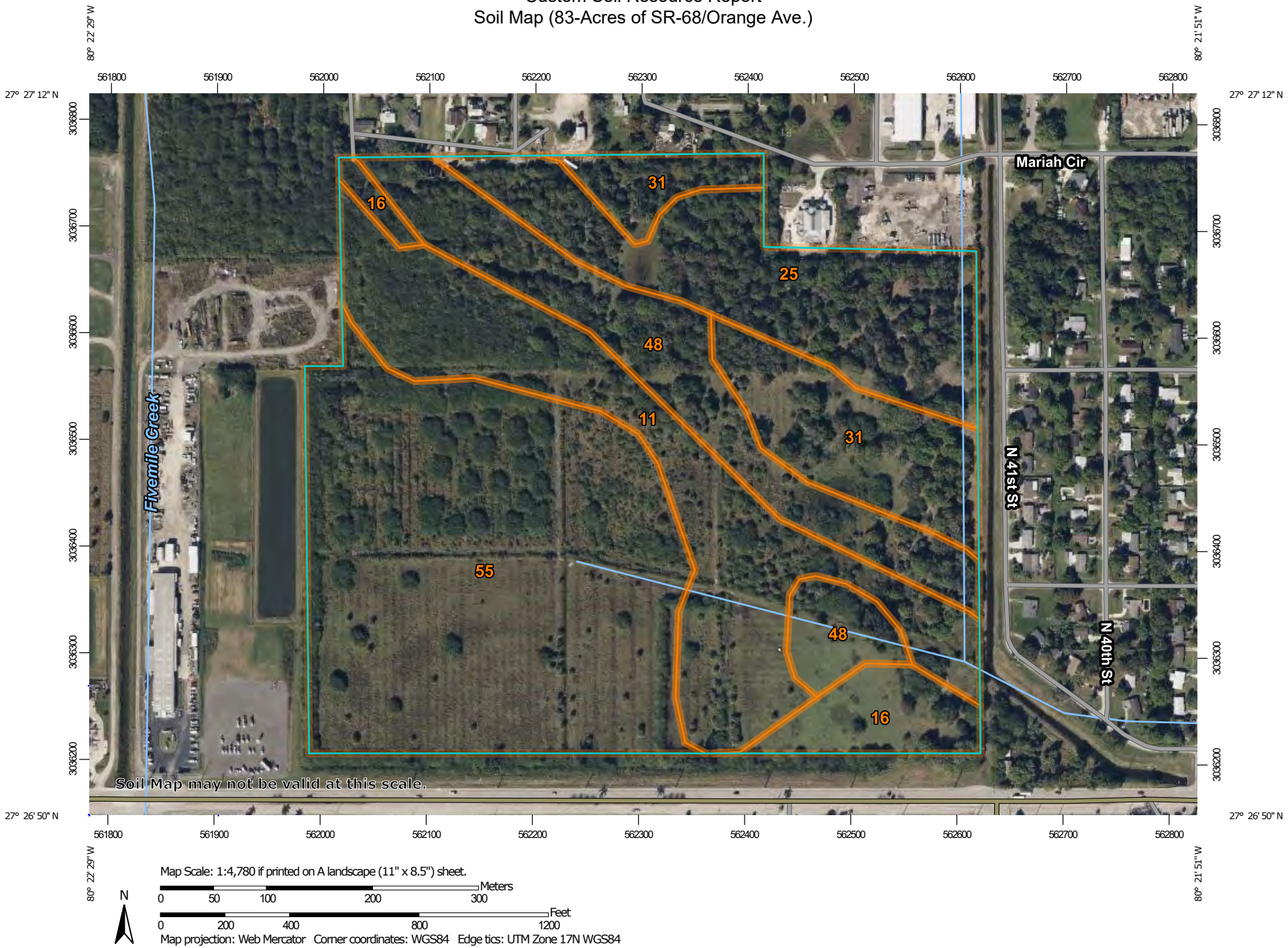
Custom Soil Resource Report for St. Lucie County, Florida

83-Acres of SR-68/Orange Ave.



May 10, 2022

Custom Soil Resource Report
Soil Map (83-Acres of SR-68/Orange Ave.)



Map Scale: 1:4,780 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (83-Acres of SR-68/ Orange Ave.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	16.3	19.9%
16	Hilolo loamy sand, 0 to 2 percent slopes	3.8	4.6%
25	Nettles and Oldsmar sands	12.0	14.6%
31	Pepper and EauGallie sands	8.6	10.5%
48	Wabasso sand, 0 to 2 percent slopes	11.8	14.4%
55	Winder loamy sand	29.6	36.1%
Totals for Area of Interest		**82.0**	**100.0%**

Map Unit Descriptions (83-Acres of SR-68/ Orange Ave.)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor

components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwd
Elevation: 0 to 70 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy alluvium

Typical profile

A - 0 to 11 inches: loamy sand
Btg - 11 to 40 inches: sandy clay loam
Btkg - 40 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 14 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Minor Components

Kaliga

Percent of map unit: 4 percent
Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

25—Nettles and Oldsmar sands

Map Unit Setting

National map unit symbol: 1jpvl

Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Nettles and similar soils: 41 percent
Oldsmar and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nettles

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 33 inches: sand
Bh1 - 33 to 39 inches: sand
Bh2 - 39 to 55 inches: sand
Btg - 55 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Pepper

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Ankona

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

31—Pepper and EauGallie sands

Map Unit Setting

National map unit symbol: 1jpvs
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pepper and similar soils: 46 percent
Eaugallie and similar soils: 44 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pepper

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 23 inches: sand
Bh1 - 23 to 33 inches: sand
Bh2 - 33 to 57 inches: sand
Btg - 57 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 16 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Eaugallie

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 26 inches: sand
Bh - 26 to 47 inches: sand
Btg - 47 to 62 inches: sandy loam
Cg - 62 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Nettles

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pineda

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Lawnwood

Percent of map unit: 2 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Tantile

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

48—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam

Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

55—Winder loamy sand

Map Unit Setting

National map unit symbol: 1jpwk
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Winder, drained and bedded, and similar soils: 67 percent
Winder, hydric, and similar soils: 15 percent
Minor components: 18 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder, Drained And Bedded

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: No

Description of Winder, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Hallandale

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Floridana

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Winder, shell substratum, hydric

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Linear, concave
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Wabasso, gravelly substratum

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

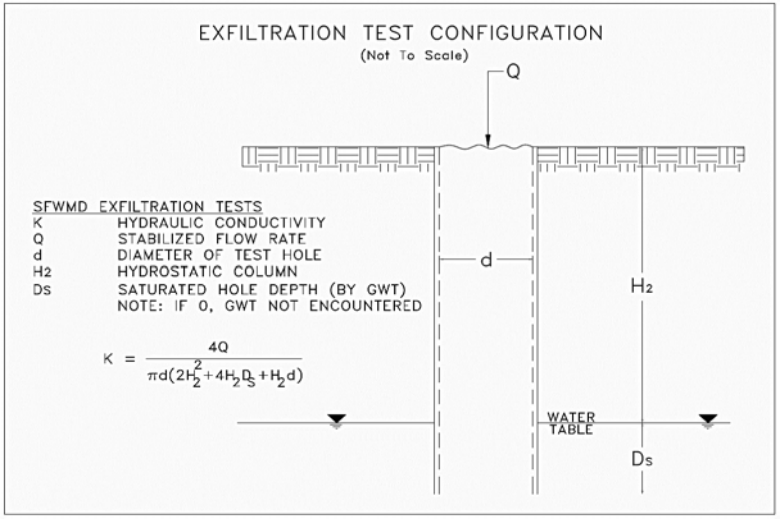
Soil Hydraulic Conductivity Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	88F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/02/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.5	
SATURATED HOLE DEPTH (FEET): D_s =	0.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 10	Topsoil
10 - 24	Light gray fine sand (SP)
24 - 60	Dark brown fine sand (SP)
60 - 72	Gray clayey fine sand (SC)
Groundwater encountered 66 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

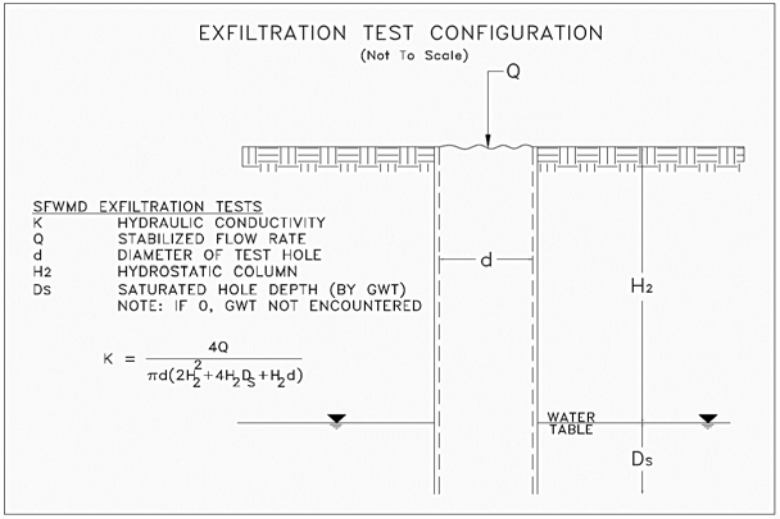
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	90F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/01/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4	
SATURATED HOLE DEPTH (FEET): D_s =	2	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.20	
"STABILIZED" FLOW RATE (CFS): Q =	**4.5E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**1.7E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 8	Topsoil
8 - 30	Brown clayey fine sand (SC)
30 - 55	Gray clayey fine sand (SC)
55 - 72	Gray slightly clayey fine sand (SP-SC)
Groundwater encountered 66 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

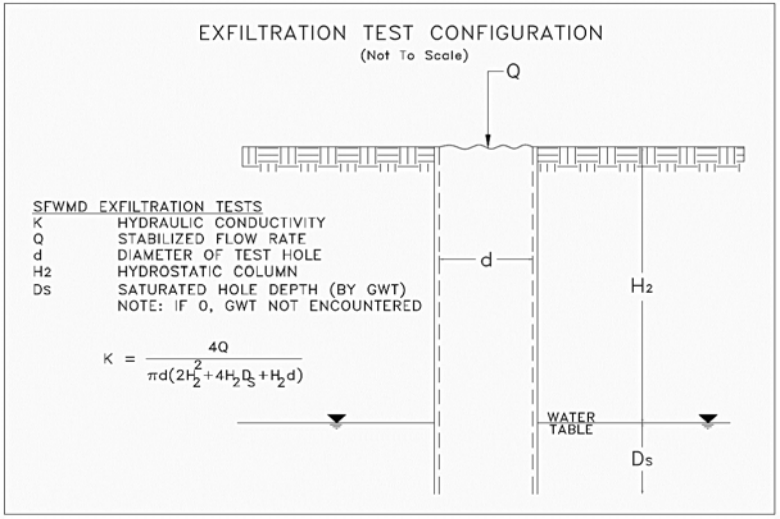
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-3**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	91F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/02/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.8	
SATURATED HOLE DEPTH (FEET): D_s =	0.2	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	10	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	1.00	
"STABILIZED" FLOW RATE (CFS): Q =	**2.2E-03**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**7.6E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 7	Topsoil
7 - 42	Light gray fine sand (SP)
42 - 66	Dark brown fine sand (SP)
66 - 72	Gray clayey fine sand (SC)
Groundwater encountered 70 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

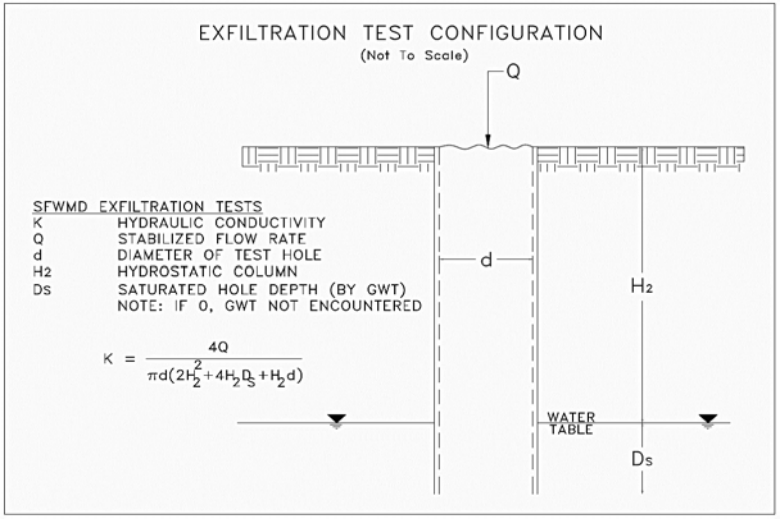
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-4**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	85F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/31/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5	
SATURATED HOLE DEPTH (FEET): D_s =	1	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2.5	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.25	
"STABILIZED" FLOW RATE (CFS): Q =	**5.6E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.0E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 8	Topsoil
8 - 24	Brown fine sand (SP), t/o roots
24 - 72	Gray clayey fine sand (SC)
Groundwater encountered 60 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Beach/Due Protection Plan - N/A

Lighting Plan - N/A

Design Review - N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM/GC	PD	12 du /ac(RM) 15 du/ac (GC) 1.0 FAR (GC)	84.54 Acres	Zone X & A
****Proposed**	RM/MXD	PD	9.46 du/ac & 20,000 SF of Commercial (based on PD Plan)	84.54 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Res Units + 20,000 Com
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 280,901 Gallons Per Day (Residential) 460,320 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day - 73,161 Gallons Per Day (Residential) & - 457,820 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 800 Res Units + 20,000 Com
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 280,901 Gallons Per Day (Residential) & 368,256 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day - 73,161 Gallons Per Day (Residential) & - 366,256 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,352	2,315	- 37
Urban District	5 acres per 1,000 people	9,407	9,261	- 146
Community	2.5 acres per 1,000 people	18,814	18,522	- 292
Neighborhood	1.36 acres per 1,000 people	34,585	34,047	- 538

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning/FLU Enrollment Demand	156 Students	67 Students
****Proposed Zoning/FLU Enrollment Demand**	115 Students	49 Students
****Change in Demand**	- 41 Students	- 18 Students

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

Demand Analysis	Maximum
Current Zoning/FLU	144 Yards
****Proposed Zoning/FLU**	107 Yards
***Change in Demand**	- 37 Yards

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

Impact	See attached Stormwater/Drainage Statement

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	34,775	1,012/3,097
****Proposed Zoning/FLU**	6,038	348/486
***Change in Demand**	Trips -28,737	Trips -664/-2,611
Impact to Capacity	None	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐Yes ☐No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 800	Single Family:	Multifamily: 800	
Non-residential (square footage): 20,000 Square Feet			
Mixed-use (describe use): Residential & Commercial			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family		800	84.54 Acres		
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Commercial		20,000 SF			

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection.
2. Property Tax ID(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3
3. Total Acreage: 85.24 Acres
4. Existing Future Land Use Designation: RM, Medium Density Residential *Upon Annexation)/MXD, Mixed Use (Upon FLU Change)
5. Existing Zoning Classification: PD, Planned Development (Expired PD)/C-3 General Commercial
6. Proposed Zoning Classification: PD, Planned Development (Proposed PD)
7. Other applications being submitted concurrent with this application, if any: Annexation/FLUMA/Capacity Analysis

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: See Attached Narrative

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM/GC	PD	12 du /ac(RM) 15 du/ac (GC) 1.0 FAR (GC)	84.54 Acres	Zone X & A
Proposed	RM/MXD	PD	9.46 du/ac & 20,000 SF of Commercial (based on PD Plan)	84.54 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 799 Residential Units + 20,000 SF Commercial
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
Current Zoning	Total gallons per day 280,901 Gallons Per Day (Residential) 460,320 Gallons Per Day (Commercial)
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C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,352	2,315	- 37
Urban District	5 acres per 1,000 people	9,407	9,261	- 146
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Neighborhood	1.36 acres per 1,000 people	34,585	34,047	- 538

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning Enrollment Demand	156 Students	67 Students
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Change in Demand	- 41 Students	- 18 Students

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

Impact	See attached Stormwater/Drainage Statement

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	34,775	1,012/3,097
Proposed Zoning	6,038	348/486
Change in Demand	Trips -28,737	Trips -664/-2,611
Impact to Capacity	None	

12. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: larry@suchmangroup.com

14. Name of Representative: Redtail DG - Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: todm@redtaildg.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.

Tod Mowery 6-17-22

Applicant's Signature Date

100 S. 2nd Street	Fort Pierce	34950
Address	State	Zip

772-742-1555	Todm@redtaildg.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.

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

June 6, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Millcreek (Ft. Pierce) – Rezoning & Capacity Analysis – Traffic Statement
Parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Zoning Atlas Map Amendment and Capacity Analysis applications associated with ±84.54 acres being annexed into the City of Fort Pierce. The site is located at the northwest corner of Hartman Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, 2408-233-0001-000-1 & 2407-124-0001-000-3.

The Existing Future Land Use Designation on properties identified with parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5 and 2408-233-0001-000-1 is Commercial (COM) with a Commercial General (GC) Zoning designation in unincorporated St Lucie County. Similarly, the Existing Future Land Use Designation on property identified with parcel ID 2407-124-0001-000-3 is Residential High (RH) on ±56.6 acres and Residential Medium (RM) on ±5.97 acres with a Planned Unit Development (PUD) Zoning designation in unincorporated St Lucie County. Figure 2 includes a map showing the current FLU for the subject site while Figure 3 does the same for the existing Zoning designation.

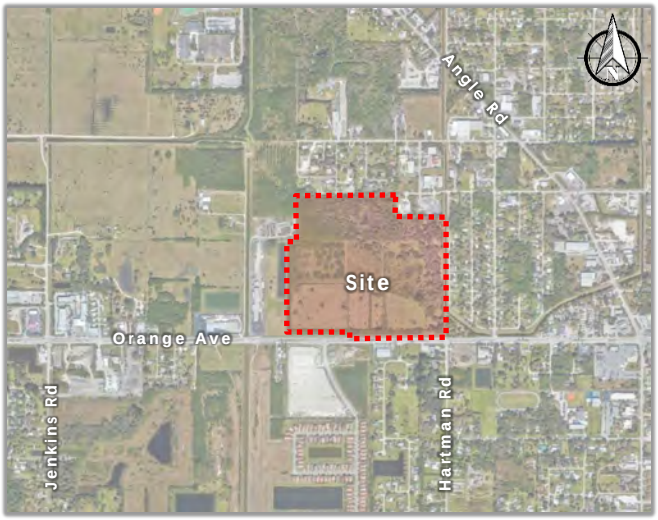

Figure 1 : Project Location

The Future Land Use Designation on properties identified with parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5 and 2408-233-0001-000-1 upon annexation is expected to be General Commercial (GC) where a Mixed Use Development (MXD) FLU is being proposed. Similarly, the Future Land Use Designation on property identified with parcel ID 2407-124-0001-000-3 upon annexation is expected to be Medium Density Residential (RM). The proposed Zoning Classification on all parcels is Planned Development Zone (PD).

According to Sec. 125-212. of the City's Land Development Code: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by the land development code. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. The approval of planned development rezoning rests with the city commission.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

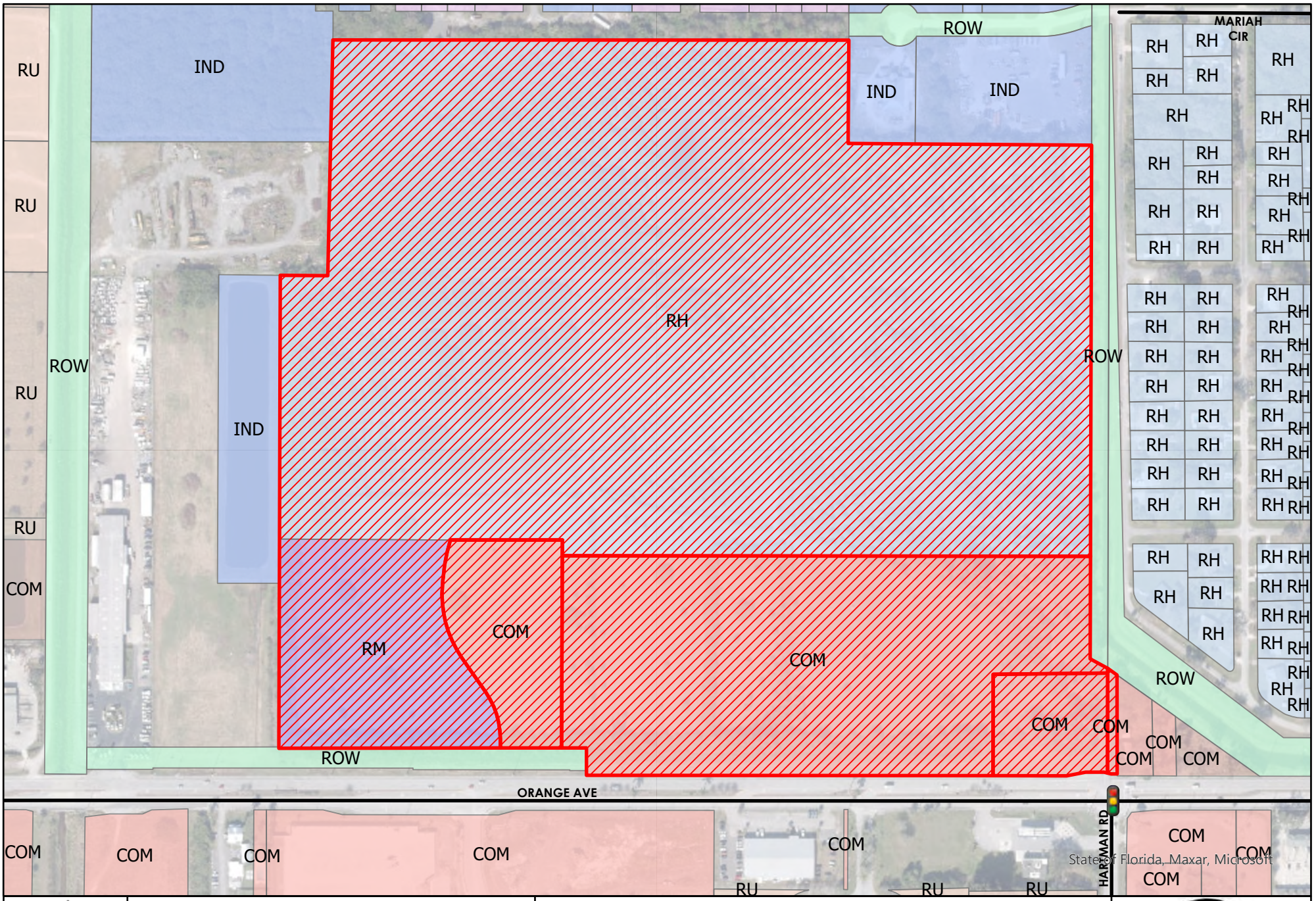

Figure 2:
CURRENT FUTURE LAND USE
MILLCREEK

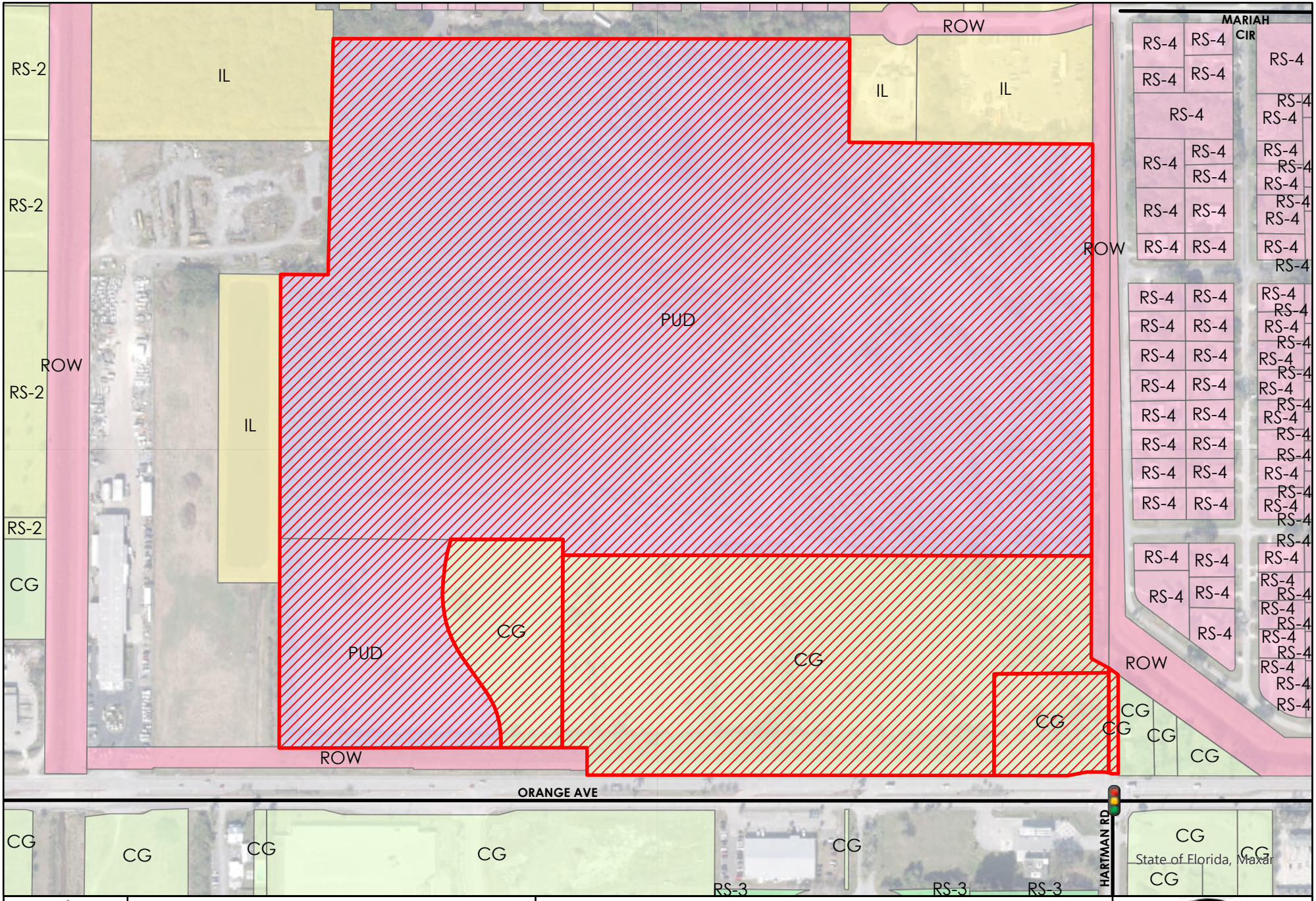

Figure 3:
CURRENT ZONING
MILLCREEK

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51
Strip Retail Plaza (<40k)	822	54.45	60%	40%	2.36	50%	50%	6.59

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM/RH/RM FLU With CG/PUD Zoning [County Existing] → RM/GC FLU With PD Zoning [Upon Annexation]								
Retail	957,013[1] SF	35,419	498	306	804	1,562	1,692	3,254
Residential	903[2] DUs	6,086	87	274	361	290	171	461
	Σ	41,505	585	580	1,165	1,852	1,863	3,715
Pass-By	19%	6,730	95	58	153	297	321	618
Net Current Zoning		***34,775***	***490***	***522***	***1,012***	***1,555***	***1,542***	***3,097***
RM/MXD FLU With PD Zoning [Proposed]								
Retail	20,000[3] SF	1,089	28	19	47	66	66	132
Residential	799[4] DUs	5,385	77	243	320	256	151	407
	Σ	6,474	105	262	367	322	217	539
Pass-By	40%	436	11	8	19	26	27	53
Net Proposed Zoning		***6,038***	***94***	***254***	***348***	***296***	***190***	***486***
Net Traffic		***(28,737)***	***(396)***	***(268)***	***(664)***	***(1,259)***	***(1,352)***	***(2,611)***

[1] 21.97 Acres X 43,560 SF X 1.0 FAR
[2] [56.6 Acres X 15 DU/Acre] + [5.97 Acres X 9 DU/Ac]
[3] Proposed PD Plan
[4] 84.54 Acres X 9.46 DU/Acre

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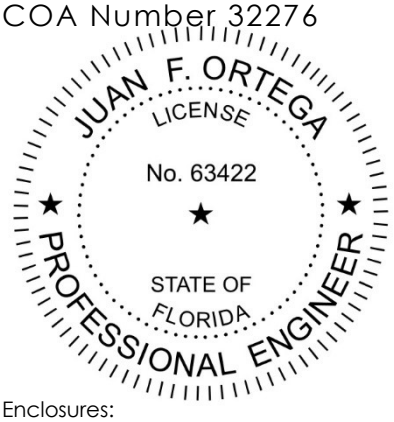
The proposed Zoning for the Millcreek property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Millcreek property will not be expected to generate additional traffic. Therefore, the proposed Millcreek property application will be in compliance with the *City of Fort Pierce Land Development Code*.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: Rezoning & Capacity Applications Excerpt

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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 6, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

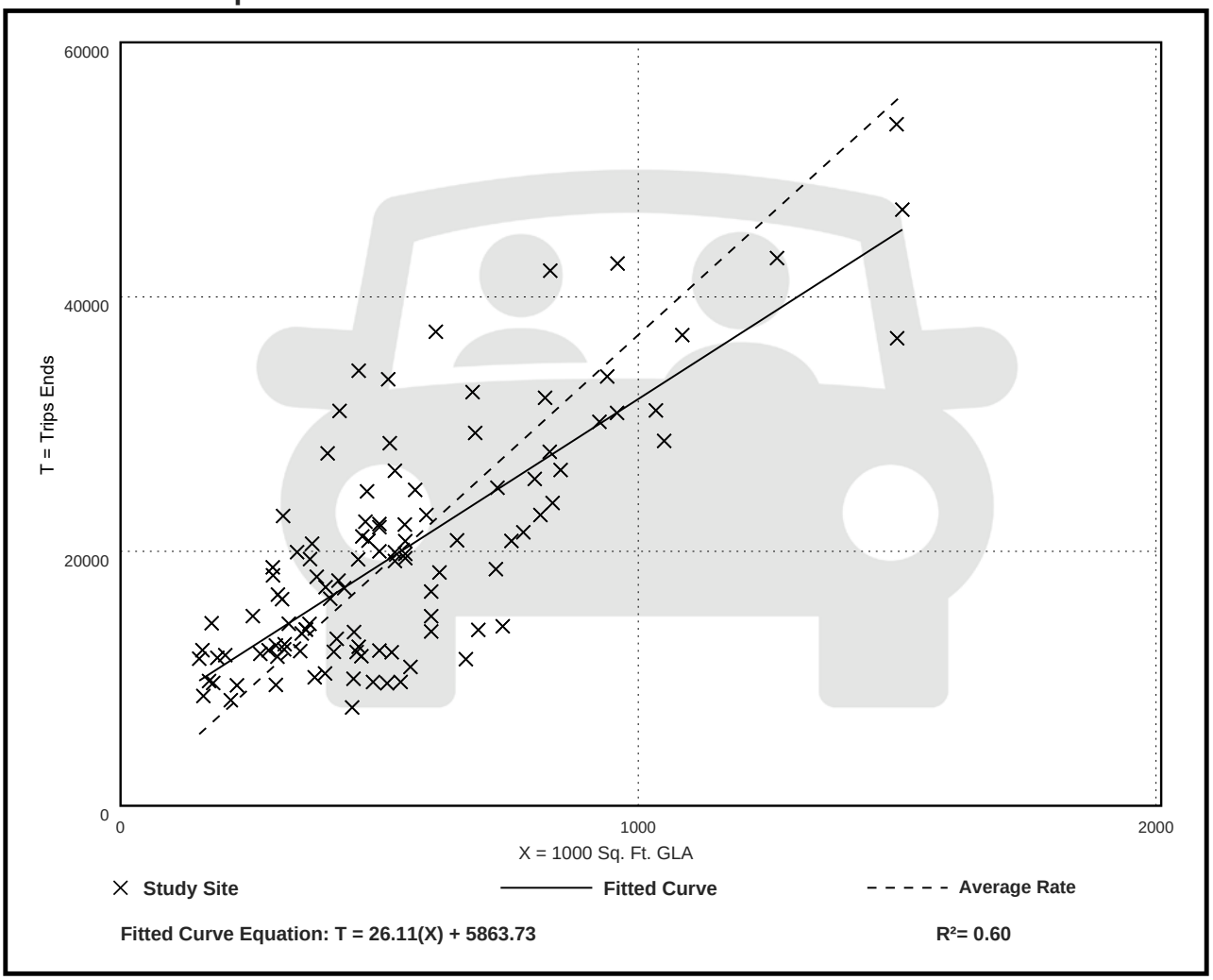
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

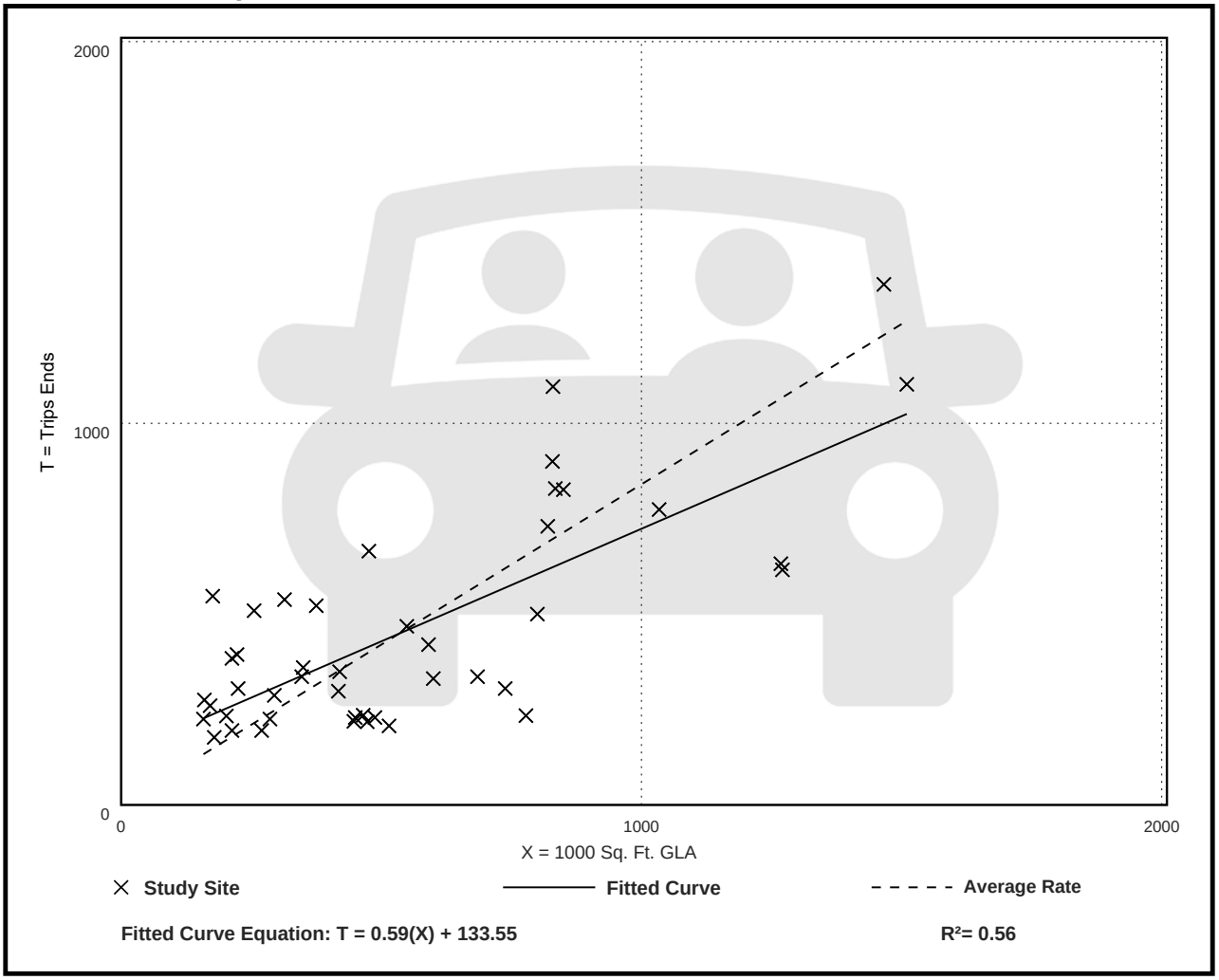
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



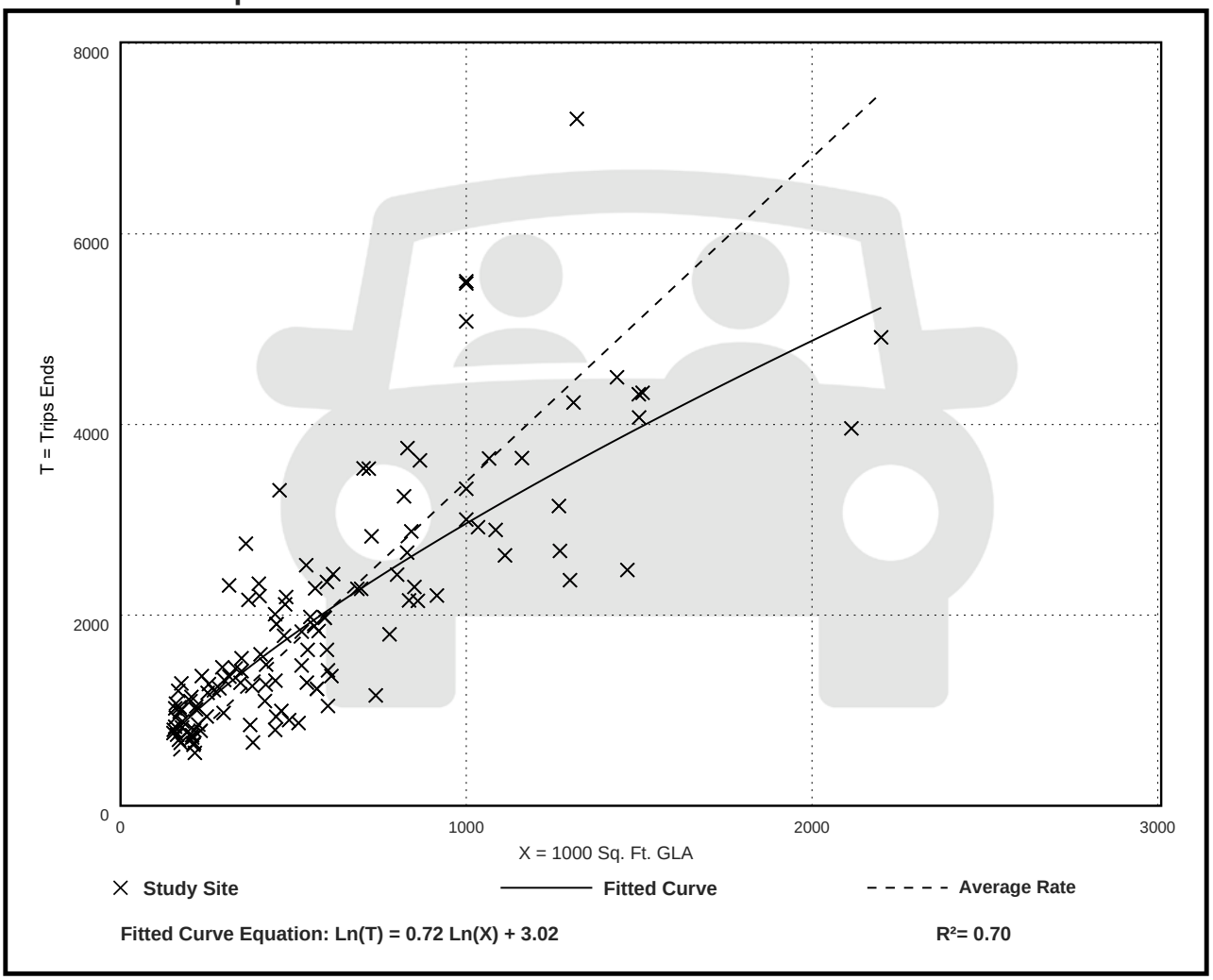
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

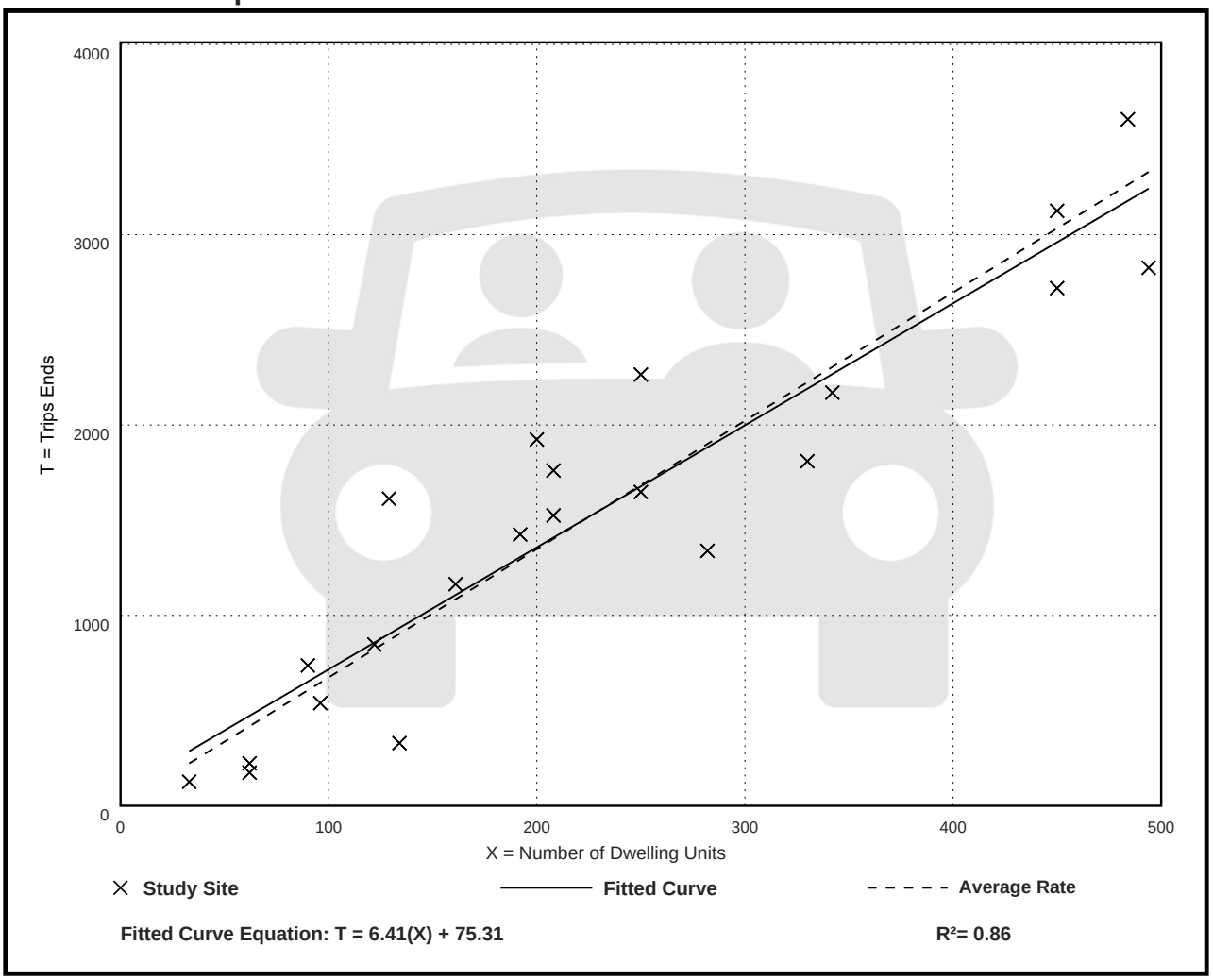
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

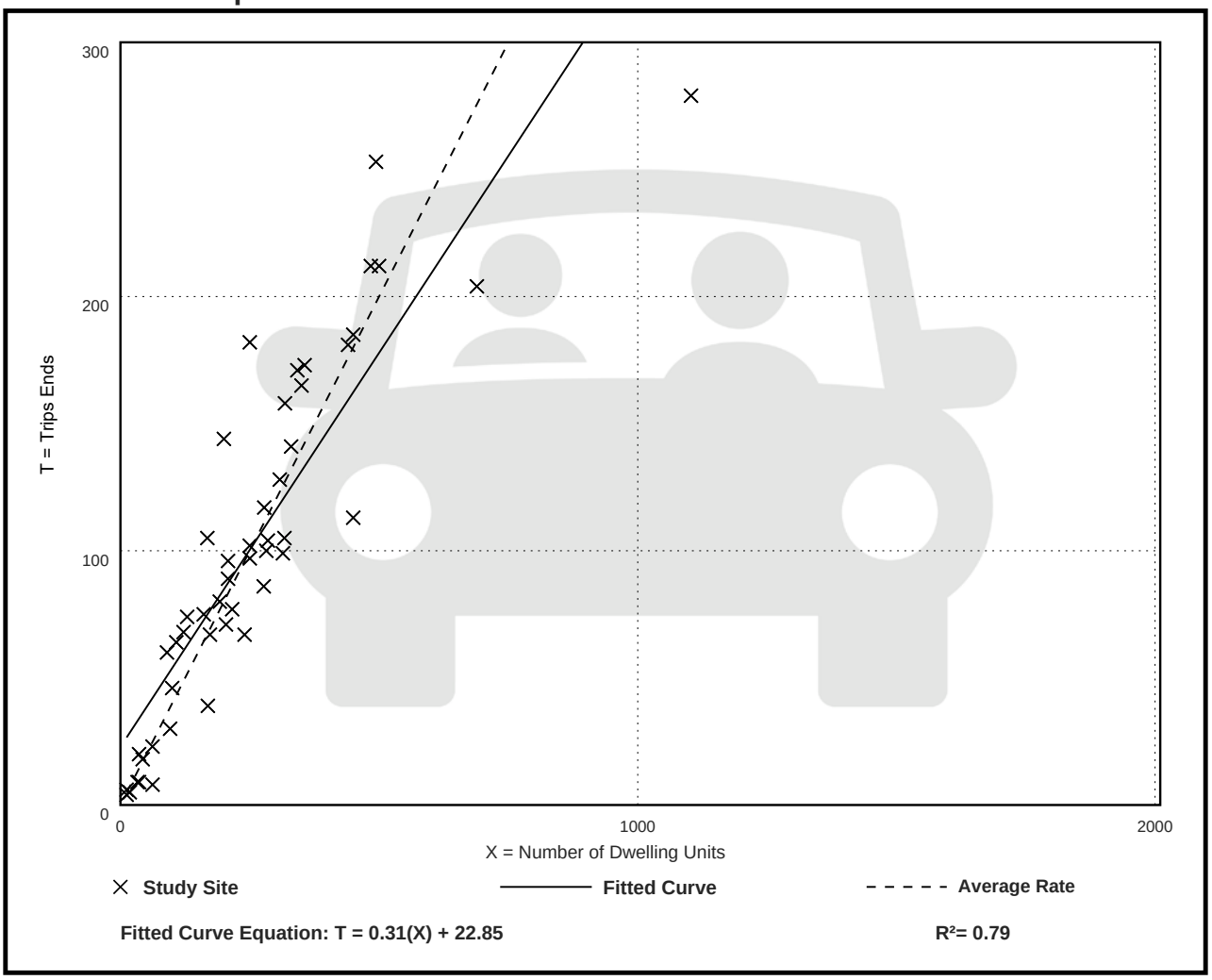
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



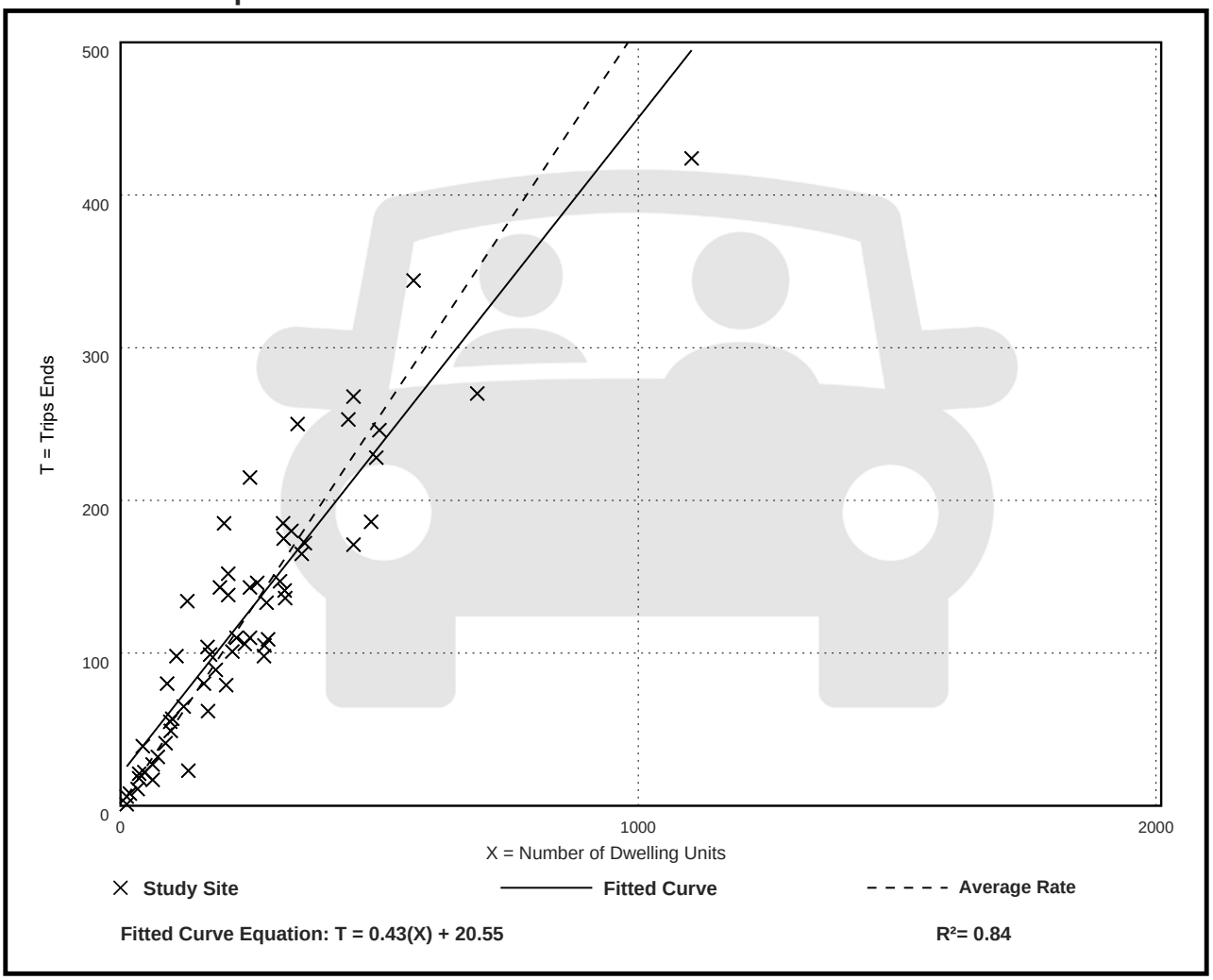
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

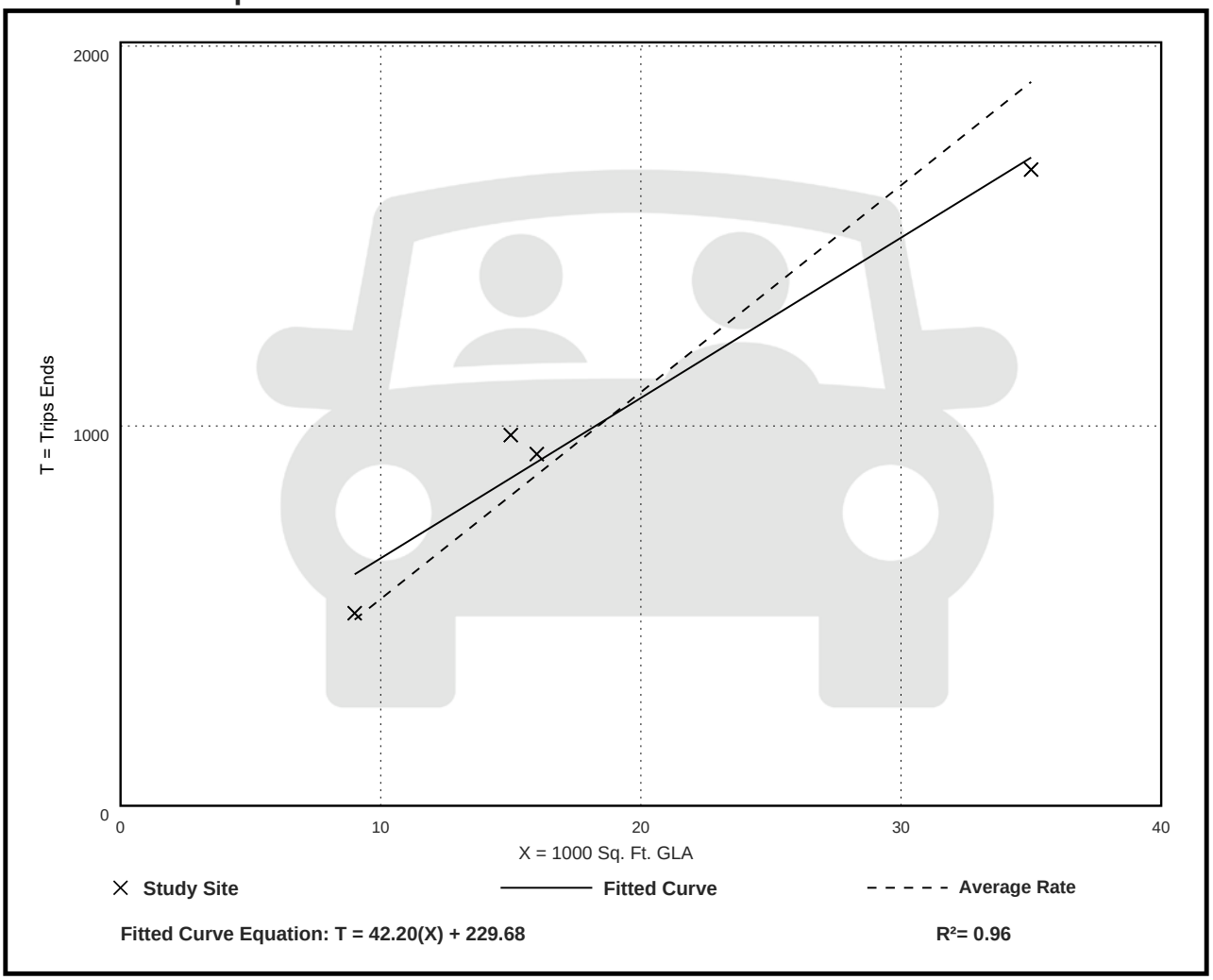
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

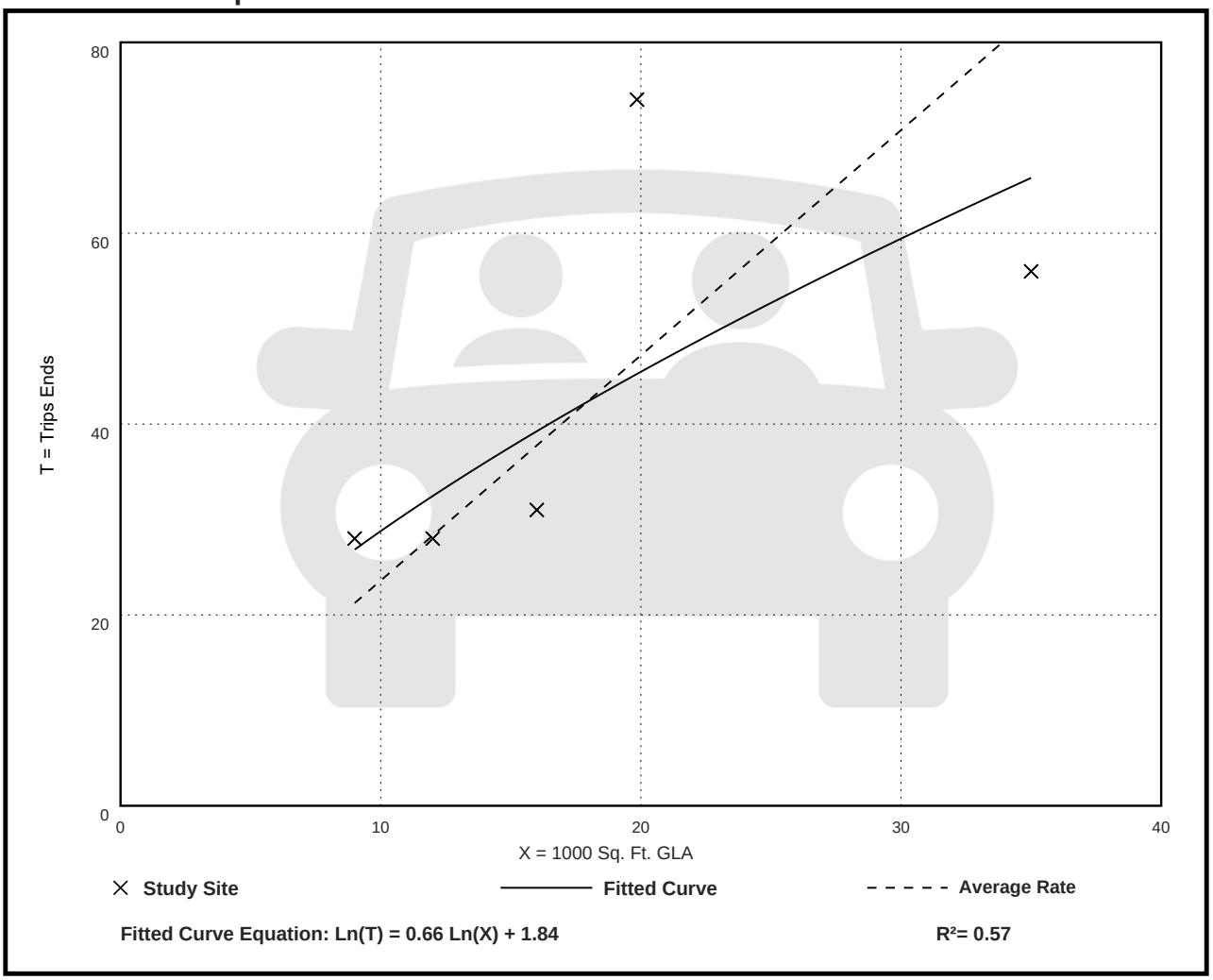
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

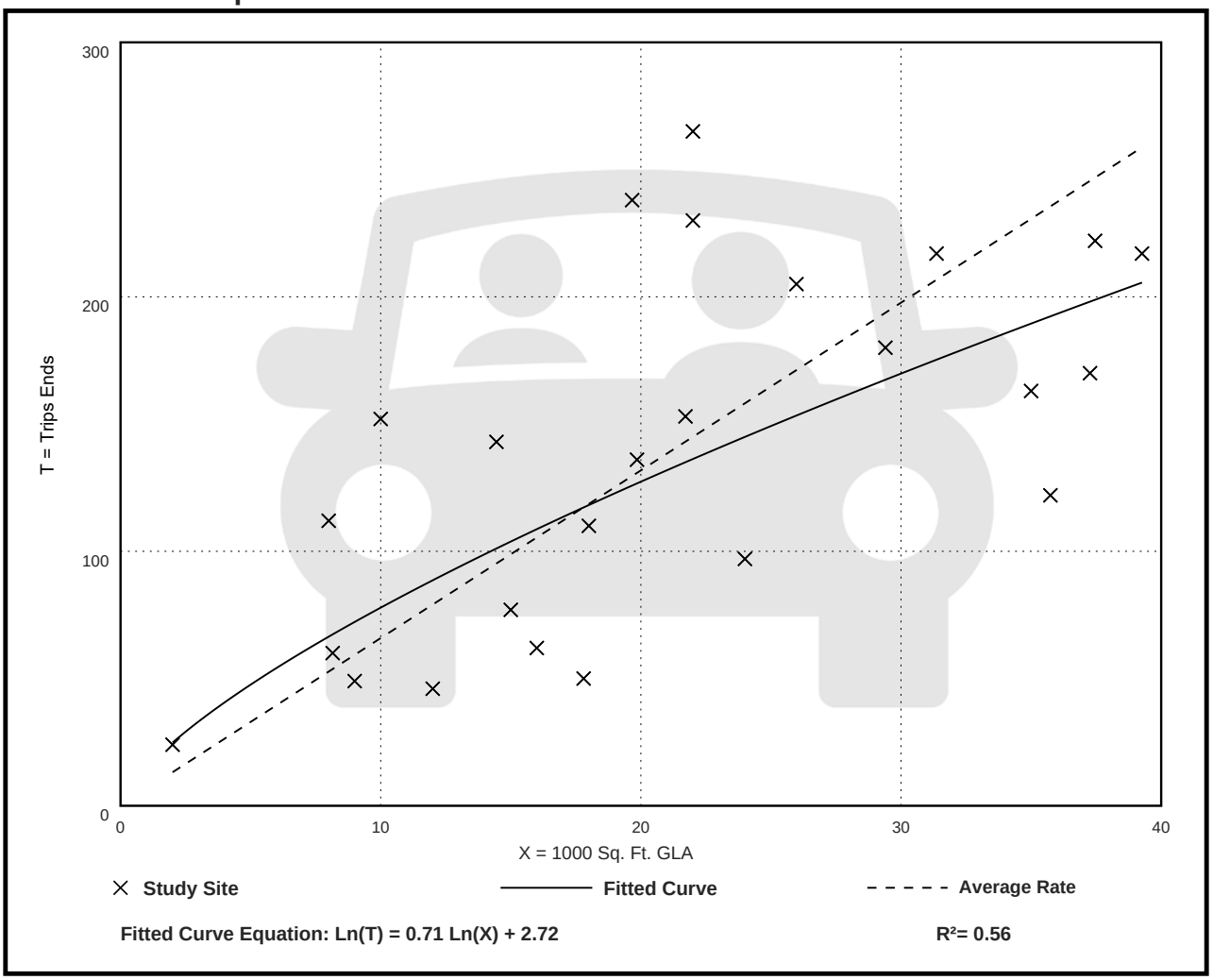
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

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III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**34,775**	**1,012/3,097**
Proposed Zoning	**6,038**	**348/486**
Change in Demand	Trips **-28,737**	Trips **-664/-2,611**
Impact to Capacity	**None**	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	**34,775**	**1,012/3,097**
****Proposed Zoning/FLU**	**6,038**	**348/486**
***Change in Demand**	Trips **-28,737**	Trips **-664/-2,611**
Impact to Capacity	**None**	

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection.
2. Property Tax ID(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1
3. Total Acreage: Approx 21.97 Acres
4. Existing Future Land Use Designation: GC, General Commercial (Upon Annexation)
5. Existing Zoning Classification: C-3, General Commercial (Upon Annexation)
6. Proposed Zoning Classification: MXD, Mixed Use
7. Other applications being submitted concurrent with this application, if any: Annexation, Capacity Analysis Rezoning (Preliminary Planned Development)
8. Describe the existing uses, improvements and structures on the amendment lands: Currently Vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: See Attached Narrative

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (Upon Annexation)	PD	15 du/ac & 1.0 FAR	21.97 acres	Zone X & A
Proposed	MXD	PD	15 du/ac & 1.5 FAR	21.97 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 85,683 Gallon Per day (Based on 21.97 Acres) 119,626.65 Gallons Per Day (based on FAR of 1.0)
Current Zoning	Total gallons per day 85,683 Gallon Per day (Based on 21.97 Acres) 119,626.65 Gallons Per Day (based on FAR of 1.0)
Proposed Zoning	Total gallons per day 85,683 Gallon Per day (Based on 21.97 Acres) 179,439.98 Per Day (based on FAR of 1.5)
Change in Demand	**Total gallons per day** + 59,813.33 Gallons Per Day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 85,683 Gallon Per day (Based on 21.97 Acres) 95,701.32 Gallons Per Day (based on FAR of 1.0)
Current Zoning	Total gallons per day 85,683 Gallon Per Day (Based on 21.97 Acres) 95,701.32 Gallons Per Day (based on FAR of 1.0)
Proposed Zoning	Total gallons per day 85,683 Gallon Per Day (Based on 21.97 Acres) 143,551.98 Gallons Per Day (based on 1.5 FAR)
Change in Demand	**Total gallons per day** + 47,850.66 Gallons Per Day

C. Parks and Recreation (Residential Classifications Only): 45,082.40 (15 du x 21.97 Acres + 44,227)
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,254.12	2,254.12	0
Urban District	5 acres per 1,000 people	9,016.48	9,016.48	0
Community	2.5 acres per 1,000 people	18,032.96	18,032.96	0
Neighborhood	1.36 acres per 1,000 people	33,148.82	33,148.82	0

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning Enrollment Demand	47 Students	20 Students
Proposed Zoning Enrollment Demand	47 Students	20 Students
Change in Demand	0	0

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

Demand Analysis	Maximum
Current Zoning	44 Yard Served (329 Units)
Proposed Zoning	44 Yard Served (329 Units)
Change in Demand	0

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

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	28,689	651/2,636
Proposed Zoning	26,710	639/2,439
Change in Demand	Trips -1,979	Trips -12/-197
Impact to Capacity	None	

12. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: larry@suchmangroup.com

14. Name of Representative: Redtail DG - Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: todm@redtaildg.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.

Tod Mowery

Applicant's Signature

Date 6-17-22

100 S. 2nd Street

Address

State Florida 34950 Zip

772-742-1555 Todm@redtaildg.com

Phone Fax E-mail Address

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

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Fort Pierce 34950

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

June 6, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Millcreek (Ft. Pierce) - Future Land Use Map Amendment – Traffic Statement
Parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, & 2408-233-0001-000-1

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Future Land Use (FLU) Map Amendment application associated with ±21.97 acres being annexed into the City of Fort Pierce. The site is located at the northwest corner of Hartman Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, & 2408-233-0001-000-1.

The Existing Future Land Use Designation of the site is Commercial (COM) with a Commercial General (GC) Zoning designation in unincorporated St Lucie County. The Future Land Use Designation upon annexation is expected to be General Commercial (GC) where a Mixed Use Development (MXD) FLU is being proposed. Figure 2 includes a map showing the current FLU for the subject site while Figure 3 does the same for the existing Zoning designation.

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

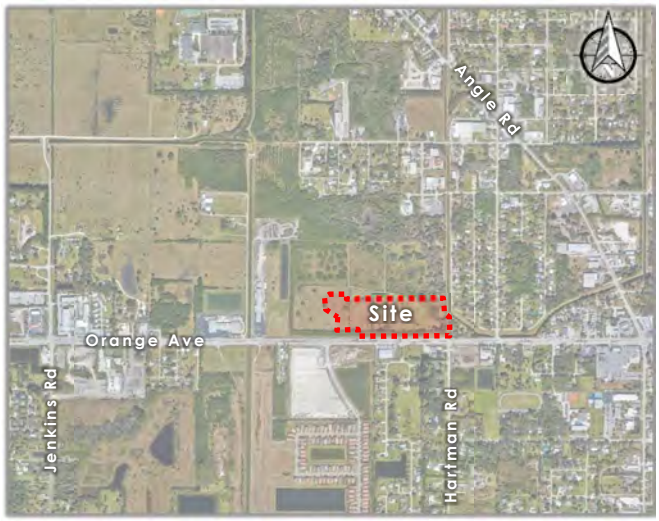


Figure 1 : Project Location

Similarly, the Comprehensive Plan indicates that the Mixed Use Development (MXD) designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses: Residential (single-family and/or multifamily); Commercial—General and/or Neighborhood; Commercial—Town Center; Hotel (minimum 100 units); Office Uses—Professional and/or medical; Industrial; Institutional. Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

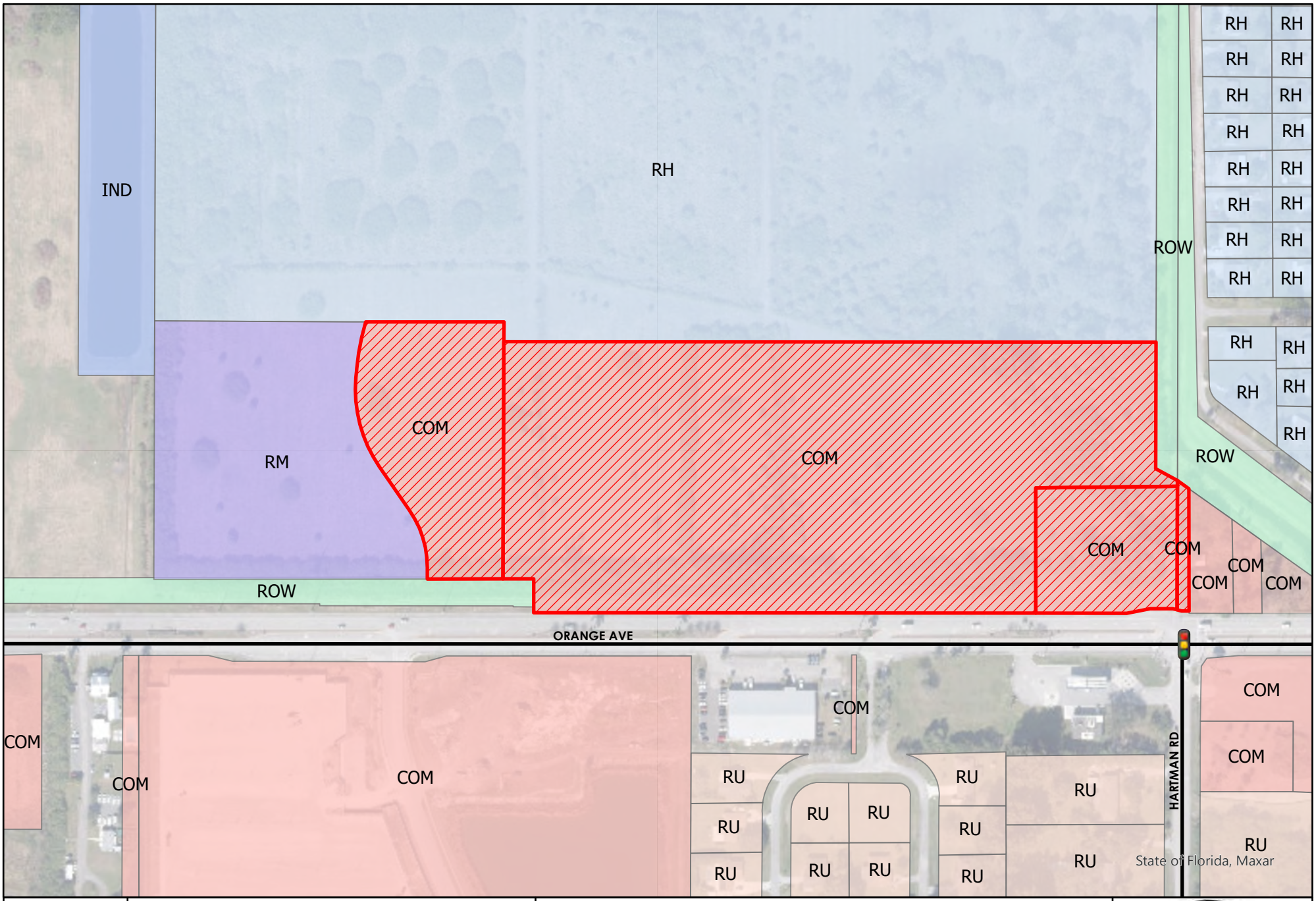


Figure 2:
CURRENT FUTURE LAND USE
MILLCREEK

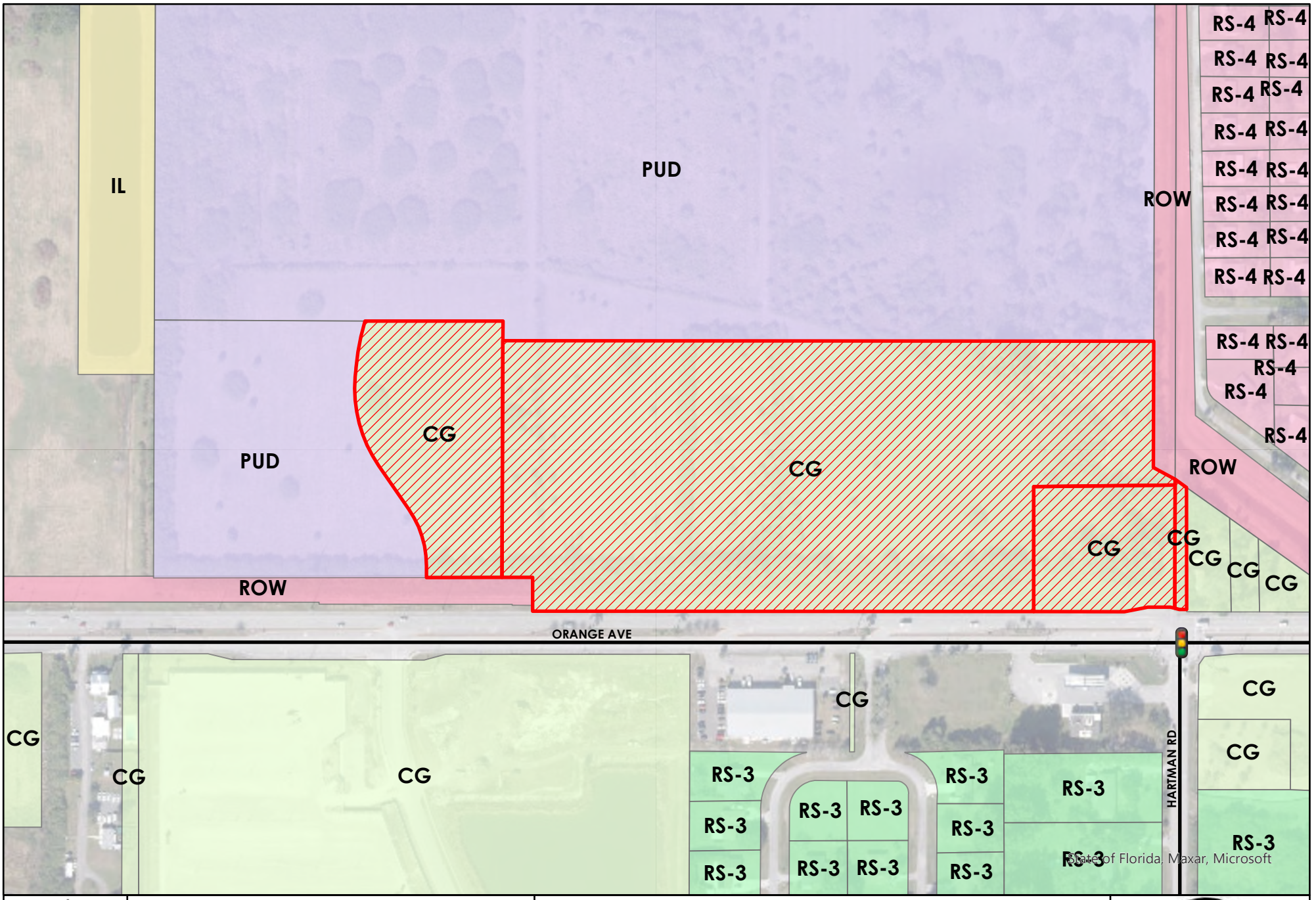


Figure 3:
CURRENT ZONING
MILLCREEK

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM FLU & CG Zoning [County Existing] → GC FLU & PD Zoning [Upon Annexation]								
Retail	957,013[1] SF	35,419	498	306	804	1,562	1,692	3,254
Pass-By	19%	6,730	95	58	153	297	321	618
Net Current Zoning		***28,689***	***403***	***248***	***651***	***1,265***	***1,371***	***2,636***
MXD FLU and PD Zoning [Proposed]								
Retail	861,312[2] SF	31,877	449	275	724	1,405	1,523	2,928
Residential	132[3] DUs	890	13	40	53	42	25	67
	Σ	32,767	462	315	777	1,447	1,548	2,995
Pass-By	19%	6,057	85	53	138	267	289	556
Net Proposed Zoning		***26,710***	***377***	***262***	***639***	***1,180***	***1,259***	***2,439***
Net Traffic		***(1,979)***	***(26)***	***14***	***(12)***	***(85)***	***(112)***	***(197)***

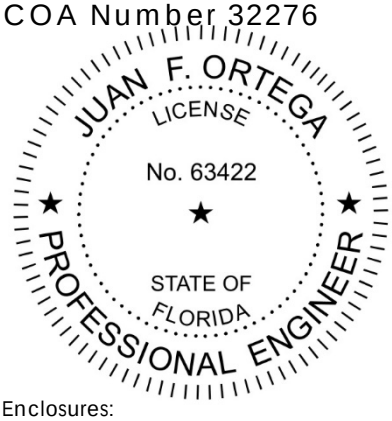
The proposed Annexation and Future Land Use Map amendment for the Millcreek property have been evaluated following the *City of Fort Pierce Future Land Use Map Amendment Application*. This analysis shows that the proposed Future Land Use for the Millcreek property will not be expected to generate additional traffic. Therefore, the proposed Millcreek property application will be in compliance with the *City of Fort Pierce Comprehensive Plan.*

[1] 21.97 Acres X 43,560 SF X 1.0 FAR
[2] 60% X 21.97 Acres X 43,560 SF X 1.5 FAR
[3] 40% X 21.97 Acres X 15 DU/Acre

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: FLUM Amendment Excerpt

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 6, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

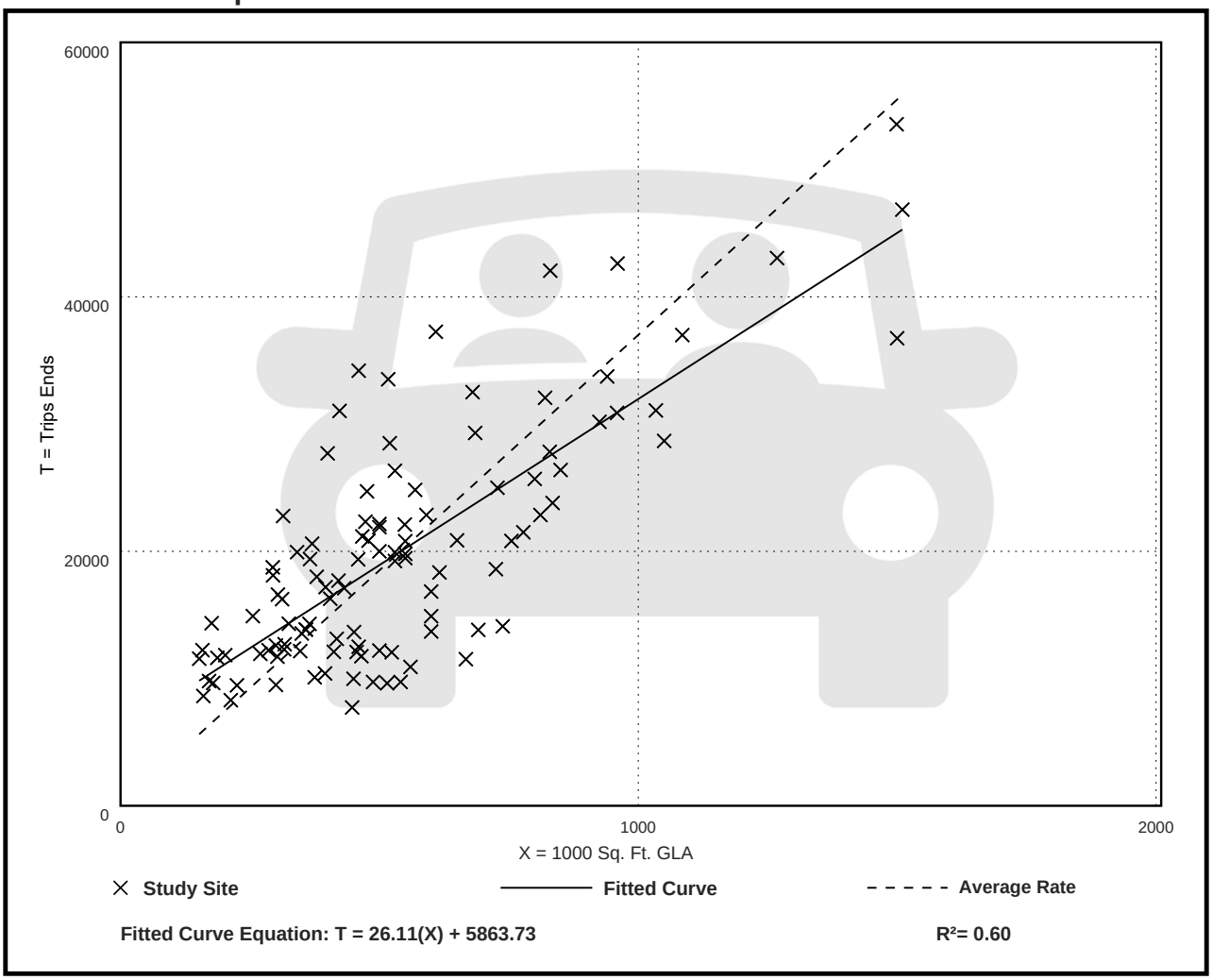
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

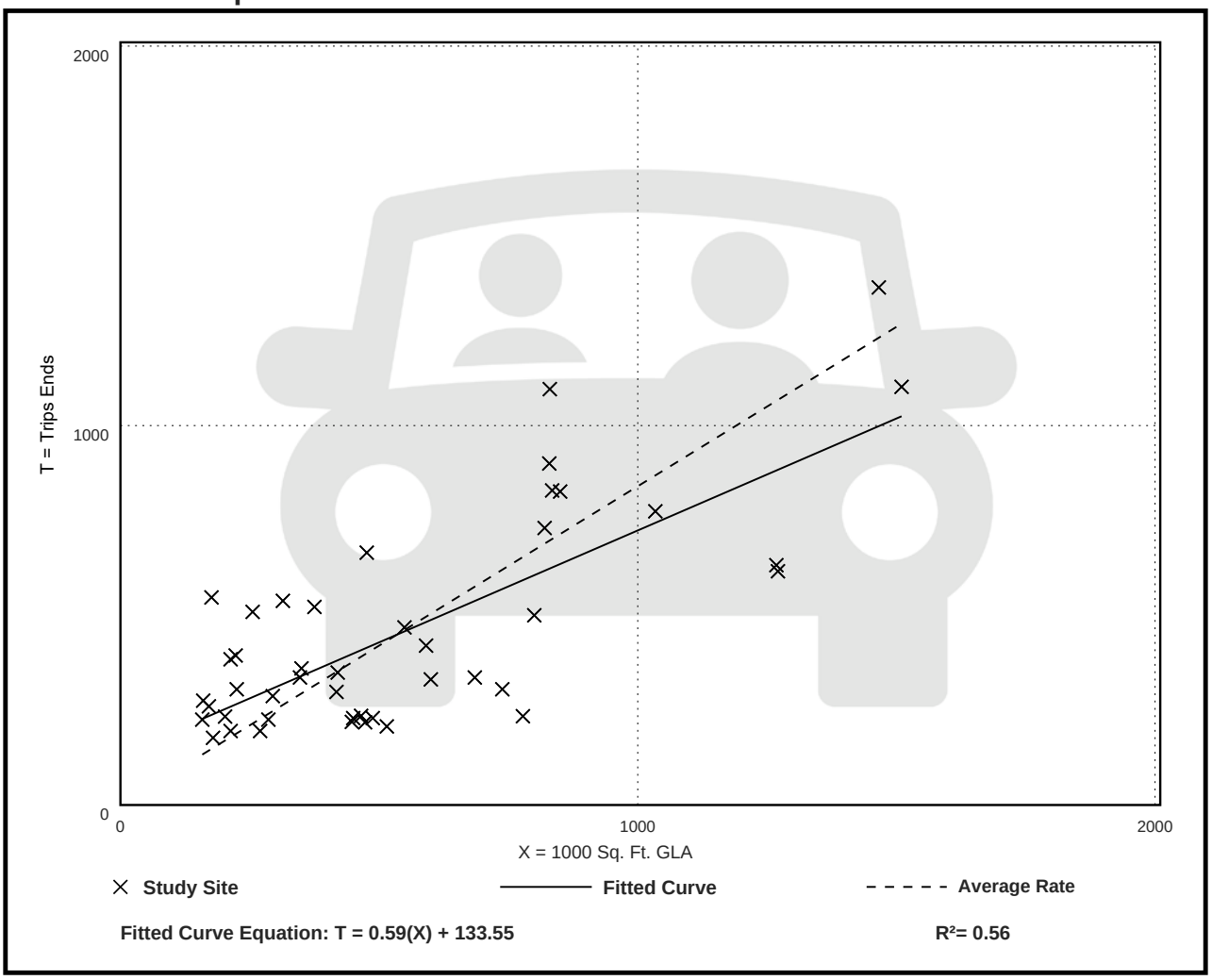
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

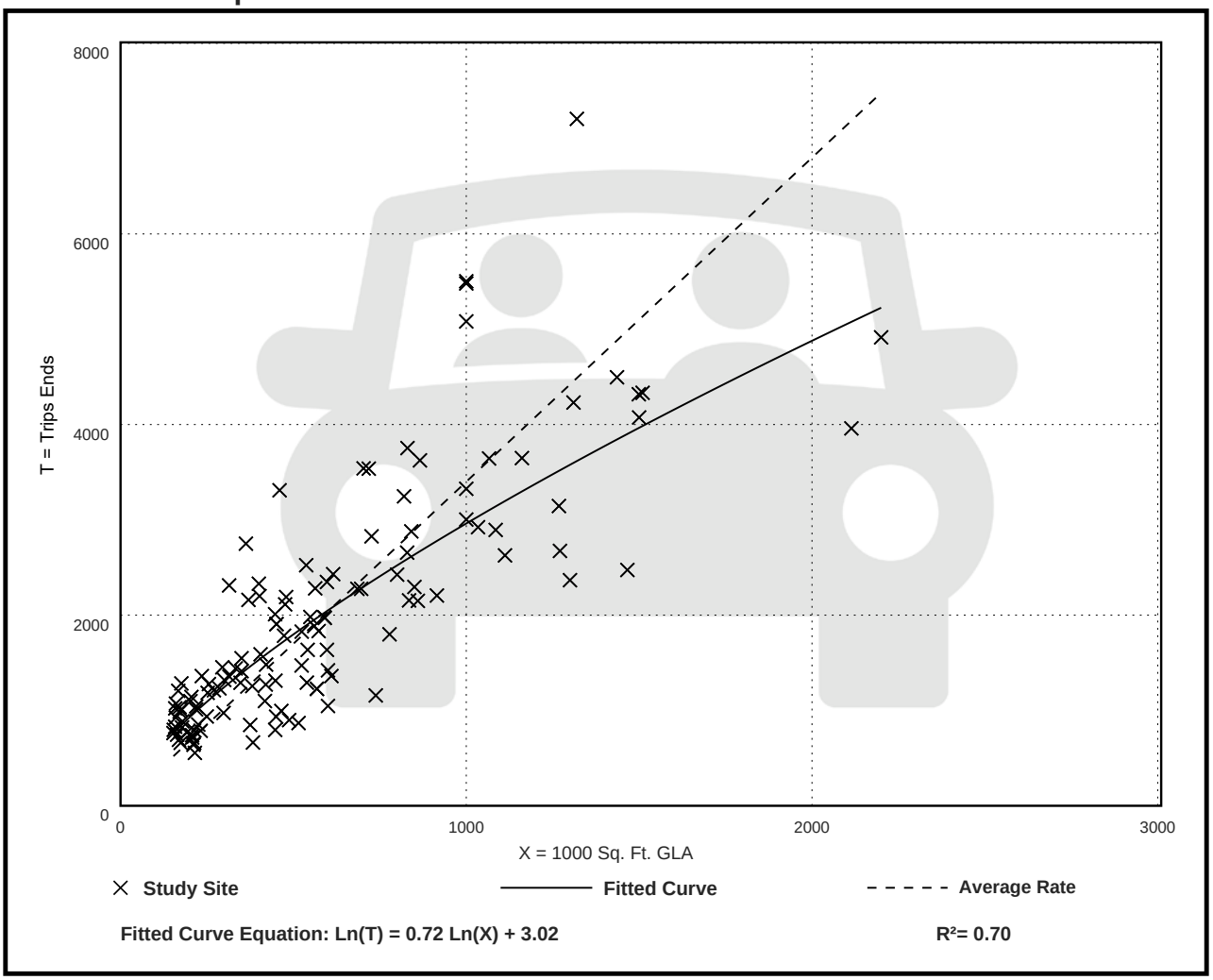
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

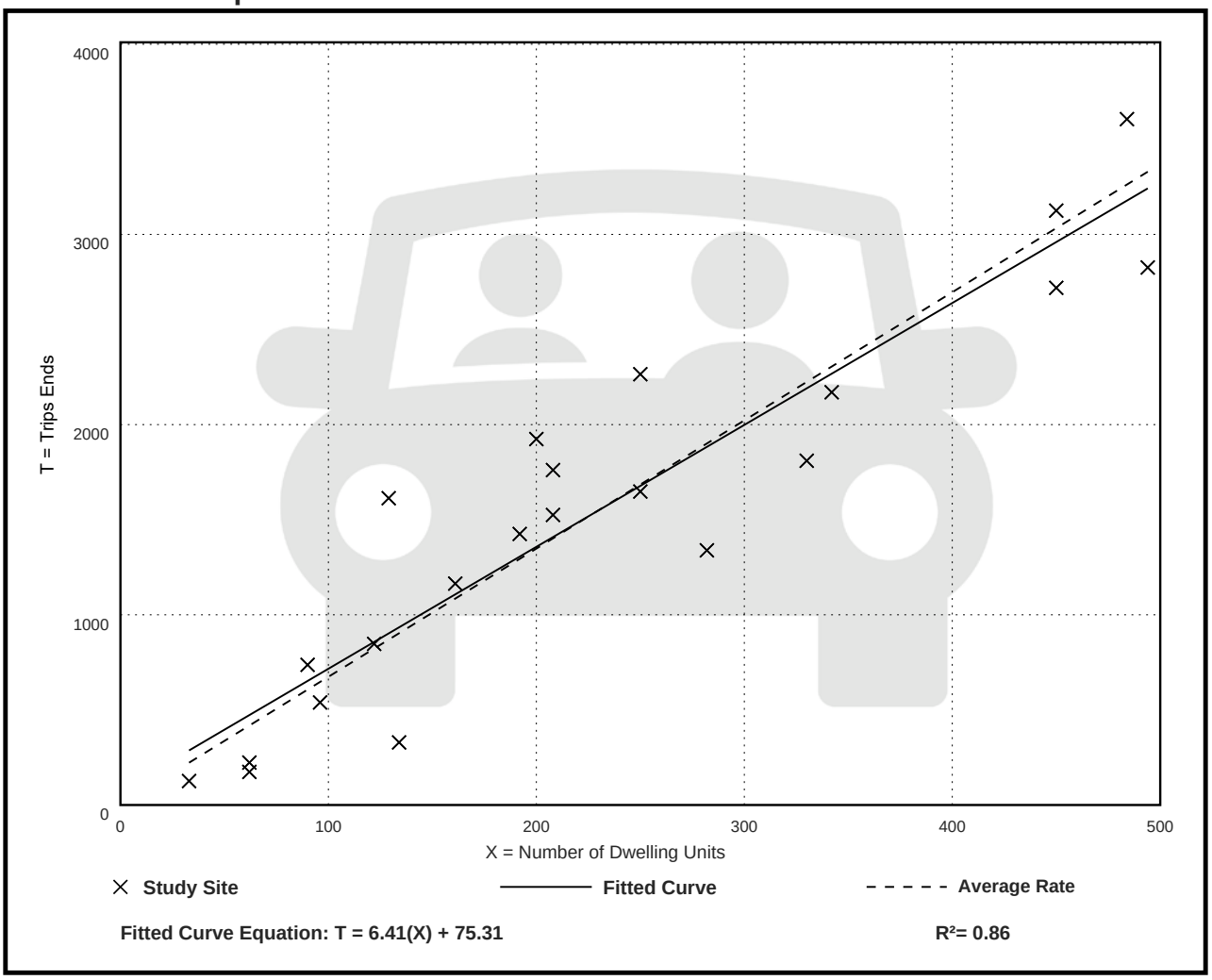
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

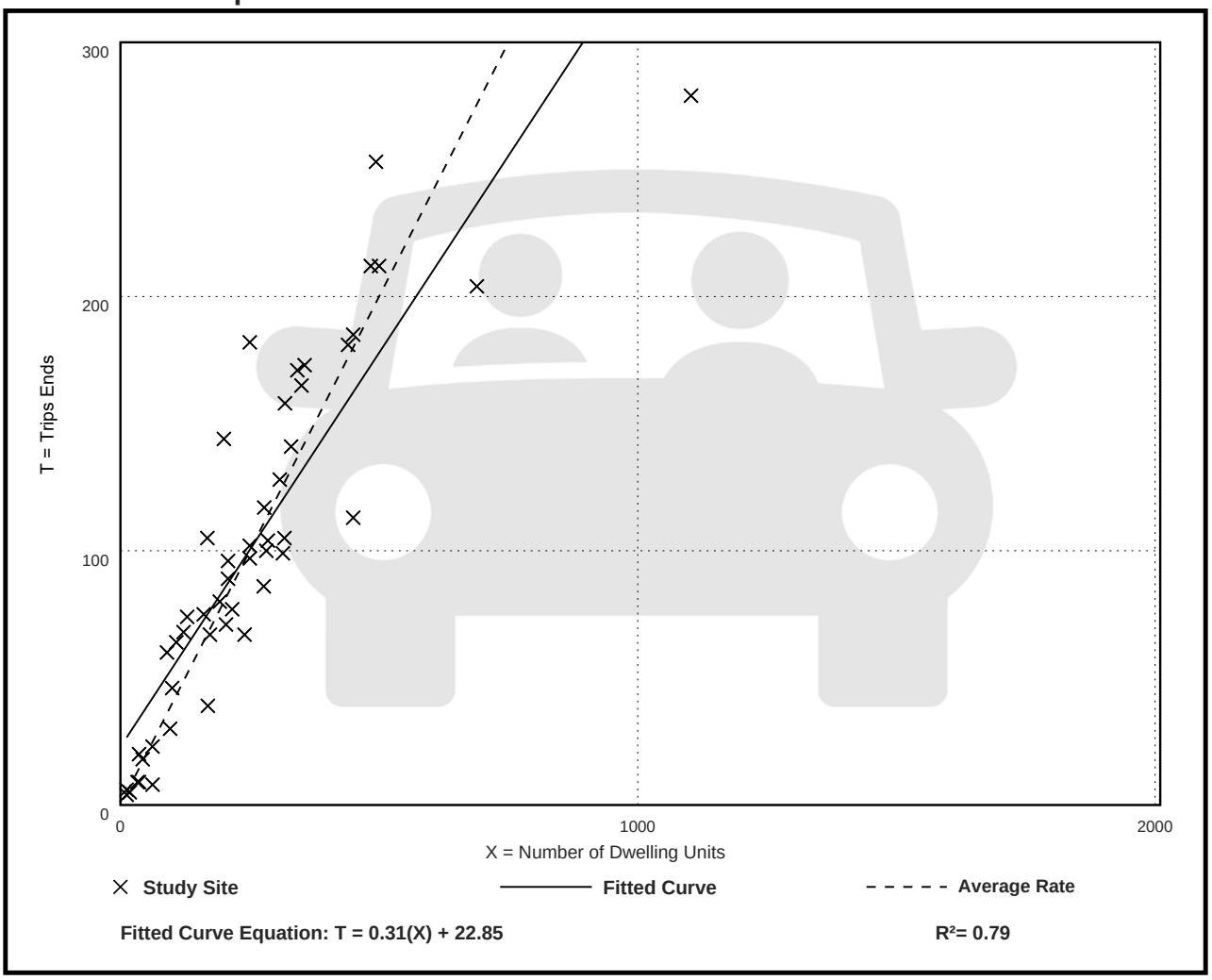
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



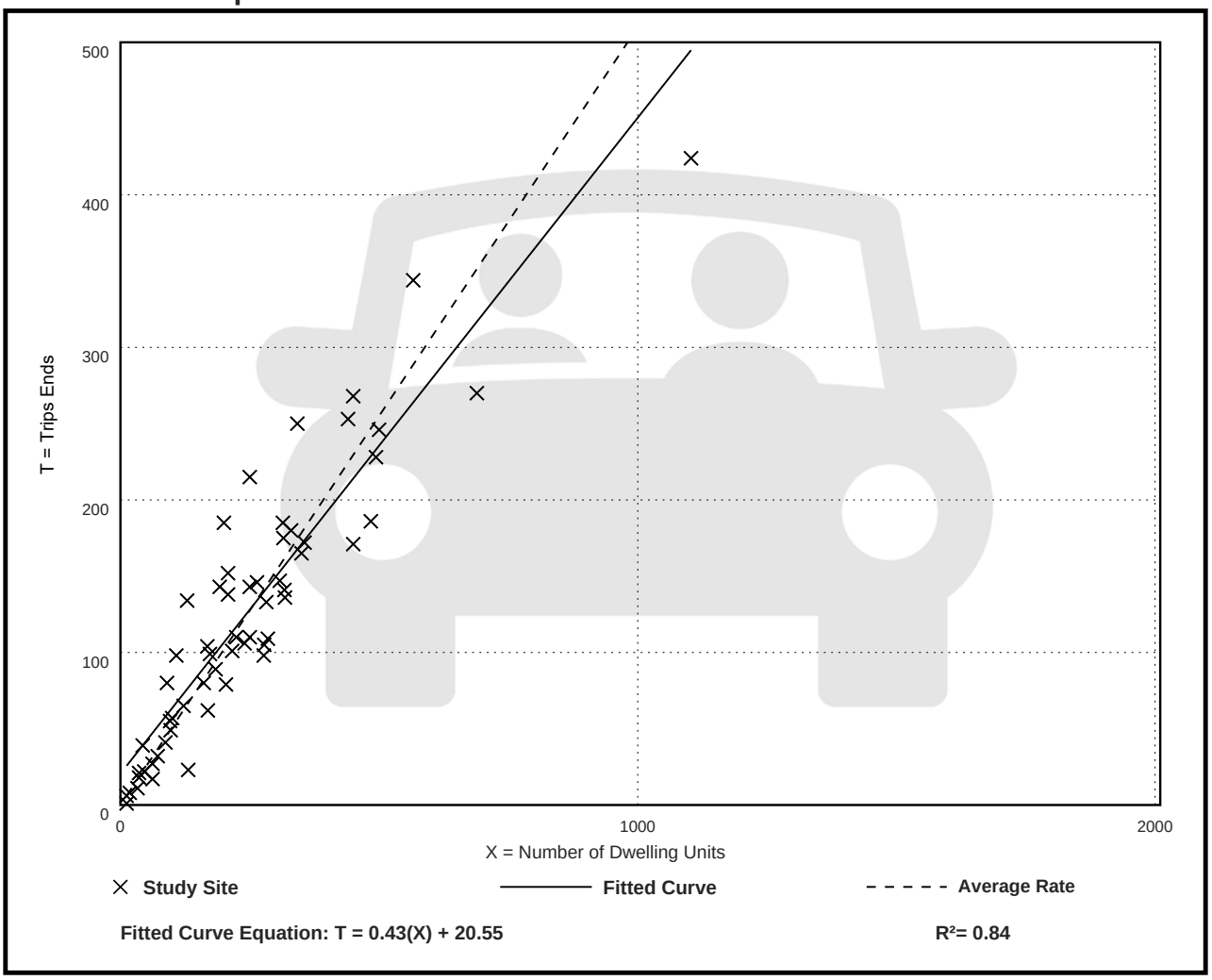
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**28,689**	**651/2,636**
Proposed Zoning	**26,710**	**639/2,439**
Change in Demand	Trips **-1,979**	Trips **-12/-197**
Impact to Capacity	**None**	

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Millcreek Development Requirements (1)											
Lot Type	Maximum Gross Density Du/AC	Min Lot Size	Min Lot Width	Min Lot Depth	Min Road Frontage	Minimum Yard				Max Building Height (2)	Maximum Lot Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	None
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	None
Detatched Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	5'	5'	45'	None
Detached Single-Family	N/A (3)	4,000 sf	40'	100'	40'	20'	10'/2'(4)	5'	5'	45'	None
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	0'	0'	0'	0'	65'	None

1. *For any criteria that this table does not address the requiements of this Planned Development will default to the requiements of the respective underlying zoning district for each category, this includes uses listed within the use table contined in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-194 in any instance where a development criteria is not addressed above and will follow the R-4 zoning uses within City Code 125-187.*

2. *Height is measured from grade.*

3. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 12 units/acre and some areas with 15 units/acre.*

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. *Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the aprtment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 0' to allow a design that could push the buildings up along the roadway to help create a more urban feel for the development and for the streetscape. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.*

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessroy structures will follow setback regulations for each lot type

Technical Review Committee **1. g.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Planned Development, Future Land Use and Conceptual Site Plan - Millcreek - N. of Orange Avenue and W. of Hartman Road

LOCATION

N. of Orange Ave and W. of Hartman RD

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 11:21 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-43900003
BOARD DATE	:	July 21, 2022

Millcreek PD, FLUMA & Conceptual Site Plan – N. of Orange Ave and W. of Hartman RD

Attached is an Application for a Rezoning, FLUMA & Conceptual Development Review for the subject property located at N. of Orange Ave and W. of Hartman RD.

The Conceptual Site Plan may not include all proposed site improvements. All proposed site improvements will be required at the time of Site Plan and Preliminary Plat submittal.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

City of Fort Pierce
Annexation, Development Review, Zoning Atlas Map Amendment, & Future Land Use Map Amendment

For

Millcreek
Orange Avenue
Fort Pierce, FL 34947

Prepared By:
Redtail Design Group
100 S. 2nd Street
Fort Pierce, FL 34950

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June 17, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Millcreek Planned Development

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, Zoning Atlas Map Amendment, and Future Land Use Map Amendment for five (5) properties (approx. 85.24 acres) that will make up the Millcreek Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-124-0001-000-3:
   Current SLC Zoning = Planned Unit Development (PUD)
   Current SLC Future Land Use = Residential High 15 du/ac (RH) & Residential Medium 9 du/ac (RM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = Medium Density Residential (RM)
2. 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1
   Current SLC Zoning = Commercial General (CG)
   Current SLC Future Land Use = Commercial (COM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = Mixed Use (MXD)

The PUD that was approved on this property has since expired and is no longer valid. The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. Parcel ID 2407-124-0001-000-3 currently has a split Future Land Use and we ask that it be given one uniform Future Land Use upon annexation. Based on the overall density of the project being 9.46 units per acre we request that the Future Land Use for this parcel is designated RM. We will also be submitting Future Land Use Map Amendment applications for the four (4) commercial properties to designate the Future Land Use of all those properties to MXD, Mixed Use.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-124-0001-000-3

3. Size of described property: 63.01 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: RH, Residential High 15 du/ac & RM, Residential Medium 9 du/ac

6. Current St. Lucie County Zoning: PUD, Planned Unit Development

7. Is this a Historic property? No

8. Appraised value: $17,482

9. Name of Owner(s): FM Millcreek Holding LLC

Signature of Owner(s): Please find attached authorization letters
Mailing Address: 1698 W Hibiscus Blvd, Suite A
City _____ State _____ Zip 32901
Phone _____ Fax _____

10. Name of Representative: Tod Mowery - Redtail Design Group

Signature of representative: Tod Mowery

Mailing Address: 1550 Madruga Avenue #230

City) Coral Gables State Florida Zip 33146

Phone _____ Fax _____

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: TBD

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-131-0004-000-6

3. Size of described property: 3.30 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: COM, Commercial

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: $908

9. Name of Owner(s): Millcreek Orange Avenue LLC

Signature of Owner(s): _____
Mailing Address: 1450 Madruga Avenue, Suite 400
City Coral Gables State Florida Zip 33146
Phone _____ Fax _____

10. Name of Representative: Redtail DG - Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1

3. Size of described property: 18.93 Acres

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: COM, Commercial

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: $1,726,000

9. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters

Signature of Owner(s): Please find attached authorization letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone 772-742-1555 Fax

10. Name of Representative: Redtail DG - Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection

Parcel ID #(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3

Project description: Mixed Residential and Commercial Development AKA Millcreek

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☒ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 20,000 Site Acreage: 2.65 Acres

Residential: Proposed Units: 800 Proposed Sq. Ft.: TBD Site Acreage: 82.59 Acres

Multiple Owners - See Agent Authorization Letters	Redtail Design Group
Property Owner(s)	**Applicant/Representative, Title, Company**
TBD	100 S. 2nd Street
Street Address	Street Address
34950	Fort Pierce 100 S. 2nd Stree 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313) **Bubble Plan**
- [ ] ~~Landscaping Plan (see Section 123-37)~~ **N/A**
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] ~~Beach/Dune System protection plan, if applicable (see Section 125-313)~~ **N/A**
- [ ] ~~Lighting Plan (see Section 125-313)~~ **N/A**
- [ ] ~~Design Review submittals (see Design Review application)~~ **N/A**
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2795650 OR BOOK 2483 PAGE 1551, Recorded 02/09/2006 at 02:53 PM
Doc Tax: $34650.00

Prepared by and Return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
061784/0102

Tax Parcel # 2407-144-0001-000-5
2407-124-0001-000-3
2408-233-0001-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

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

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

CLERK'S NOTE: This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of $4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of $34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Signed and sealed in the presence of:

"GRANTOR"

Nandra R. Ramnarine
Print or type name

Jannine Henzell
Print or type name

FM FLORIDA LAND COMPANY, LLC, a Delaware limited liability company

By: Forte Macaulay Development Consultants, Inc., a Florida corporation
Its Manager

By: _____
Name: HUGH M. EVANS, JR.
Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27TH day of January, 2006, by Hugh M. Evans, Jr., as President of Forte Macaulay Development Consultants, Inc., a Florida corporation, the Manager of FM Florida Land Company, LLC, a Delaware limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

☑ is/are personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}

_____
Signature of Notary

Nandra R. Ramnarine
Name of Notary

Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

Exhibit "A"
Legal Description

Parcel A:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

PARCEL 1:

The S ½ of the SE ¼ of the NE ¼ of the NE ¼; and the SW ¼ of the NE ¼ of the NE ¼; and SE ¼ of the NW ¼ of the NE ¼; LESS the North 50 feet thereof; and SE ¼ of the NE ¼, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼; and the East 791.25 feet of the SW ¼ of the NE ¼; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 3:

That part of the West 25 feet of the SW ¼ of the SW ¼ of the NW ¼ of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

Parcel B:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

The West 725.27 feet of the South 600.00 feet of the following described property:

The East 791.25 feet of the Southwest quarter of the Northeast quarter of said Section 7, Less Right-of-Way for public roads and drainage canals.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A portion of the Southwest Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7; thence North 00°00'56" East along the east line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 40.00 feet; thence South 89°42'09" West along a line 40 feet north from and parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 65.98 feet to the Point of Beginning; Thence continue South 89°42'09" West along said parallel line, for 157.17 feet; Thence North 00°17'51" West, for 92.93 feet to a Point of Curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a Point of Tangency; Thence North 35°02'28" West, for 109.91 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a Point of Tangency; Thence North 04° 46'28" East, for 18.58 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 477.11 and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet; Thence North 89°42'09" East along a line 640 feet North from and Parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 288.42 feet; Thence South 00°00'56" West along the East line of the West 725.27 feet of the East 791.25 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 600.01 feet to the Point of Beginning.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

Exhibit B

1. Real estate taxes and assessments for the year 2006 and subsequent years, not yet due and payable.

2. Reservation as set forth in instrument recorded in O.R. Book 629, page 913 of the public records of St. Lucie County, Florida.

3. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 74, page 238 of the public records of St. Lucie County, Florida.

4. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 190, page 1094 of the public records of St. Lucie County, Florida.

5. Subordination of Utility Interests as set forth in instrument recorded in O.R. Book 1415, page 770 of the public records of St. Lucie County, Florida.

6. Easement and Right of Way as set forth in instrument recorded in O.R. Book 1415, page 421, as affected by Agreed Stipulated Final Judgment recorded in O.R. Book 1669, page 2211, both of the public records of St. Lucie County, Florida.

7. Mortgage, Security Agreement and Assignment of Leases and Rents in favor of Branch Banking and Trust Company recorded in O.R. Book 2430, page 2550 of the public records of St. Lucie County, Florida.

8. Rights of tenants pursuant to unrecorded Lease Agreement dated November 18, 2005 between Orange Avenue Development, LLC, as lessor, and Harry B. Albritton, as lessee, as assigned to FM Florida Land Company, LLC pursuant to Assignment and Assumption of Lease dated November 28, 2005.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2382978 OR BOOK 1940 PAGE 2324
Recorded:04/13/04 09:18

* Doc Assump: $ 0.00
* Doc Tax : $ 21,000.00
* Int Tax : $ 0.00

Record and Return To:
Michael J. Garavaglia, Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

Mail

WARRANTY DEED

THIS INDENTURE, made this 6th day of April, 2004, between **LINDA DAVIS LASKIN, Individually and as Successor Trustee of the Linda Davis Trust Agreement dated January 7, 1977,** *(Grantors)*, to **Orange Avenue Development, L.L.C., a Michigan limited liability company** *(Grantees)*, whose post office address is 40440 Grand River Avenue, Suite E, Novi, MI 48375.

WITNESSETH that the Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Attached Exhibit "A"

The Grantor warrants to the Grantee that the above-described property is not the Grantor's homestead and that Grantor does not live adjacent or contiguous thereto.

Subject to taxes, restrictions, reservations and easements of record.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness: JAMES ST. CLAIR

Witness: TAMMY DESJARDINS

Linda Davis Trust under agreement dated
January 7, 1977

By: Linda Davis Laskin
Linda Davis Laskin, Individually and as
Successor Trustee of the Linda Davis Trust
U/A dated January 7, 1977

STATE OF California
COUNTY OF Santa Barbara

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by **Linda Davis Laskin, Individually and as Successor Trustee of the Linda Davis Trust U/A dated January 7, 1977,** ~~who is personally known to me or~~ who has produced Driver License as identification.

{Notary Stamp}

Notary Public, State of California
Name: Daniel D. Ontiveros

DANIEL D. ONTIVEROS
Commission # 1461956
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 11, 2008

Exhibit "A"

Parcel 1:

The S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4; and the SW 1/4 of the NE 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4, LESS the North 50 feet thereof; and SE 1/4 of the NE 1/4, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4; and the East 791.25 feet of the SW 1/4 of the NE 1/4; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

That part of the West 25 feet of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, page 42, St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2815469 OR BOOK 2511 PAGE 150, Recorded 03/16/2006 at 12:21 PM
Doc Tax: $2069.20

RECORD & RETURN TO:

Louis A. Stinson, Jr., P.A.
2199 Ponce de Leon Boulevard
Suite 201
Coral Gables, Florida 33134

PREPARED BY:
Cecile Evans Rider, Esq.
Forte Macaulay Development Consultants, Inc.
1670 Atlantic Boulevard
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

This Special Warranty Deed made the 24TH day of February, 2006, by **FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company,** whose address is 1682 W. Hibiscus Blvd., Melbourne, Florida, 32901, hereinafter called the "Grantor", to **MILLCREEK ORANGE AVENUE I, LLC a Florida limited liability company**, whose mailing address is 1450 Madruga Avenue, Suite 400, Coral Gables, Florida 33146, hereinafter called the "Grantee":

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

Witnesseth: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

Subject to those items as set forth on **Exhibit "B"** attached hereto and made a party hereof without intending to reimpose same.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the grantor has caused these presents to be executed in its name, by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print: Nandra R. Ramnarine

Stephanie C. Ryckman
Print:

FM FLORIDA LAND COMPANY LLC,
a Delaware limited liability company, by
Forte Macaulay Development Consultants, Inc.,
a Florida corporation, its Manager

By:
ARTHUR F. EVANS, III

STATE OF FLORIDA)
) ss
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 24TH day of February, 2006 by Arthur F. Evans, III, Vice President of Forte Macaulay Development Consultants, Inc., a Florida corporation, as Manager of FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in him by said limited liability company. He is personally known to me.

Notary Public
NANDRA R. RAMNARINE
Printed Name of Notary

My commission expires:

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

EXHIBIT "B"

PERMITTED EXCEPTIONS

(1) Ad valorem taxes and assessments for 2005 which are not yet due and payable;
(2) Zoning ordinances;
(3) Any easements, liens, restrictions, reservations, conditions, limitations, agreements, assessments, encumbrances of record;
(4) Reservations as contained in Quit Claim Deed recorded in Official Records Book 629, Page 913, of the Public Records of St. Lucie County, Florida;
(5) Easements in favor of Florida Power & Light Company, recorded in Deed Book 73, Page 419; Deed Book 74, Page 238; Official Records Book 190, Page 1094, and Subordination of Utility Interests recorded in Official Records Book 1445, Page 770, all of the Public Records of St. Lucie County, Florida;
(6) Easement and right of way for purpose of clearing, excavating the lands, constructing and maintaining outfall, ditches, drains and pipe in, upon and through said property as contained in Notice of Lis Pendens recorded in Official Records Book 1415, Page 421, and Agreed Stipulated Final Judgment, recorded in Official Records Book 1669, Page 2211, both of the Public Records of St. Lucie County, Florida;
(7) Encroachment of 44'x25' garage on the south; encroachment of chain link fence on the east; encroachment of barbed wire fence and chain link fence on the west as depicted on that certain survey prepared by Richard C. Laventure & Associates, Inc. dated 10/20/03; Job No. 04.0449;
(8) Matters that would be shown by a current survey of the Property.

EASEMENT AGREEMENT

(INGRESS, EGRESS, ACCESS AND UTILITIES)

THIS EASEMENT AGREEMENT ("Agreement") is dated as of the 20th day of February, 2006, by and between FM Millcreek Holding, LLC, a Florida limited liability company ("FM") and Millcreek Orange Avenue I, LLC, a Florida limited liability company ("MILLCREEK").

RECITALS

A. FM owns real property located in the County of St. Lucie County, State of Florida, as described in Exhibit "A" attached hereto and incorporated herein by this reference (the "FM Property").

B. MILLCREEK owns real property located in the County of St. Lucie, State of Florida, as described in Exhibit "B" attached hereto and incorporated herein by this reference (the "Millcreek Property").

C. The parties desire to create an easement for ingress, egress, access and utilities over, upon and across the FM Property and the Millcreek Property.

EASEMENTS

1. Easement for Ingress, Egress, Access and Utilities. FM hereby grants and conveys to MILLCREEK a permanent, non-exclusive easement in common with others, over, across and under the that portion of the FM Property described in Exhibit "C" attached hereto (the "Millcreek Easement Area"), for the use and benefit of MILLCREEK and the Millcreek Property for purposes of pedestrian and vehicular ingress, egress, access and underground utility and underground stormwater drainage transmission purposes (but not for detention or retention of stormwater), with the right to construct, maintain, repair and replace roadway and underground utility and underground stormwater drainage improvements within the easement area. The Millcreek Easement Area is more particularly described on Exhibit "C", attached hereto and incorporated herein by reference

2. Easement over the Millcreek Property. MILLCREEK hereby grants and conveys to FM a permanent, non-exclusive easement in common with others, over, across and under that portion of the Millcreek Property more particularly described in Exhibit "D" attached hereto (the "FM Easement Area"), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the easement area. In addition, since the final construction plans for development of the FM Property have not been finalized and approved by the governmental authorities and it is possible that additional easements across the Millcreek Property may be needed, MILLCREEK hereby grants and conveys to FM a temporary, non-exclusive blanket easement in common with others, over, across and under the Millcreek Property (the "FM Blanket Easement "), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the FM Blanket

Easement . At such time as the construction plans have been finalized and the exact location and size of the easement required within the FM Blanket Easement has been determined (the "Final Easement") and provided that the final location of the Final Easement does not materially adversely interfere with the development plans for development of the Millcreek Property, then the parties hereto agree to record an amendment to this instrument to specify and limit the location of the FM Blanket Easement to the Final Easement, which will be a permanent easement consistent with that which is reasonably required to accommodate the easement contemplated herein. If based on the final construction plans for the FM Property, no easement is necessary other than the one over and across the property described in **Exhibit "D"**, the parties shall record an instrument evidencing a termination of the FM Blanket Easement. FM shall not be required to pay MILLCREEK any costs or expenses related to FM's use of the FM Easement Area or any other easement granted to FM pursuant to this Agreement.

3. Right of Relocation of Easement. FM reserves the right to relocate the easement herein granted. Should it choose to do so, FM shall advise MILLCREEK in writing of its intent to relocate. Simultaneously with the written notice, FM shall provide MILLCREEK with a map and legal description of the newly established easement and shall cause to be prepared and recorded in the public records of St. Lucie County, Florida an amendment to this Agreement with the legal description of the newly relocated or limited easement. As long as the replacement easement provides the Millcreek Property with substantially similar access to Orange Avenue, then upon recording of the amendment, the easement shall be deemed relocated and any lands not described as easement lands in the amendment shall be released from the burden of the easement. FM shall be the only party required to sign the amendment to this Agreement which relocates this easement.

4. Intent to Dedicate Easement as Public Road. It is the intent of both parties hereto that the property described in **Exhibit "C"** will be dedicated as a public road. If for any reason all or a portion of this property is not accepted for dedication as a public road, then the same shall be maintained by FM or its successors and assigns in ownership to the land described in **Exhibit "C"**; and the owner of the Millcreek Property shall pay fifty percent (50%) of the cost of maintenance and upkeep of the same. Should MILLCREEK (or its successor) fail to pay within the specified time frame, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.

5. Cost of Construction. MILLCREEK hereby acknowledges that it will be utilizing the main entrance roadway to the project, currently referred to as Millfalls Blvd. on the Master Development Plan (the "MDP"), prepared by CCL and dated September 22, 2005, in order to access the Millcreek Property.

In consideration for said access, MILLCREEK agrees to pay the amount of $75,623.72, which equals fifty percent (50%) of the hard costs, soft costs and land costs, hereinafter referred to as the "Construction Costs", to be incurred in connection with the construction of said entrance roadway ("Improvements"). The Construction Costs shall be withheld from the Development Fee as outlined in subparagraph 3(d) of the Agreement for the Sale

and Purchase of Real Property between the parties dated March 21, 2005, and held in escrow to be disbursed upon completion and certification of the Improvements.

Additionally, the Parties acknowledge that the Florida Department of Transportation ("FDOT") or St. Lucie County (the "County") may require a turn lane to be constructed on Orange Avenue as a requirement of issuing an access permit. In that regard, should FDOT or the County require construction of the turn lane, that MILLCREEK shall pay for fifty percent (50%) the cost of a turn lane on Orange Avenue. MILLCREEK shall pay the costs for the turn lane shall be paid within forty-five (45) days of invoicing. Should MILLCREEK (or its successor) fail to pay said costs, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.

6. Warranty of Authority. MILLCREEK hereby warrants that MILLCREEK has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the Millcreek Property, and all persons who may subsequently own property within the Millcreek Property. FM hereby warrants that FM has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the FM Property, and all persons who may subsequently own property within the FM Property.

7. Parties' Indemnification. MILLCREEK shall indemnify and hold FM harmless against any loss, cost, damage, suit, action or claim (collectively referred to as "Claims") arising out of MILLCREEK's use of the easements described herein and not caused by the negligence or willful misconduct of FM, and shall pay any costs and attorney's fees incurred by FM as a result of any such Claims.

8. Attorneys Fees. In the event that either party brings an action to enforce its rights hereunder, the prevailing party in such action shall be entitled to receive all costs and reasonable attorney's fees in addition to any damages to which it is due by reason of such action.

9. Notices. All notices, demands, approvals, requests and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered and received upon the earlier of (i) actual receipt or (ii) the third day following its deposit in a regularly maintained receptacle for the United States Mail, as registered or certified mail, return receipt requested, postage fully prepaid, addressed to the addressee at its address set forth below, or at such other address as such addressee may have specified by notice delivered in accordance with this paragraph and actually received by the addressee:

If to FM:

FM Millcreek Holding, LLC
c/o Forte Macaulay Development Consultants, Inc.
Attention: Arthur F. Evans, III
1682 West Hibiscus Boulevard
Melbourne, Florida 32901

With a copy to:	Cecile Evans Rider, Esquire, General Counsel, Forte Macaulay Development Consultants, Inc. 1670 Atlantic Blvd. Jacksonville, FL 32207
If to MILLCREEK:	Millcreek Orange Avenue I, LLC Attention: Mr. Thomas Rouse 1450 Madruga Avenue, Suite 400 Coral Gables, Florida 33146
With a copy to:	CCL Consultants, Inc Attention: Mr. Richard Wohlfarth 2200 Park Central Blvd., N, Suite 1000 Pompano Beach, Florida 33064
With a copy to:	Louis Stinson, Jr., Esquire Stewart Agent Services 2199 Ponce de Leon Blvd., Suite 301 Coral Gables, Florida 33134

10. Compliance with Law. FM and MILLCREEK covenant and agree, with respect to their respective parcels, to comply with all laws, rules, regulations and requirements of all public authorities, and to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including but not limited to costs and attorney's fees) arising out of or in any way related to FM's or MILLCREEK's failure to maintain its respective parcel in a safe condition. FM and MILLCREEK shall give prompt and timely notice of any claim made or suit or action commenced against the other party which in any way would result in indemnification under this provision.

11. Covenants Running with Land. The rights contained within this Easement shall run with the FM Property and the Millcreek Property and shall inure to and be for the benefit of FM and MILLCREEK, their successors and assigns.

12. Governing Law. The law of the State of Florida shall govern the validity, enforcement and interpretation of this Agreement and the parties agree that exclusive jurisdiction and venue shall lie in St. Lucie County, Florida.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their names intending to be fully bound hereby as of the date and year first above written.

Millcreek Orange Avenue I, LLC, a Florida limited liability company

By: _____
Name: THOMAS ROUSE

Title: Manager

_____
Print Name: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23rd day of February, 2006, by THOMAS ROUSE, the Manager, of Millcreek Orange Avenue I, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or produced a Florida Driver's License as identification.

LOUIS STINSON, JR.
MY COMMISSION # DD 458559
EXPIRES: August 7, 2009
Bonded Thru Notary Public Underwriters

_____
Notary Public, State of Florida
Name: _____
My Commission Expires _____
My Commission Number is: _____

Mandy Casteel
Print Name: Mandy Casteel

Nandra R. Ramnarine
Print Name: Nandra R. Ramnarine

FM Millcreek Holding, LLC, a Florida limited liability company by

FM Investments, LLC, a Florida limited liability company, its sole member

By: _____
Name: HUGH M. EVANS, JR., Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20TH day of February, 2006, by Hugh M. Evans, Jr., as Managing Member, of FM Investments, LLC as Managing Member of FM Millcreek Holding, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

Nandra R. Ramnarine
Notary Public, State of Florida
Name: Nandra R. Ramnarine
My Commission Expires _____
My Commission Number is: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE FM PROPERTY

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST

EXHIBIT "B"
LEGAL DESCRIPTION OF THE MILLCREEK PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY;
THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

EXHIBIT "C" - MILLCREEK EASEMENT AREA (2 Pages)

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CCL/IBI CONSULTANTS, INC.
AUTHORIZATION #LB5610
ENGINEERS SURVEYORS PLANNERS
2200 PARK CENTRAL BLVD. N. SUITE 100
POMPANO BEACH, FL 33064 (954) 974-2200
POMPANO BEACH ORLANDO JUPITER
WWW.CCL-POMPANO.COM WWW.IBIGROUP.COM WWW.CCL-ORLANDO.COM

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LEGAL DESCRIPTION: ACCESS, UTILITY & DRAINAGE EASEMENT

A portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING; Thence continue South 89°42'09" West along said parallel line, for 100.00 feet; Thence North 00°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the West, said curve having a radius of 222.18 feet and a central angle of 10°46'53"; Thence Northerly along said curve for 41.81 feet to a point of compound curvature with a curve concave to the Southwest, said curve having a radius of 25.00 feet and a central angle of 59°07'08"; Thence Northwesterly along said curve for 25.80 feet to a point of reverse curvature with a curve concave to the Northeast, said curve having a radius of 52.00 feet and a central angle of 91°33'05"; Thence Northerly along said curve for 83.09 feet to a point of reverse curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 52°22'44"; Thence Northerly along said curve for 22.85 feet to a point of tangency; Thence North 31°01'31" West, for 42.22 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 354.00 feet and a central angle of 16°26'49"; Thence Northerly along said curve for 101.62 feet; Thence North 75°25'18" East, for 74.00 feet to a point at the beginning of a curve concave to the Northeast, said curve having a radius of 280.00 feet and a central angle of 20°27'46", a radial line from said point bears North 75°25'18" East; Thence Southerly along said curve for 100.00 feet to a point of tangency; Thence South 35°02'28" East, for 109.91 feet to a point of curvature with a curve concave to the West, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Southerly along said curve for 125.20 feet to a point of tangency; Thence South 00°17'51" East, for 92.93 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST.
5. CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:
CCL/IBI Consultants Inc.

JAMES A. HAMILTON, III
Professional Surveyor and Mapper No. 3406, State of Florida

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
11/09/05	BF	JAH	N/A

SHEET 1 OF 2
SKETCH NO. 3036

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ENGINEERS SURVEYORS PLANNERS
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POMPANO BEACH ORLANDO JUPITER
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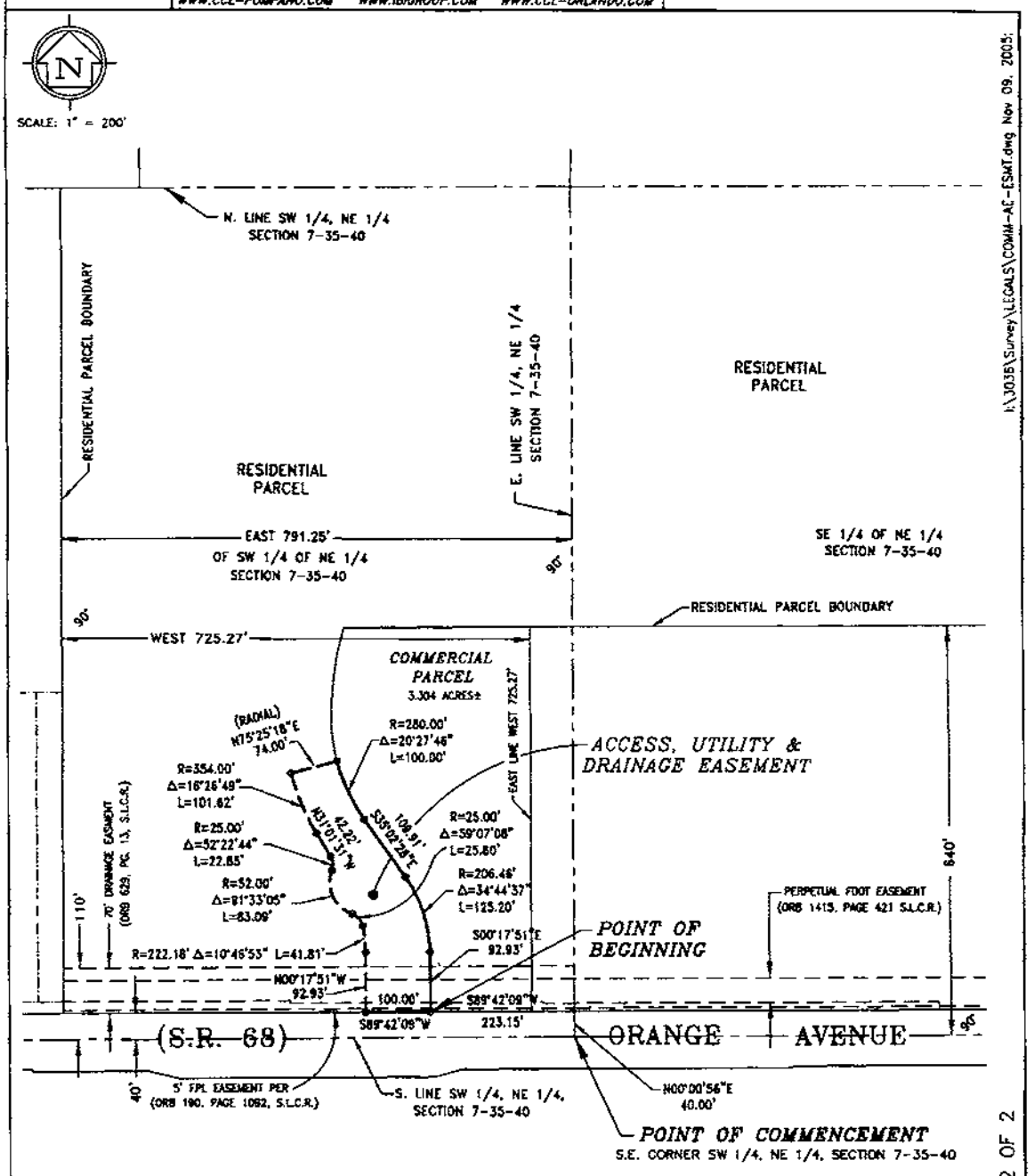

LEGEND:

R= RADIUS
L= ARC DISTANCE
Δ= CENTRAL ANGLE
ORB = OFFICIAL RECORDS BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FPL = FLORIDA POWER AND LIGHT
PG. = PAGE
S.L.C.R. = SAINT LUCIE COUNTY RECORDS
S.R. = STATE ROAD

(SKETCH AND DESCRIPTION ONLY – NOT A SURVEY)

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
11/09/05	BF	JAH	N/A

SHEET 2 OF 2
SKETCH NO. 3036

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EXHIBIT "D" - FM EASEMENT AREA (2 Pages)

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CCL/IBI CONSULTANTS, INC.
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ENGINEERS SURVEYORS PLANNERS
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LEGAL DESCRIPTION: UTILITY EASEMENT

A 10.00 foot wide strip of land lying on a portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING of said strip of land lying 10.00 feet to the right from and parallel with the following described line; Thence North 00°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a point of tangency; Thence North 35°02'28" West, for 108.91 feet to a point of curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a point of tangency; Thence North 04°46'28" East, for 18.58 feet to a point of curvature with a curve concave to the East, said curve having a radius of 477.11 feet and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet to a POINT OF TERMINUS on a line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7.

Sidelines of said strip are lengthened or shortened to intersect with the North right-of-way line of Orange Avenue and said line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7 and to form a continuous 10.00 foot wide easement.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST.
5. CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:
CCL/IBI Consultants Inc.

JAMES A. HAMILTON, III
Professional Surveyor and Mapper No. 3406, State of Florida

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
02/08/06	BF/MRG	JAH	N/A

SKETCH NO. 3036

SHEET 1 OF 2 I:\3036\SURVEY\LEGALS\3036_10FT-UE.DWG

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AUTHORIZATION #LB5610
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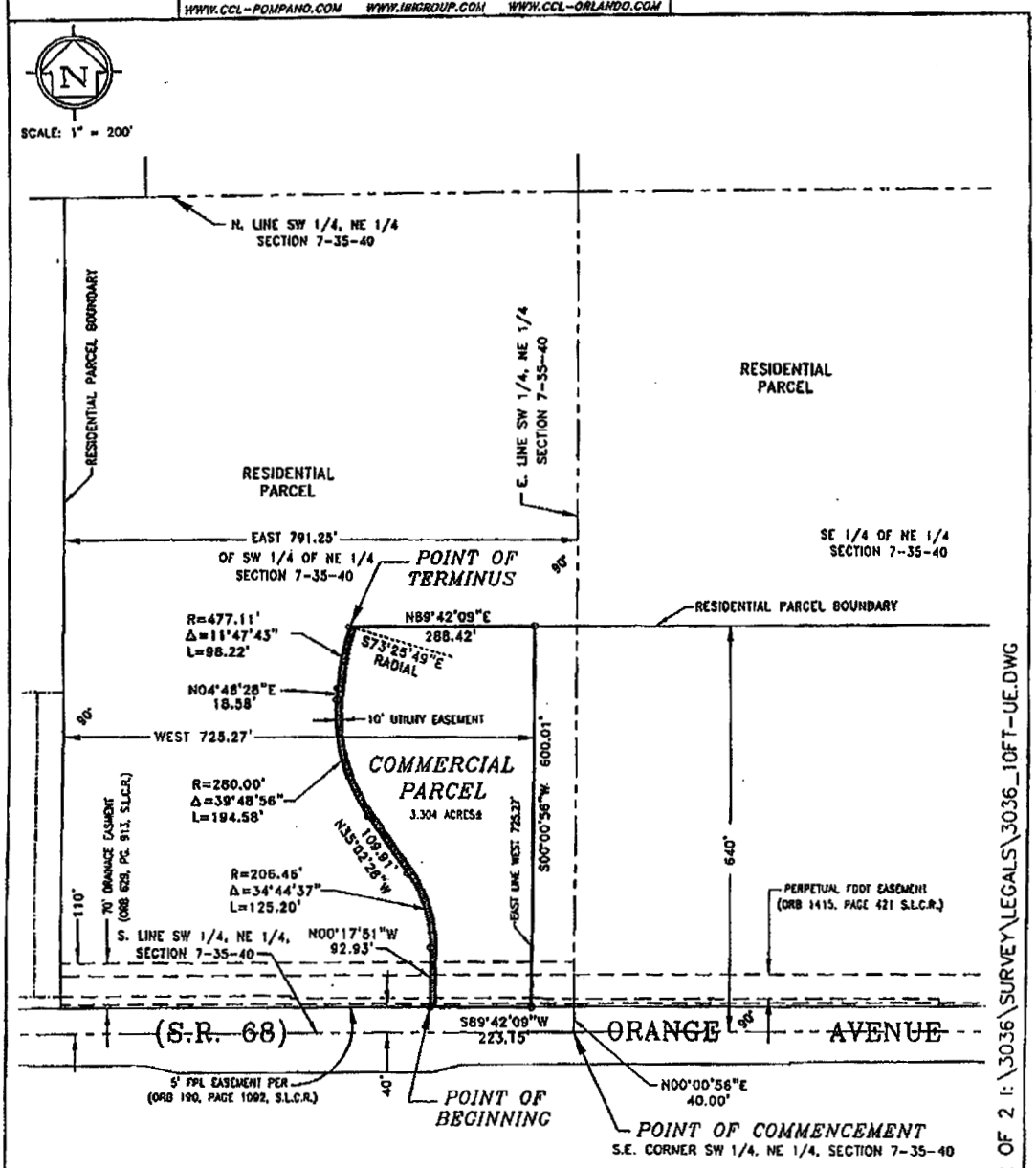

LEGEND:

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ORB = OFFICIAL RECORDS BOOK
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FPL = FLORIDA POWER AND LIGHT
PG. = PAGE
S.L.C.R. = SAINT LUCIE COUNTY RECORDS
S.R. = STATE ROAD

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
02/08/06	BF/MRG	JAH	N/A

SKETCH NO. 3036

SHEET 2 OF 2 I:\3036\SURVEY\LEGALS\3036_10FT-UE.DWG

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Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-233-0001-000-1
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 20038
Map ID: 24/08N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

8 35 40 W 25 FT OF SW 1/4 OF NW 1/4 LYG S OF CANAL-LESS RD R/W AND LESS ADDN RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (0.16 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$15,400
Assessed Value:	$15,400
Exemptions:	$0
Taxable Value:	$15,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,839

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$15,400
Just/Market:	$15,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$15,400
Exemption(s):	$0
Taxable:	$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.157	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments

is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$15,400	$15,400	$0	$15,400
2020	$15,400	$15,400	$0	$15,400
2019	$15,400	$15,400	$0	$15,400
2018	$15,400	$15,400	$0	$15,400

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-124-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 19834
Map ID: 24/07N
Zoning: Planned Un

Ownership

FM Millcreek Holding LLC

1698 W Hibiscus Blvd Ste A
Melbourne, FL 32901

Legal Description

7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB,TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05-AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,116
Land Size (acres):	62.51
Land Size (SF):	2,722,935.6

Current Values

Just/Market Value:	$826,432
Assessed Value:	$17,482
Exemptions:	$0
Taxable Value:	$17,482

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2006	2483 / 1551	XX01	WD	FM Florida Land Company LLC	$4,950,000
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	$6,616,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	$850,000

Building Information (1 of 1)

Finished Area: 0 SF

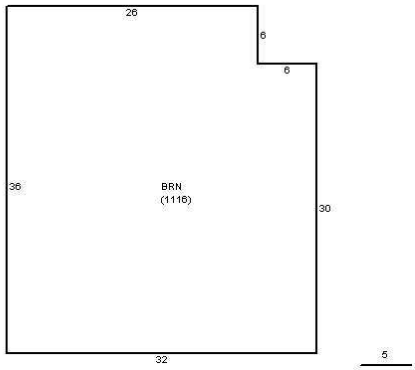
Gross Sketched Area: 1,116 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: FarmUtil	Year Built: 1940	Frame:
Grade: FarmUTA	Effective Year: 1915	Primary Wall: Wood no Sh
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BRN	BASE AREA BARN	1116	0	136

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$1,300
Land:	$825,132
Just/Market:	$826,432
Ag Credit:	$807,942
Save Our Homes or 10% Cap:	$1,008
Assessed:	$17,482
Exemption(s):	$0
Taxable:	$17,482

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	62.51	North St. Lucie Water Management District	$1,281.46

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$826,432	$17,482	$0	$17,482
2020	$826,432	$17,456	$0	$17,456
2019	$751,420	$17,432	$0	$17,432
2018	$751,420	$17,410	$0	$17,410

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-131-0004-000-6
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 168589
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Millcreek Orange Avenue LLC

1450 Madruga Ave Ste 400
Coral Gables, FL 33146

Legal Description

7 35 40 THAT PART OF SEC MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB;TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS CANAL R/W- (3.30 AC) (OR 2511-150)

Current Values

Just/Market Value:	$287,496
Assessed Value:	$908
Exemptions:	$0
Taxable Value:	$908

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.3
Land Size (SF):	143,748

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 24, 2006	2511 / 150	XX01	WD	FM Florida Land Company LLC	$295,600
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	$6,616,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$287,496
Just/Market:	$287,496
Ag Credit:	$286,588
Save Our Homes or 10% Cap:	$0
Assessed:	$908
Exemption(s):	$0
Taxable:	$908

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.3	North St. Lucie Water Management District	$67.65

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$287,496	$908	$0	$908
2020	$287,496	$908	$0	$908
2019	$287,496	$908	$0	$908
2018	$287,496	$908	$0	$908

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-134-0001-000-4
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 166706
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 S 600 FT OF SE 1/4 OF NE 1/4-LESS N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 AND LESS RD AND CANAL R/WS- AND E 65.98 FT OF S 600 FT OF SW 1/4 OF NE 1/4-LESS RD AND CANAL R/W- SUBJ TO PERM DR ESMT AS IN CA 82-59.05 (15.88 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$1,556,400
Assessed Value:	$1,556,400
Exemptions:	$0
Taxable Value:	$1,556,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	15.88
Land Size (SF):	691,733

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,556,400
Just/Market:	$1,556,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,556,400
Exemption(s):	$0
Taxable:	$1,556,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	15.88	North St. Lucie Water Management District	$325.54

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$1,556,400	$1,556,400	$0	$1,556,400
2020	$1,556,400	$1,556,400	$0	$1,556,400
2019	$1,556,400	$1,556,400	$0	$1,556,400
2018	$1,556,400	$1,556,400	$0	$1,556,400

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-144-0001-000-5
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 19838
Map ID: 24/07N
Zoning: Comm Genra

Ownership

Orange Avenue Development LLC

28178 Hayes Rd
Roseville, MI 48066

Legal Description

7 35 40 N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (1.73 AC) (OR 3388-1893)

Current Values

Just/Market Value:	$169,600
Assessed Value:	$169,600
Exemptions:	$0
Taxable Value:	$169,600

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.73
Land Size (SF):	75,359

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Mar 3, 2003	1669 / 2211	XX02	FJ	Orange Avenue Mart Fla LLC	$0
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PR		$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	$850,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$169,600
Just/Market:	$169,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$169,600
Exemption(s):	$0
Taxable:	$169,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.73	North St. Lucie Water Management District	$35.47

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$169,600	$169,600	$0	$169,600
2020	$169,600	$169,600	$0	$169,600
2019	$169,600	$169,600	$0	$169,600
2018	$169,600	$169,600	$0	$169,600

Permits

Number	Issue Date	Description	Amount	Fee

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

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Orange Avenue Development LLC
28178 Hayes Rd
Roseville, MI 48066

OWNER CONSENT FORM

Project Name: Suchman - Millcreek
Parcel ID: 2407-134-0001-000-4 & 2407-144-0001-000-5 & 2408-233-0001-000-1

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design & Construction, Inc., both of which have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman") at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated October 5, 2021 by and between the Owner and Suchman.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 26th day of May, 2022, by Richard Smith, the Manager of Orange Avenue Development LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Drivers License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

By:

Owner's Signature On behalf of Orange Avenue Development LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

Roseville, MI 48066

Telephone / Email rsmith@wolverinebronze.com

FM Millcreek Holding LLC
1698 W. Hibiscus Blvd, Suite A
Melbourne, FL 32901

OWNER CONSENT FORM

Project Name: Suchman - Millcreek

Parcel ID: 2407-124-0001-000-3

Address: TBD

BEFORE ME This day personally appeared **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC,** who being duly sworn, deposes and says the following:

> I hereby give CONSENT to Redtail DG, Inc. and EDC Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

Further Affiant sayeth not.

The foregoing instrument was acknowledged before me this 25 day of May, 2022, by **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC** (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.

Bonnie L Kennedy
Notary Signature

Bonnie L Kennedy
Printed Name of Notary

(Notary Seal)
BONNIE L. KENNEDY
MY COMMISSION # HH 140133
EXPIRES: October 9, 2025
Bonded Thru Notary Public Underwriters

Oct 9, 2025
My commission expires

FM MILLCREEK HOLDING, LLC, a Florida limited liability company as Manager of FM Florida Land Company LLC, a Florida limited liability company as manager of AITF, LLC, a Florida limited liability company

Owner's Signature

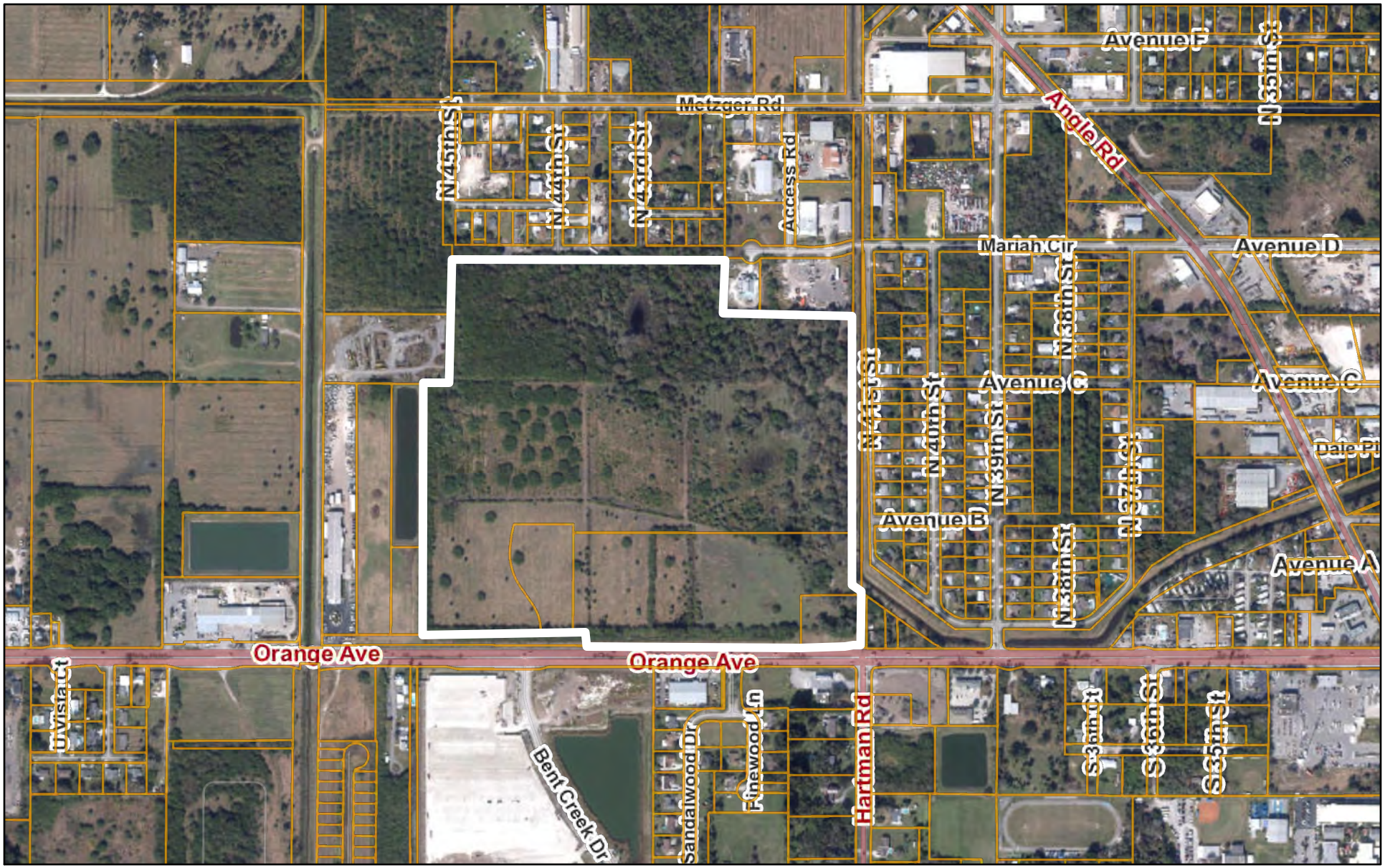
Owner's Name FM Millcreek Holding LLC
By: Hugh M. Evans, Jr., Manager

1698 W Hibiscus Blvd., Suite A,
Street Address

Melbourne, Fl 32901
City, State, Zip

321 953-3300 bonnie.fmdc@gmail.com
Telephone / Email

General Location Map



June 12, 2022

Override 1

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 30 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 354.5 FEET OF THE SOUTH 384.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 354.5 FEET OF THE SOUTH 384.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (CAID 25 FOOT STRIP BEING APPROXIMATELY 335 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 85.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 152.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 93.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 19°40'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°16'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'45"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 840 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 238.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 800.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

NOTES:

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

2. Lands shown hereon were not abstracted by CCL/IBI Consultants, Incorporated for easements and/or rights of way of record.

3. The Legal description shown hereon is based on Sketch of Descriptions prepared by Laventure & Associates, Inc. dated December 16, 2004 under Reference Job No. 04.0449-sk1, and were provided by client.

4. All measurements are the same as on record unless otherwise noted.

5. CCL/IBI Consultants, Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Business and Professional Regulation.

6. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.

7. Bearings are based on the East line of the N.E. 1/4 of Section 7, Township 35 South, Range 40 East having an assumed bearing of South 00°16'54" East.

8. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.

9. Elevations refer to National Geodetic Survey benchmark, designation L483, having an elevation of 21.22 (feet), referenced to the North American Vertical Datum of 1988.

10. The site has access to a public right of way (Orange Avenue). An Access, Utility and Drainage Easement shown hereon along the Southeasterly boundary of this survey is proposed for future purposes.

11. Portions of the property are zoned RS-4 and CG.

12. This survey does not reflect nor determine ownership.

13. Area: 63.757 Acres (2,777,245 Square Feet) more or less.

14. CCL/IBI Consultants, Inc. relied upon Attorneys' Title Insurance Fund, Inc. Policy or Title Insurance, issued by Louis Stinson, Jr., P.A., Commitment No. CT-7170503, Effective Date: October 6, 2004, @ 11:00 P.M. and First American Title Insurance Company Commitment Issuing File No. 2080-1033617 (recording data not available), without independent investigation or abstracting, and these additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.

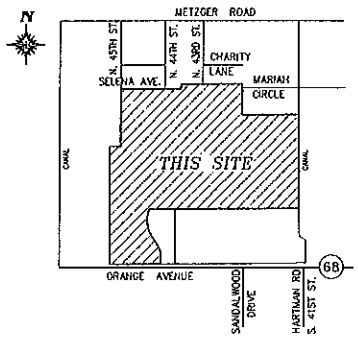
15. This survey exceeds the accuracy requirements for Suburban property.

16. Interior fence lines, swale and berms were not located as part of this survey.

17. Tree locations are limited to specific areas as outlined by the Natural Resource Environmental Assessment, prepared by EW Consultants, Inc. dated January 2004. The subject property is an agricultural parcel currently composed of pasture grass, slash pine flatwoods, live oak, cabbage palm and large stands of mature Brazilian pepper. Trees with 12" or larger diameter at breast height, within the pine flatwoods at the northeast corner of the site and the live oak stand at the eastern edge of the site, are located and shown hereon.

NATIONAL FLOOD INSURANCE PROGRAM:

Map Number	12111C0006
Community Number	120285
Panel Number	0178F
Revised Date	8/19/91
Flood Zone	A and X



LOCATION MAP
NOT TO SCALE

CERTIFIED TO:

FM Florida Land Company LLC
IP Acquisition Company
Orange Avenue Development, LLC
Ruden, McClosky, Smith, Schuster & Russell, P.A.
Louis Stinson, Jr., P.A.
Gray Robinson, P.A.
Branch Banking and Trust Company
Attorneys' Title Insurance Fund, Inc.
First American Title Insurance Company
Florida Title Agency
Foley & Lardner LLP

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch of Survey is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

FOR THE FIRM:
CCL/IBI Consultants, Inc.

JAMES A. HAMILTON, III, P.S.M.
Professional Surveyor and Mapper No. 3408, State of Florida.

NO.	DATE	DESCRIPTION	BY
2	02/03/06	ADD CERTIFICATION ENTRIES, UPDATE TITLE INFORMATION	BF
1	11/10/05	ADD CERTIFICATION ENTRIES	JAH
1	11/02/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
0	8/30/05	REVISED PER COUNTY COMMENTS	JAH
3	8/03/05	ADD FLOOD ZONE INFORMATION	BF
2	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
1	5/12/05	REVISED DESCRIPTION AND NOTES.	BF

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 5610
ENGINEERS PLANNERS
SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2239 PARK DRIVE, SUITE 101, N. 2800 WEST CYPRESS CREEK PARKWAY
PALM BEACH GARDENS, FLORIDA 33410 FORT LAUDERDALE, FLORIDA 33309
(561) 844-3535 (954) 486-1336

CCL
IBI

MILLCREEK (RESIDENTIAL)
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

DRAWN: BF
DESIGNED:
CHECKED: JAH
SURVEY DATE: 4/08/05

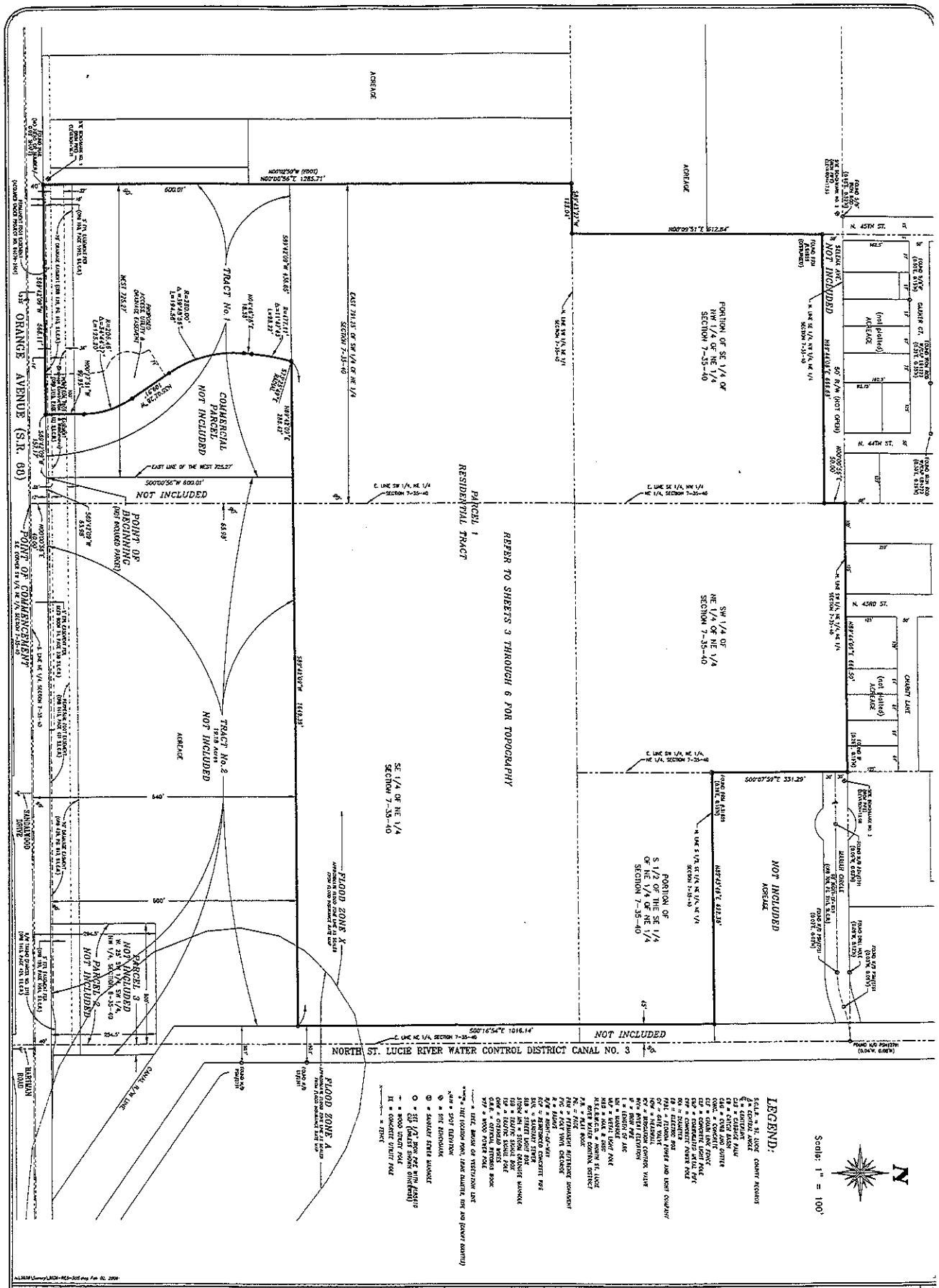
Field Book/Page 1306/31

SCALE: none
PROJECT NO. 3036
SHEET 1 of 6

A MEMBER OF THE IBI GROUP

I:\CAD\Surveys\3036-MCD-05\dwg for rec 2006

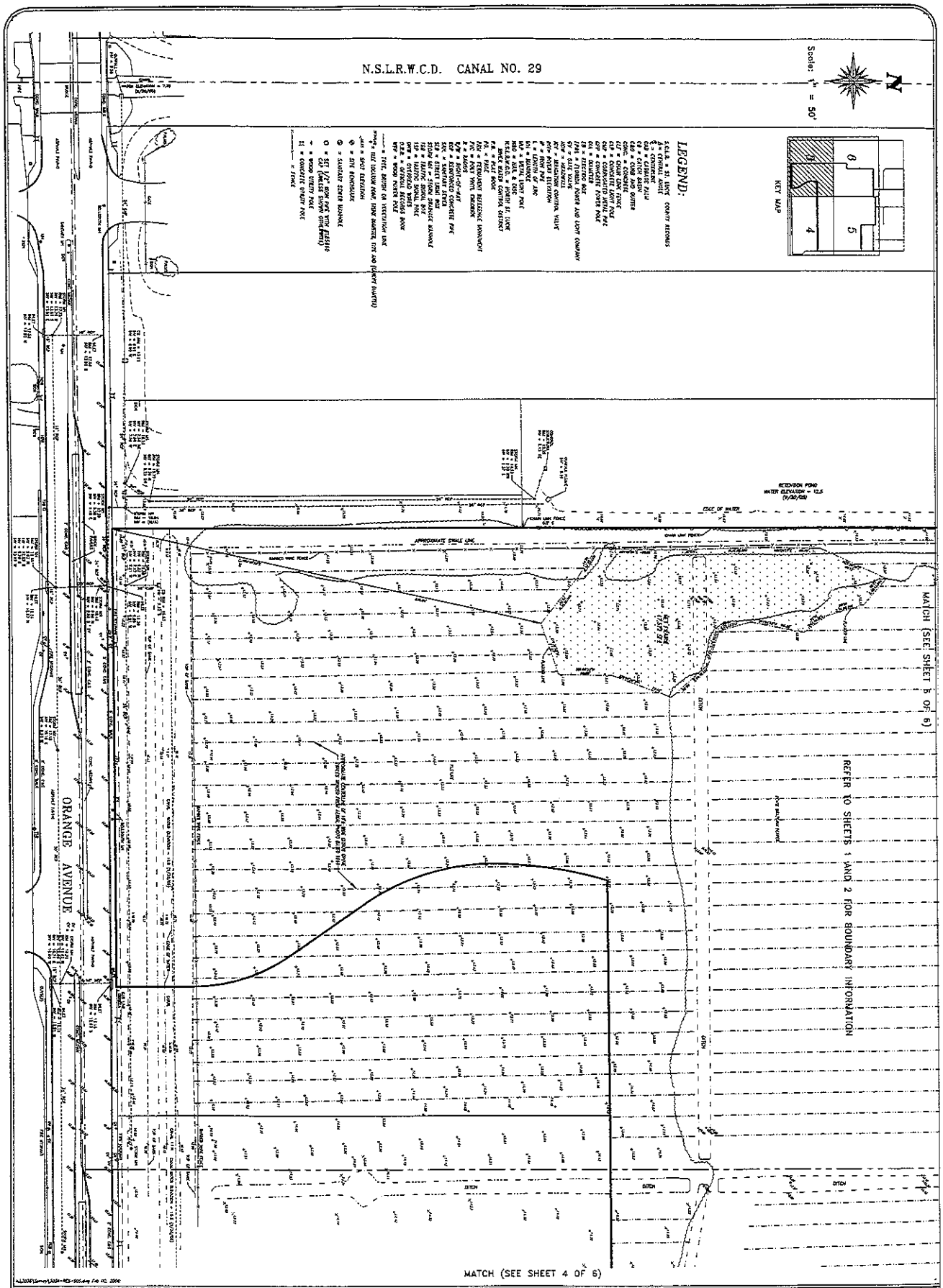
EXHIBIT A



SHEET 2 of 6	PROJECT NO. 3036	SCALE 1" = 100'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31	CCL IBI	CCL/IBI CONSULTANTS, INC. AUTHORIZATION # LB 3610
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED			ENGINEERS SURVEYORS PLANNERS
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH			LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
				SURVEY DATE 4/08/05			2300 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 974-2900
							2600 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA 32751 (407) 660-2636

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	8/30/05	REVISED PER COUNTY COMMENTS	JAH
3	6/03/05	ADD FLOOD ZONE INFORMATION	BF
4	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
5	5/13/05	ADD BOUNDARY INFORMATION (NOT INCLUDED)	BF

EXHIBIT A

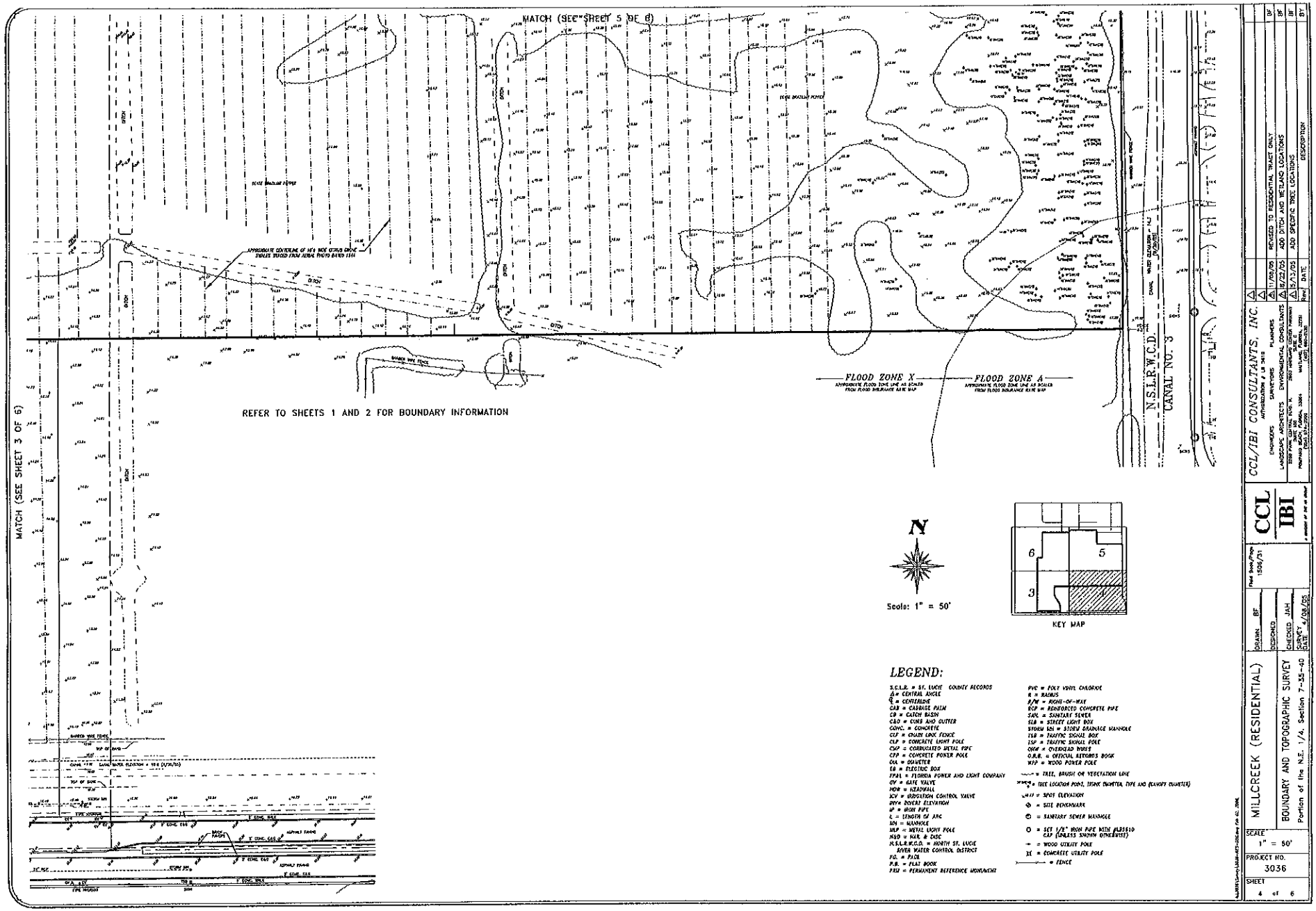


SHEET 3 of 6	PROJECT NO. 3036	SCALE 1" = 50'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED	
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH	
				SURVEY DATE 4/08/05	

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 3610
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2300 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 972-2200
2600 MARYLAND CENTER PARKWAY SUITE 1 MARYLAND HEIGHTS, FLORIDA, 63043 (407) 660-2100

Rev	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	8/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

EXHIBIT A



CCL/IBI CONSULTANTS, INC.
ENGINEERS PLANNERS
SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
AUTHORIZATION # LB 3413
3200 PARK CENTRAL BLVD. N. 2960 HARVARD REDIFER PARKWAY
POMPANO BEACH, FLORIDA, 33064 WELLINGTON, FLORIDA, 33241
(954) 917-0990 (561) 753-2404

	DATE	DESCRIPTION
1	11/09/05	REVISED TO RESIDENTIAL TRACT ONLY
2	12/22/05	ADD DITCH AND WETLAND LOCATIONS
3	5/23/06	ADD SPECIFIC TREE LOCATIONS

CCL IBI

MILLCREEK (RESIDENTIAL)

BOUNDARY AND TOPOGRAPHIC SURVEY

Portion of the N.E. 1/4, Section 7-35-40

DRAWN: BF | DESIGNED | CHECKED: JAH | SURVEY DATE: 4/08/05 | Field Book/Page: 1506/21

SCALE: 1" = 50'

PROJECT NO. 3036

SHEET 4 of 6

EXHIBIT A

CCL/IBI CONSULTANTS, INC.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
SURVEYORS
2300 PGA BLVD., SUITE 300, PALM BEACH GARDENS, FLORIDA 33410 (561) 833-7700
2400 MAITLAND CENTER PARKWAY, SUITE 322, MAITLAND, FLORIDA 32751 (407) 660-7100

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	9/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF
			BY

CCL IBI

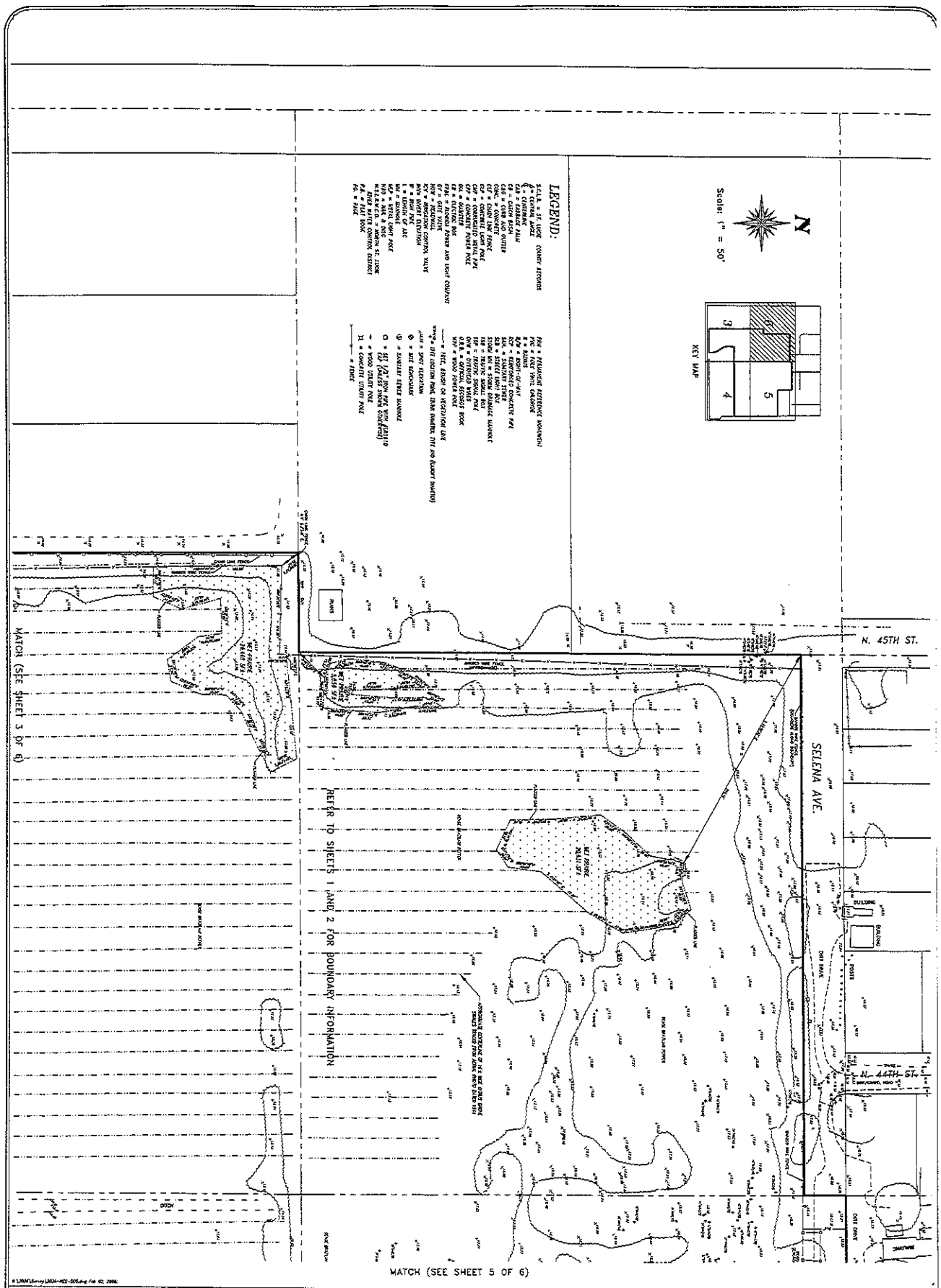
Field Book/Page 1506/31

DRAWN BF
DESIGNED
CHECKED JAH
SURVEY DATE 4/28/05

MILLCREEK (RESIDENTIAL)
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 50'
PROJECT NO. 3036
SHEET 5 of 6

EXHIBIT A



SHEET 6 of 6	PROJECT NO. 30.56	SCALE 1" = 50'	MILLCREEK (RESIDENTIAL)	DRAWN BF	Field Book/Page 1506/31	CCL IBI	CCL/IBI CONSULTANTS, INC. AUTHORIZATION # LB 3670
			BOUNDARY AND TOPOGRAPHIC SURVEY	DESIGNED			ENGINEERS SURVEYORS PLANNERS
			Portion of the N.E. 1/4, Section 7-35-40	CHECKED JAH			LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
				SURVEY DATE 4/08/05			2250 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 974-2200 — 2180 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA, 32751 (407) 660-2120

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO RESIDENTIAL TRACT ONLY	BF
2	9/13/05	REVISED TREE REFERENCE POINTS ADD TREE LIST	BF
3	8/30/05	REVISE PER COUNTY COMMENTS	JAH
4	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
5	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

(PARENT TRACT DESCRIPTION)

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

NOTES:

1. Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

2. Lands shown hereon were not abstracted by CCL/IBI Consultants, Incorporated for easements and/or rights of way of record.

3. The Parent Legal description shown hereon is based on the Sketch of Description prepared by Laventure & Associates, Inc. dated December 16, 2004 under Reference Job No. 04.0449-sk1, and was provided by client. The survey description shown hereon was prepared by CCL/IBI Consultants, Inc.

4. All measurements are the same as on record unless otherwise noted.

5. CCL/IBI Consultants, Incorporated's Certificate of Authorization No. 5610, is issued by the Florida Department of Business and Professional Regulation.

6. This sketch has been prepared for the exclusive use of the entities named hereon. The certification shown hereon does not extend to any unnamed party.

7. Bearings are based on the East line of the N.E. 1/4 of Section 7, Township 35 South, Range 40 East having an assumed bearing of South 00°16'54" East.

8. This is an aboveground survey and locations are limited to visible improvements only. Underground utilities, if shown, are based on information provided by the various utility companies and these locations may vary and therefore be considered approximate. There may be additional underground utilities not shown on this drawing. No excavations were made to locate buried utilities.

9. Elevations refer to National Geodetic Survey benchmark, designation L483, having an elevation of 21.22 (feet), referenced to the North American Vertical Datum of 1988.

10. The site has access to a public right of way (Orange Avenue). An Access, Utility and Drainage Easement shown hereon along the Westerly boundary of this survey is proposed for future purposes.

11. The property is zoned CG.

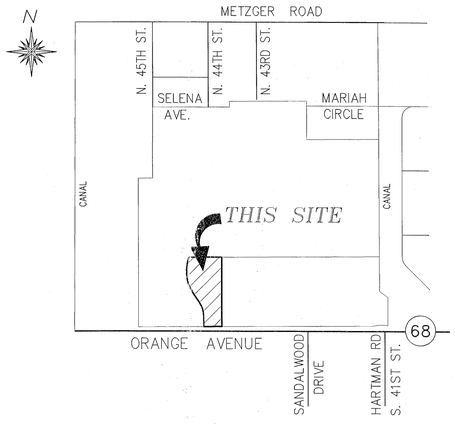
12. This survey does not reflect nor determine ownership.

13. Area: 3.304 Acres (143,906 Square Feet) more or less.

14. CCL/IBI Consultants, Inc. relied upon Attorneys' Title Insurance Fund, Inc. Policy of Title Insurance, issued by Louis Stinson, Jr., P.A., Commitment No. CF-7170502, Effective Date: October 6, 2004, @ 11:00 P.M. without independent investigation or abstracting, and those additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.

15. This survey exceeds the accuracy requirements for Suburban property.

16. Interior fence lines, swale and berms were not located as part of this survey.



LOCATION MAP
NOT TO SCALE

NATIONAL FLOOD INSURANCE PROGRAM:

Map Number	12111C0000
Community Number	120285
Panel Number	0178F
Revised Date	8/19/91
Flood Zone	X

CERTIFIED TO:

FM Florida Land Company LLC
IP Acquisition Company
Orange Avenue Development, LLC
Ruden, McClosky, Smith, Schuster & Russell, P.A.
Louis Stinson, Jr., P.A.
Gray Robinson, P.A.
Branch Banking and Trust Company
Attorneys' Title Insurance Fund, Inc.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch of Survey is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

FOR THE FIRM:
CCL/IBI Consultants, Inc.

JAMES A. HAMILTON, III, P.S.M.
Professional Surveyor and Mapper No. 3406, State of Florida.

OCT 18 2006

Rev.	DATE	DESCRIPTION	BY
1	11/18/05	ADD CERTIFICATION ENTITIES	JAH
2	11/08/05	REVISED TO COMMERCIAL PARCEL ONLY	BF
3	8/30/05	REVISED PER COUNTY COMMENTS	JAH
4	8/03/05	ADD FLOOD ZONE INFORMATION	BF
5	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
6	5/13/05	REVISED DESCRIPTION AND NOTES.	BF

CCL/IBI CONSULTANTS, INC.
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
AUTHORIZATION # LB 5610
2200 PARK CENTRAL BLVD. N. SUITE 110, POMPANO BEACH, FLORIDA, 33064 (954) 974-2200
2603 MAITLAND CENTER PARKWAY SUITE 170, MAITLAND, FLORIDA, 32751 (407) 660-2120

CCL / IBI — A DIVISION OF THE IBI GROUP

Field Book/Page 1506/31

DRAWN BF | DESIGNED | CHECKED JAH | SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE none

PROJECT NO. 3036

SHEET 1 of 3

M:\3036\Survey\3036-COMM-SDS.dwg Oct 18, 2006

FOUND 5/8"IP (0.50'E, 0.15'N)
GARNER CT.
FOUND IRON ROD W/CAP LB4223 (0.39'E, 0.39'N)
FOUND IRON ROD W/CAP LB4223 (0.30'E, 0.26'N)
CHARITY LANE
N. 45TH ST.
N. 44TH ST.
N. 43RD ST.
(not platted) ACREAGE
FOUND 5/8" IRON ROD (0.68'E, 0.52'N)
SITE BENCHMARK NO. 2 (IRON PIPE) ELEVATION=17.53
SELENA AVE.
50' R/W (NOT OPEN)
NOT INCLUDED
N89°44'06"E 666.63'
N00°00'56"E 50.00'
N89°44'06"E 666.50'
FOUND IP (0.26'E, 0.19'N)
FOUND PRM #LS1859 (DISTURBED)
N. LINE SE 1/4, NW 1/4, NE 1/4 SECTION 7-35-40
N. LINE SW 1/4, NE 1/4, NE 1/4 SECTION 7-35-40
SITE BENCHMARK NO. 3 (IRON PIPE) ELEVATION=18.08
FOUND N/D PSM#2791 (0.06'W, 0.03'N)
FOUND DRILL HOLE (0.09'W, 0.12'N)
FOUND N/D PSM#2791 (0.03'W, 0.09'N)
FOUND N/D PSM#2791 (0.04'W, 0.08'N)
MARIAH CIRCLE
60' RIGHT-OF-WAY (ORB 709, PG. 2115, S.L.C.R.)
FOUND N/D PSM#2791 (0.02'E, 0.02'N)
S00°07'59"E 331.29'
NOT INCLUDED
ACREAGE
PORTION OF SE 1/4 OF NW 1/4 OF NE 1/4 SECTION 7-35-40
SW 1/4 OF NE 1/4 OF NE 1/4 SECTION 7-35-40
PORTION OF S 1/2 OF THE SE 1/4 OF NE 1/4 OF NE 1/4 SECTION 7-35-40
FOUND PRM #LS1859 (0.26'E, 0.19'N)
N89°43'46"E 622.36'
N. LINE S 1/2, SE 1/4, NE 1/4, NE 1/4 SECTION 7-35-40
E. LINE SE 1/4, NW 1/4 NE 1/4, SECTION 7-35-40
E. LINE SW 1/4, NE 1/4 NE 1/4, SECTION 7-35-40
N00°09'51"E 612.84'
ACREAGE
S89°43'27"W 123.04'
N. LINE SW 1/4, NE 1/4 SECTION 7-35-40
NOT INCLUDED
S00°16'54"E 1016.14'
E. LINE NE 1/4, SECTION 7-35-40
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 3
PARCEL 1
RESIDENTIAL TRACT
E. LINE SW 1/4, NE 1/4 SECTION 7-35-40
SE 1/4 OF NE 1/4 SECTION 7-35-40
ACREAGE
EAST 791.25' OF SW 1/4 OF NE 1/4 SECTION 7-35-40
REFER TO SHEET 3 FOR TOPOGRAPHY
N00°02'50"W (FDOT) N00°00'56"E 1285.71'
S89°42'09"W 436.86'
R=477.11' Δ=11°47'43" L=98.22'
S73°25'49"E RADIAL
N89°42'09"E 288.42'
N04°46'28"E 18.58'
TRACT No.1 (PARENT TRACT)
COMMERCIAL PARCEL 3.304 ACRES±
R=280.00' Δ=39°48'56" L=194.58'
N35°07'28"W 169.51'
PROPOSED ACCESS, UTILITY & DRAINAGE EASEMENT
600.01'
90'
WEST 725.27'
R=206.46' Δ=34°44'37" L=125.20'
EAST LINE OF THE WEST 725.27'
S00°00'56"W 600.01'
NOT INCLUDED
65.98'
POINT OF BEGINNING (NOT INCLUDED PARCEL)
S89°42'09"W 65.98'
TRACT No.2 19.18 Acres NOT INCLUDED
ACREAGE
S89°42'09"W 1649.39'
FLOOD ZONE X
APPROXIMATE FLOOD ZONE LINE AS SCALED FROM FLOOD INSURANCE RATE MAP
FLOOD ZONE A
APPROXIMATE FLOOD ZONE LINE AS SCALED FROM FLOOD INSURANCE RATE MAP
190.1'
FOUND N/D LS#2391
90.1'
FOUND N/D PSM#2791
640'
600'
PARCEL 3 NOT INCLUDED
W. 25' SW 1/4, SW 1/4, NW 1/4, SECTION 8-35-40
300'
254.5'
294.5'
PARCEL 2 NOT INCLUDED
CANAL R/W LINE
OCT 18 2006
SITE BENCHMARK NO. 1 (IRON PIPE) ELEVATION=16.71
5' FPL EASEMENT PER (ORB 190, PAGE 1092, S.L.C.R.)
70' DRAINAGE EASEMENT (ORB 629, PG. 913, S.L.C.R.)
100' PERPETUAL FDOT (Drainage Construction (ORB 1415, PAGE 421 S.L.C.R.) & Maintenance)
N00°17'51"W 92.93'
S89°42'09"W 157.17'
N00°00'56"E 40.00'
5' FPL EASEMENT PER DEED BOOK 74, PAGE 238 S.L.C.R.)
PERPETUAL FDOT EASEMENT (ORB 1415, PAGE 421 S.L.C.R.)
70' DRAINAGE EASEMENT (ORB 629, PG. 913, S.L.C.R.)
5' FPL EASEMENT PER (ORB 190, PAGE 1094, S.L.C.R.)
R/W TAKING (PARCEL NO. 211) (ORB 1415, PAGE 421, S.L.C.R.)
FOUND NAIL (NO HEAD OR NUMBER/ 0.02' SHAFT)
S83°42'09"W 568.11'
PERMANENT FDOT EASEMENT (ACQUIRED UNDER PROJECT NO. 94070-2504)
ORANGE AVENUE (S.R. 68)
S. LINE NE 1/4, SECTION 7-35-40
POINT OF COMMENCEMENT S.E. CORNER SW 1/4, NE 1/4, SECTION 7-35-40
SANDALWOOD DRIVE
HARTMAN ROAD

N

Scale: 1" = 100'

LEGEND:

S.C.L.R. = ST. LUCIE COUNTY RECORDS
Δ = CENTRAL ANGLE
℄ = CENTERLINE
CAB = CABBAGE PALM
CB = CATCH BASIN
C&G = CURB AND GUTTER
CONC. = CONCRETE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CMP = CORRUGATED METAL PIPE
CPP = CONCRETE POWER POLE
DIA = DIAMETER
EB = ELECTRIC BOX
FP&L = FLORIDA POWER AND LIGHT COMPANY
GV = GATE VALVE
HDW = HEADWALL
ICV = IRRIGATION CONTROL VALVE
INV= INVERT ELEVATION
IP = IRON PIPE
L = LENGTH OF ARC
MH = MANHOLE
MLP = METAL LIGHT POLE
N&D = NAIL & DISC
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
P.B. = PLAT BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PVC = POLY VINYL CHLORIDE
R = RADIUS
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
SAN. = SANITARY SEWER
SLB = STREET LIGHT BOX
STORM MH = STORM DRAINAGE MANHOLE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORDS BOOK
WPP = WOOD POWER POLE

~~~~ = TREE, BRUSH OR VEGETATION LINE
×18.25 = SPOT ELEVATION
= SITE BENCHMARK
Ⓢ = SANITARY SEWER MANHOLE
= SET 1/2" IRON PIPE WITH #LB5610 CAP (UNLESS SHOWN OTHERWISE)
= WOOD UTILITY POLE
= CONCRETE UTILITY POLE
×—×—×— = FENCE

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO COMMERCIAL PARCEL ONLY	BF
2	8/30/05	REVISED PER COUNTY COMMENTS	JAH
3	8/03/05	ADD FLOOD ZONE INFORMATION	BF
4	7/22/05	ADD FOUND MONUMENTATION INFORMATION	BF
5	5/13/05	ADD BOUNDARY INFORMATION (NOT INCLUDED)	BF

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 5610
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2200 PARK CENTRAL BLVD. N. POMPANO BEACH, FLORIDA, 33064 (954) 974-2200
2633 MAITLAND CENTER PARKWAY SUITE 100 MAITLAND, FLORIDA, 32751 (407) 660-2120
CCL IBI A DIVISION OF THE IBI GROUP

Field Book/Page 1506/31
DRAWN BF DESIGNED CHECKED JAH SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC
BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 100'
PROJECT NO. 3036
SHEET 2 of 3

M:\3036\Survey\3036-COMM-SDS.dwg Oct 18, 2006
~~~~

N

Scale: 1" = 50'

REFER TO SHEETS 1 AND 2 FOR BOUNDARY INFORMATION

LEGEND:

S.C.L.R. = ST. LUCIE COUNTY RECORDS
Δ = CENTRAL ANGLE
℄ = CENTERLINE
CAB = CABBAGE PALM
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IP = IRON PIPE
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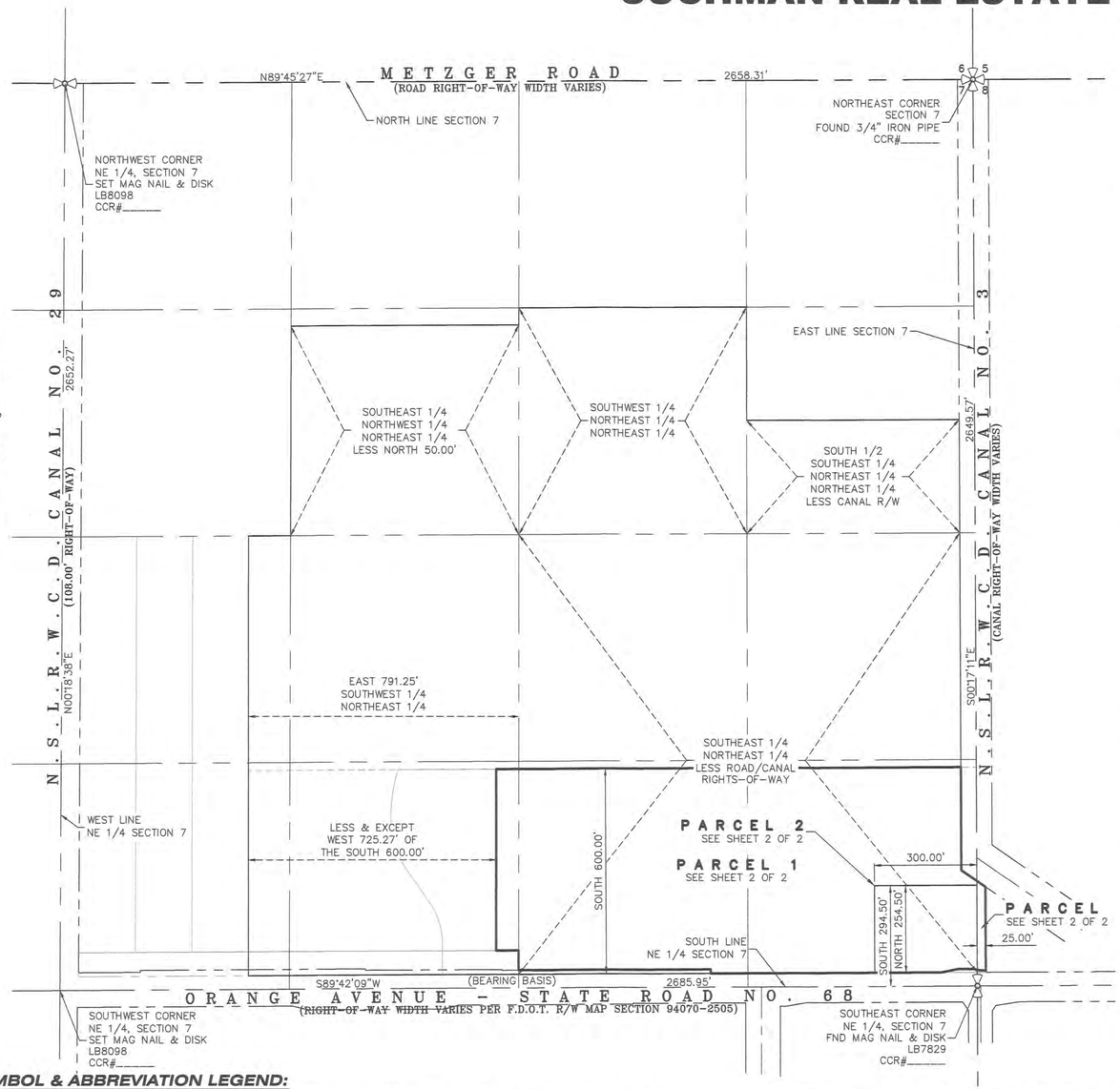
PVC = POLY VINYL CHLORIDE
R = RADIUS
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
SAN. = SANITARY SEWER
SLB = STREET LIGHT BOX
STORM MH = STORM DRAINAGE MANHOLE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORDS BOOK
WPP = WOOD POWER POLE

~~~ = TREE, BRUSH OR VEGETATION LINE
18.25 = SPOT ELEVATION
= SITE BENCHMARK
Ⓢ = SANITARY SEWER MANHOLE
○ = SET 1/2" IRON PIPE WITH #LB5610 CAP (UNLESS SHOWN OTHERWISE)
= WOOD UTILITY POLE
= CONCRETE UTILITY POLE
×—×—× = FENCE

OCT 18 2006

Rev.	DATE	DESCRIPTION	BY
1	11/08/05	REVISED TO COMMERCIAL PARCEL ONLY	BF
2	8/30/05	REVISE PER COUNTY COMMENTS	JAH
3	8/22/05	ADD DITCH AND WETLAND LOCATIONS	BF
4	5/13/05	ADD SPECIFIC TREE LOCATIONS	BF

CCL/IBI CONSULTANTS, INC.
AUTHORIZATION # LB 5610
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA. 33064 (954) 941-2200
2603 MAITLAND CENTER PARKWAY SUITE C MAITLAND, FLORIDA. 32751 (407) 660-2202
CCL IBI A DIVISION OF THE IBI GROUP

Field Book/Page 1506/31

DRAWN BF | DESIGNED | CHECKED JAH | SURVEY DATE 4/08/05

MILLCREEK (COMMERCIAL)
Millcreek Orange Avenue I, LLC

BOUNDARY AND TOPOGRAPHIC SURVEY
Portion of the N.E. 1/4, Section 7-35-40

SCALE 1" = 50'

PROJECT NO. 3036

SHEET 3 of 3

M:\3036\Survey\3036-COMM-SURV.dwg Oct 18, 2006
~~~

BOUNDARY & TOPOGRAPHIC SURVEY

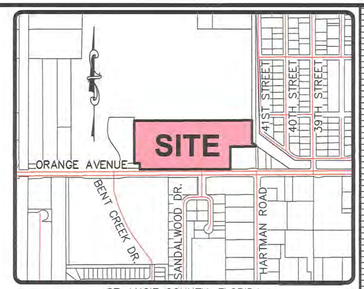
PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4; LESS THE NORTH 50 FEET THEREOF; AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; AND THE EAST 791.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS, ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 725.27 FEET OF SAID SOUTH 600.00 FEET THEREOF.

CONTAINING 18.92 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS DECEMBER 14, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9973482, HAVING A COMMITMENT DATE OF OCTOBER 15, 2021. ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. PARCELS CONTAIN A TOTAL OF 18.92 ACRES, MORE OR LESS.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY OTHER THAN SURFACE LEVEL "FOUNDATIONS" OF UTILITIES THAT WERE VISIBLE AT THE TIME OF THE SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. THE ORIGINATING BENCHMARK FOR THIS SURVEY IS ST. LUCIE COUNTY VERTICAL CONTROL BENCHMARK DESIGNATED "MOBIL," HAVING A PUBLISHED ELEVATION OF 17.51 FEET, NAVD. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE "X" AND FLOOD ZONE "A" AT THIS TIME, PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THE LEGAL DESCRIPTION FOR PARCEL 1 DESCRIBES THE SOUTH 600.00 FEET OF THE PROPERTY DESCRIBED, LESS AND EXCEPT RIGHTS-OF-WAY, WHICH IS AMBIGUOUS DUE TO THE NUMBER OF RIGHT-OF-WAY TAKINGS AND/OR DEDICATIONS THAT EXPANDED THE WIDTH OF THE RIGHT-OF-WAY OF ORANGE AVENUE. IT IS THE OPINION OF THIS OFFICE THAT THE DESCRIPTION WAS INTENDED TO BE THE SOUTH 600.00 FEET OF THE PROPERTY AS MEASURED FROM THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF ORANGE AVENUE, BASED ON THE RECORD DEED DESCRIBING THE SAME LANDS SHOWN HEREON BEING RECORDED MONTHS BEFORE FLORIDA DEPARTMENT OF TRANSPORTATION MAPS TAKING ADDITIONAL RIGHT-OF-WAY.
16. THE LEGAL DESCIPTION FOR PARCEL 1 PREAMBLE STATES THAT THE LAND LIES IN SECTIONS 7 AND 8 BEFORE STATING "ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST." IT IS THE OPINION OF THIS OFFICE THAT THE INCLUSION OF SECTION 8 IS A SCRIVENER'S ERROR AND DOES NOT APPLY TO THIS SURVEY. THIS OFFICE ALSO BELIEVES THAT THE CALL OF "LESS AND EXCEPT THE WEST 725.27 FEET OF SAID SOUTH 600.00 FEET THEREOF" SHOULD BE ADDED TO PARCEL 1 SPECIFICALLY, AS NEITHER PARCEL 2 NOR PARCEL 3 LIE WITHIN THE AREA BEING LESSED FROM THE SOUTH 600.00 FEET.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING JANUARY 1, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810 (TONY) 4481104 (RYAN) 4064815 (JOE) .
4. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.
8. THIS MAP MEETS OR EXCEEDS THE ASPRS ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

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

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE: 1-27-2022
FLORIDA REGISTRATION #5556

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

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MTO	CHECKED BY
SV	FIELD CREW
21-414 B&T_rev1.dwg	FILENAME
AS SHOWN	SCALE
January 31, 2022	DATE

01/31/22	CREATED ADDITIONAL LABELS TO CLARIFY COMMITMENT EXCEPTIONS - SPT
DATE	REVISION COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHEAST 1/4
SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
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21-414

1 OF 2

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PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP

GRAPHIC SCALE
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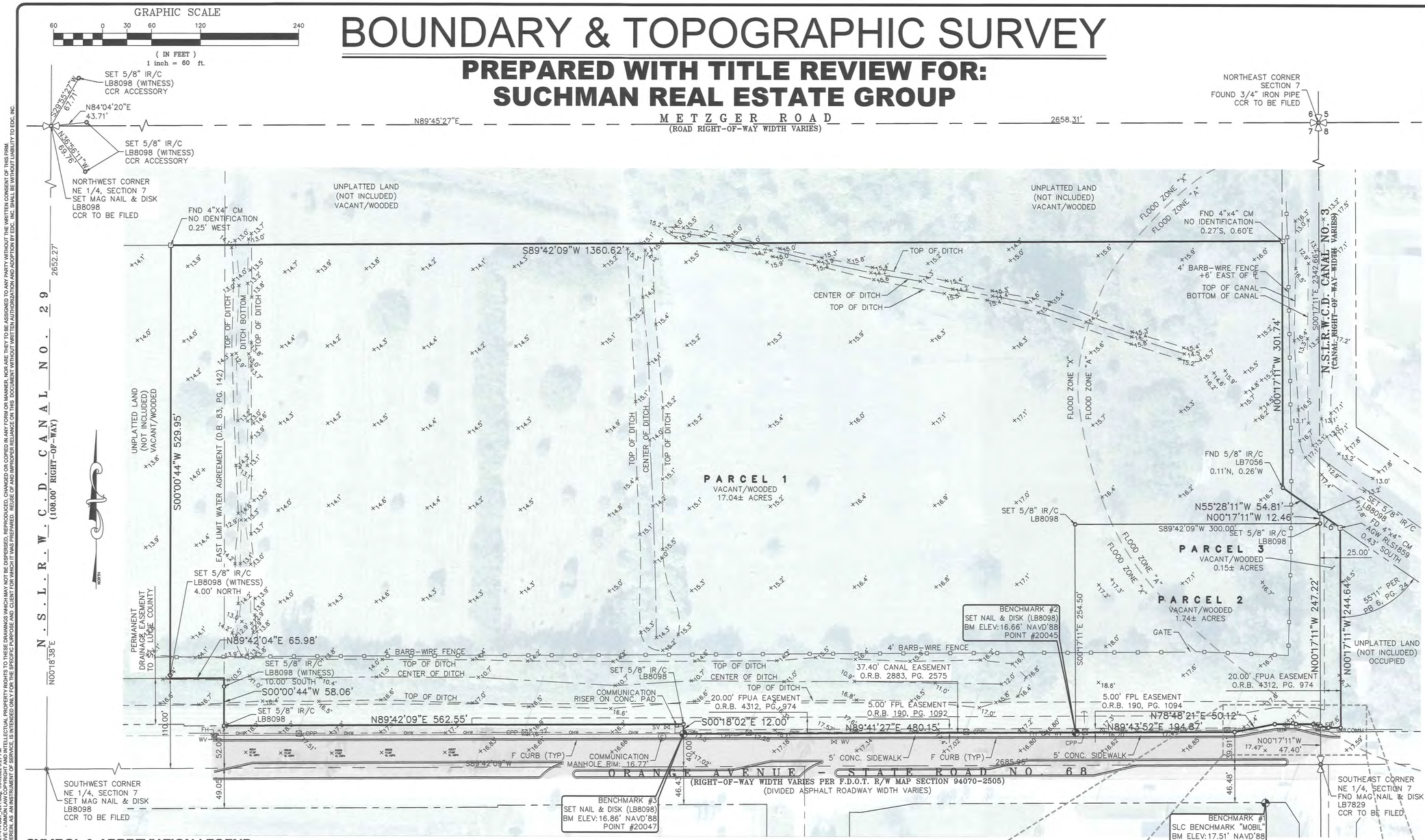
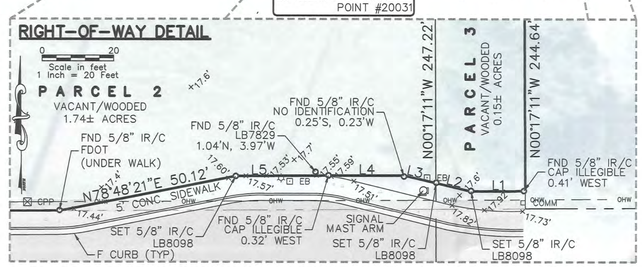
(IN FEET)
1 inch = 60 ft.



RIGHT-OF-WAY DETAIL



SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CPP	CONCRETE POWER POLE (CPP)	ELEC PANEL	ELECTRICAL PANEL	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MHWL	MEAN HIGH WATER LINE	PK/D	PARKER-KALON NAIL & DISK	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE	W	WEST
AL	ARC LENGTH		CONCRETE POWER POLE W/STREET LIGHT	EL./ELEV.	ELEVATION	GND	GROUND	MLWL	MEAN LOWER WATER LINE	PCP	PERMANENT CONTROL POINT	R/W	RIGHT-OF-WAY	TOB	TOP OF BANK/BERM	WF	WOOD FENCE
ASPH	ASPHALT		CONCRETE SIGNAL LIGHT POLE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		GROUND LIGHT	PRM	PERMANENT REFERENCE MONUMENT	R/C	ROD AND CAP	T.O.N.	TOP OF NUT		WOOD POLE STREET LIGHT		
BFP	BACK FLOW PREVENTER		FIBER OPTIC	F.O.	FIBER OPTIC HAND HOLE		GUY WIRE ANCHOR	P.B.	PLAT BOOK	S	SANITARY MANHOLE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		WOOD POWER POLE		
	BENCHMARK (BM)	CMP	CORRUGATED METAL PIPE	FDHH			HANDICAP	(P)	PLAT DATA	SV	SANITARY VALVE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)				
	BIKE RACK		CURB INLET	MP	METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	P.O.B.	POINT OF BEGINNING	SEC	SECTION	TWNSHP	TOWNSHIP				
CATV □	CABLE RISER		DECORATIVE LIGHT POST	MON	MONUMENT	HWF	HOG WIRE FENCE	P.O.C.	POINT OF COMMENCEMENT		PROPERTY CORNER	T	TRAFFIC HANDHOLD				
(C)	CALCULATED	(D)	DEED	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929		HYDRANT	P.C.C.	POINT OF COMPOUND CURVE		RIGHT-OF-WAY CONTROL	TSCB	TRAFFIC SIGNAL CONTROL BOX				
	CATCH BASIN	D.B.	DEED BOOK	N/D	NON DESCRIPT NAIL AND DISK	IN	INCH	P.C.	POINT OF CURVATURE		SIGN	TYP	TYPICAL				
Δ	CENTERLINE	Δ	DELTA/CENTRAL ANGLE	N.R.	NON RADIAL	INV	INVERT	P.T.	POINT OF TANGENCY	S	SOUTH	U.E.	UTILITY EASEMENT				
CCR	CERTIFIED CORNER RECORD	ø	DIAMETER (DIA.)	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	IP	IRON PIPE	P.O.T.	POINT OF TERMINUS		SPIGOT	UNK	UNKNOWN				
CLF	CHAIN LINK FENCE	(D)	DRAINAGE MANHOLE	FPL	FLORIDA POWER AND LIGHT	IR	IRON ROD	PVC	POLYVINYL CHLORIDE				UNKNOWN HANDHOLD				
CHD.	CHORD	DIP	DUCTILE IRON PIPE	FT	FOOT	IR/C	IRON ROD AND CAP	PSL	PORT SAINT LUCIE, FLORIDA		SPRINKLER VALVE						
CO O	CLEAN OUT	E	EAST/EASTING	FM	FORCE MAIN		IRRIGATION CONTROL VALVE	PLS	PROFESSIONAL LAND SURVEYOR	S.L.C.	ST. LUCIE COUNTY		UNKNOWN RISER BOX				
COMM RISER □	COMMUNICATION RISER	EB □	ELECTRIC BOX	FND	FOUND	L	LENGTH	R	RADIUS	STA	STATION	U	UNKNOWN TYPE MANHOLE				
CONC	CONCRETE	EHH	ELECTRIC HAND HOLE (EHH)	(F)	FPL MANHOLE		LIGHT POST	RGE	RANGE		STORMWATER DRAINAGE MANHOLE	VCP	VITRIFIED CLAY PIPE				
	CONCRETE LIGHT POST	EM M	ELECTRIC METER	SQ FT.	SQUARE FEET	MAG/D	MAG NAIL MAG BRAND NAIL	RTK	REAL TIME KINEMATIC		STREET SIGN	WM	WATER METER				
CM	CONCRETE MONUMENT			GAS	GAS VALVE	(M)	MAILBOX	RWV	RECLAIMED WATER VALVE	TELE RISER □	TELEPHONE RISER BOX	(WM)	WATER SERVICE METER				
						M.C.	MARTIN COUNTY	RLS	REGISTERED LAND SURVEYOR			WV	WATER VALVE (WV)				

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DATE	January 31, 2022

DATE	REVISION COMMENTS
2/10/122	CREATED ADDITIONAL LABELS TO CLARIFY COMMITMENT EXCEPTIONS - SPT

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED WITH TITLE REVIEW FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHEAST 1/4 SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
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PORT ST. LUCIE, FL 34987
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21-414

2 OF 2

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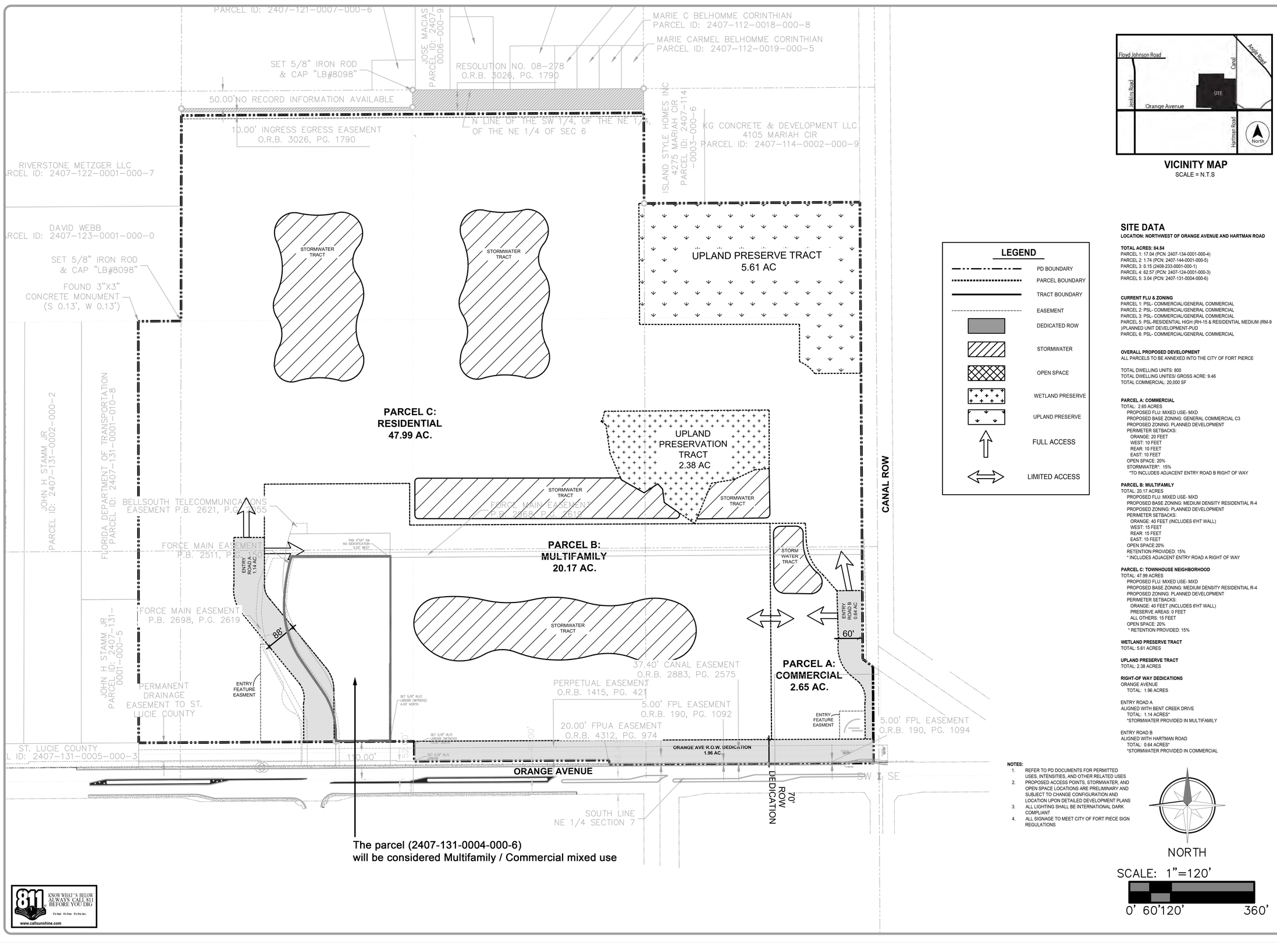

VICINITY MAP
SCALE = N.T.S

LEGEND

- PD BOUNDARY
- PARCEL BOUNDARY
- TRACT BOUNDARY
- EASEMENT
- DEDICATED ROW
- STORMWATER
- OPEN SPACE
- WETLAND PRESERVE
- UPLAND PRESERVE
- FULL ACCESS
- LIMITED ACCESS

SITE DATA

LOCATION: NORTHWEST OF ORANGE AVENUE AND HARTMAN ROAD

TOTAL ACRES: 84.54
PARCEL 1: 17.04 (PCN :2407-134-0001-000-4)
PARCEL 2: 1.74 (PCN: 2407-144-0001-000-5)
PARCEL 3: 0.15 (2408-233-0001-000-1)
PARCEL 4: 62.57 (PCN: 2407-124-0001-000-3)
PARCEL 5: 3.04 (PCN: 2407-131-0004-000-6)

CURRENT FLU & ZONING
PARCEL 1: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 2: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 3: PSL- COMMERCIAL/GENERAL COMMERCIAL
PARCEL 5: PSL-RESIDENTIAL HIGH (RH-15 & RESIDENTIAL MEDIUM (RM-9)/PLANNED UNIT DEVELOPMENT-PUD
PARCEL 6: PSL- COMMERCIAL/GENERAL COMMERCIAL

OVERALL PROPOSED DEVELOPMENT
ALL PARCELS TO BE ANNEXED INTO THE CITY OF FORT PIERCE

TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ GROSS ACRE: 9.46
TOTAL COMMERCIAL: 20,000 SF

PARCEL A: COMMERCIAL
TOTAL: 2.65 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: GENERAL COMMERCIAL C3
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 20 FEET
  - WEST: 10 FEET
  - REAR: 10 FEET
  - EAST: 10 FEET
- OPEN SPACE: 20%
- STORMWATER*: 15%
- *TO INCLUDES ADJACENT ENTRY ROAD B RIGHT OF WAY

PARCEL B: MULTIFAMILY
TOTAL: 20.17 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: MEDIUM DENSITY RESIDENTIAL R-4
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 40 FEET (INCLUDES 6'HT WALL)
  - WEST: 15 FEET
  - REAR: 15 FEET
  - EAST: 15 FEET
- OPEN SPACE:20%
- RETENTION PROVIDED: 15%
- * INCLUDES ADJACENT ENTRY ROAD A RIGHT OF WAY

PARCEL C: TOWNHOUSE NEIGHBORHOOD
TOTAL: 47.99 ACRES
- PROPOSED FLU: MIXED USE- MXD
- PROPOSED BASE ZONING: MEDIUM DENSITY RESIDENTIAL R-4
- PROPOSED ZONING: PLANNED DEVELOPMENT
- PERIMETER SETBACKS:
  - ORANGE: 40 FEET (INCLUDES 6'HT WALL)
  - PRESERVE AREAS: 0 FEET
  - ALL OTHERS: 15 FEET
- OPEN SPACE: 20%
- * RETENTION PROVIDED: 15%

WETLAND PRESERVE TRACT
TOTAL: 5.61 ACRES

UPLAND PRESERVE TRACT
TOTAL: 2.38 ACRES

RIGHT-OF WAY DEDICATIONS
ORANGE AVENUE
- TOTAL: 1.96 ACRES

ENTRY ROAD A
ALIGNED WITH BENT CREEK DRIVE
- TOTAL: 1.14 ACRES*
- *STORMWATER PROVIDED IN MULTIFAMILY

ENTRY ROAD B
ALIGNED WITH HARTMAN ROAD
- TOTAL: 0.64 ACRES*
- *STORMWATER PROVIDED IN COMMERCIAL

NOTES:
1. REFER TO PD DOCUMENTS FOR PERMITTED USES, INTENSITIES, AND OTHER RELATED USES
2. PROPOSED ACCESS POINTS, STORMWATER, AND OPEN SPACE LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE CONFIGURATION AND LOCATION UPON DETAILED DEVELOPMENT PLANS
3. ALL LIGHTING SHALL BE INTERNATIONAL DARK COMPLIANT
4. ALL SIGNAGE TO MEET CITY OF FORT PIECE SIGN REGULATIONS

NORTH

SCALE: 1"=120'

0' 60'120' 360'

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p. 772.742.1555
todm@redtaildg.com

HD DESIGNED BY
PP DRAWN BY
MILLCREEK_SITEPLAN-5-21-22.DWG FILENAME
PD PLAN LAYOUT
AS NOTED SCALE
05/24/2022 DATE

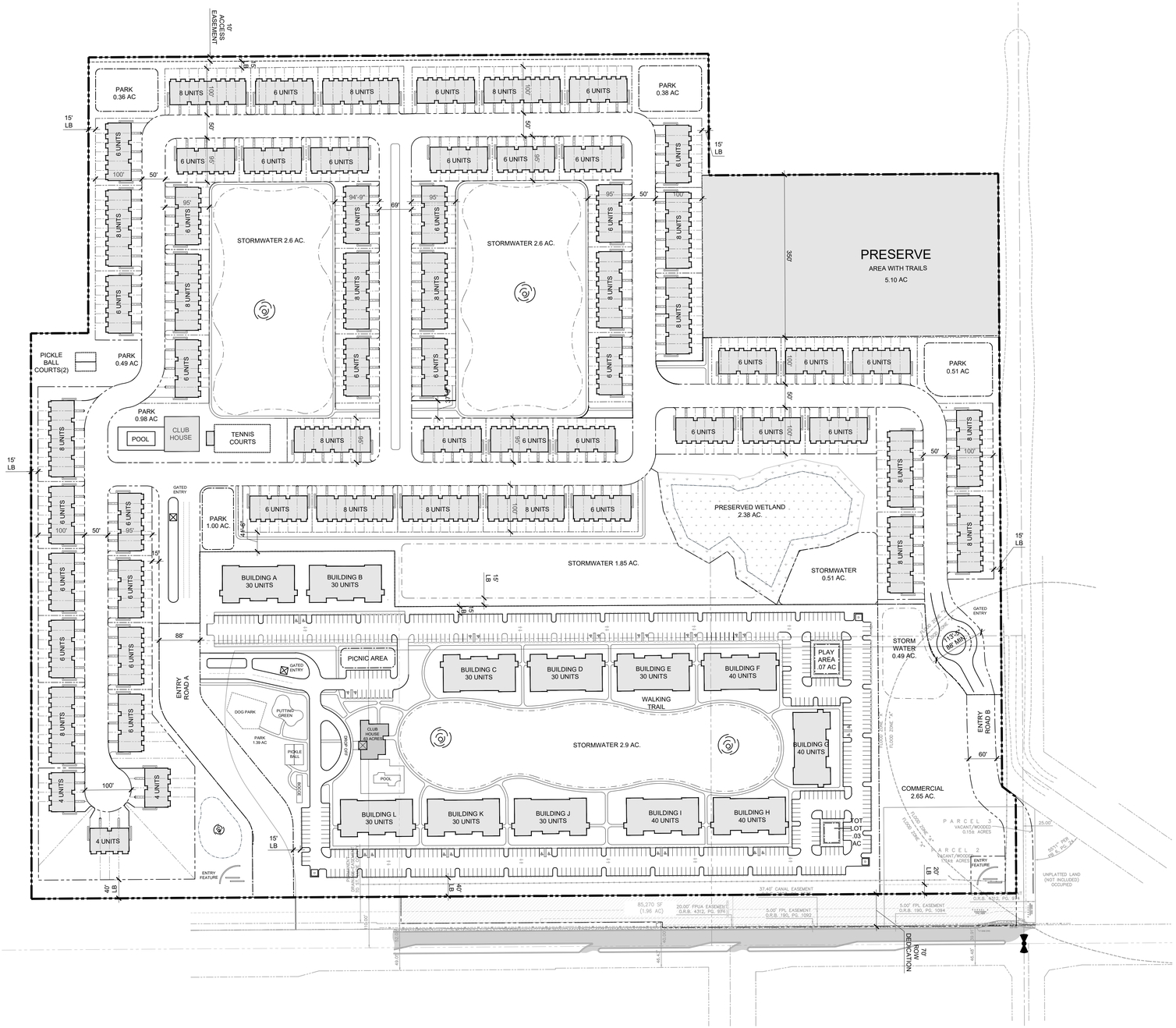
REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
ORANGE AVE.
PD PLAN
PORT ST. LUCIE FLORIDA

PD PLAN

22011

SP.1



VICINITY MAP
SCALE = N.T.S

SITE DATA

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PARCEL 6: PSL- COMMERCIAL/GENERAL COMMERCIAL

PROPOSED DEVELOPMENT

TOTAL DWELLING UNITS: 800
TOTAL DWELLING UNITES/ NET ACRE: 9.46
TOTAL COMMERCIAL: APPROX. 20,000 SF

ORANGE AVENUE DEDICATED RIGHT-OF-WAY
TOTAL: 1.96 ACRES

ENTRY ROAD A RIGHT-OF-WAY
TOTAL: 1.14 ACRES*
*STORMWATER PROVIDED IN APARTMENTS

ENTRY ROAD A ENTRY FEATURE
TOTAL: 0.52 ACRES

ENTRY ROAD B RIGHT-OF-WAY & ENTRY FEATURE
TOTAL: 0.64 ACRES*
*STORMWATER PROVIDED IN COMMERCIAL

GENERAL COMMERCIAL
TOTAL: 2.65 ACRES
RETENTION PROVIDED*: 0.49 ACRES (15%)
*INCLUDES ADJACENT ENTRY ROAD B & ENTRY FEATURE

APARTMENT NEIGHBORHOOD
TOTAL: 18.42 ACRES

PROPOSED NUMBER OF UNITS: 400
UNITS PER ACRE: 21.71

30 BUILDING TYPICAL:
THREE STORIES
12 ONE BEDROOMS
12 TWO BEDROOMS
6 THREE BEDROOMS
40 BUILDING TYPICAL:
FOUR STORIES
16 ONE BEDROOMS
16 TWO BEDROOMS
8 THREE BEDROOMS

PARKING REQUIRED (1.5 PER UNIT)= 600 SPACES ; 2% HANDICAP =12 SPACES
PARKING PROVIDED: 632 (612 + 20 GUEST/CLUBHOUSE) INCLUDES 26 HANDICAP
OPEN SPACE, CLUBHOUSE, POOL, PARKS, AND TRAILS: 5.35 ACRES
RETENTION PROVIDED 2.9 ACRES (15%)
*INCLUDES ADJACENT ENTRY A

TOWNHOUSE NEIGHBORHOOD
TOTAL: 55.98 ACRES
PROPOSED NUMBER OF UNITS: 400
UNITS PER ACRE: 7.14

WETLAND PRESERVATION
TOTAL: 2.38 ACRES

UPLAND PRESERVATION
TOTAL: 5.1 ACRES

NET ACRES: 48.5

BUILDING TYPICAL:
BUILDING TYPE A: 4 UNITS: 3 BUILDINGS = 12 UNITS
BUILDING TYPE B: 6 UNITS: 38 BUILDINGS = 228 UNITS
BUILDING TYPE C: 8 UNITS: 20 BUILDINGS = 160 UNITS

PARKING REQUIRED: 2 PER UNIT
PARKING PROVIDED: 2 PER UNIT & ON-STREET GUEST PARKING & 12 CLUBHOUSE SPACES
CLUBHOUSE, POOL, PARKS : 3.72

RETENTION PROVIDED*: 7.56 ACRES (15.5%)

NOTES:
-ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
-ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS

NORTH

SCALE: 1"=120'

0' 60' 120' 360'

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HD DESIGNED BY
JM DRAWN BY
MILLCREEK_SITEPLAN16-1x-22.DWG FILENAME
OVERALL MASTER PLAN LAYOUT
AS NOTED SCALE
09.15.2022 DATE

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
MILLCREEK
E,F,G
SITE PLAN
ST. LUCIE COUNTY FLORIDA

PRELIMINARY OVERALL MASTER PLAN

22011

SP.1

Landscape Plan - N/A

TECHNICAL MEMORANDUM

TO: **LARRY SUCHMAN**
CC: **RJ KENNEDY, PE**
FROM: **STEVEN FRINK, EI**
SUBJECT: **Millcreek – Drainage Statement**
DATE: **JUNE 16, 2022**

The project area has a total project area of 82.58-acres. As the project lies within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD), St Lucie County (SLC), and the South Florida Water Management District (SFWMD), all applicable rules and guidelines will need to be adhered to.

To satisfy the NSLRWCD, an evaluation of the stormwater discharge will need to be completed. The NSLRWCD requires that discharge be limited to 2 inches of rainfall depth over the project area for the 10-year – 3-day design storm event for any given 24-hour time period. This equates to a discharge rate of 13.76 ac-ft. St Lucie County will require an evaluation of the 25-year – 3-day storm event to ensure that the surrounding areas are not impacted. The 25-year – 3-day storm event will also be used to establish the minimum perimeter berm elevation for the project.

SFWMD requires an evaluation of the 25-year – 3-day storm event, the 100-year – 3-day storm event, and a nitrogen and phosphorus loading evaluation. As with SLC the 25-year – 3-day storm event will be used to establish the minimum perimeter berm elevation. The 100-year – 3-day storm event is utilized to establish the finished floor elevations of all habitual buildings on the property. Along with each storm event, an evaluation of the nitrogen and phosphorus loading, more commonly known as nutrient removal will need to be completed. The nutrient removal evaluation is completed in a pre-development and post-development condition. The analysis will ensure that the amount of nitrogen and phosphorus leaving the site in the post development condition does not exceed the pre-development condition.

The proposed drainage improvement will need to have a form of both dry and wet detention/retention for the commercial component of the development and only wet retention for the residential component. The drainage improvements typically occupy 15%-20% of the developed project area. A control structure will need to be designed to limit the discharge to the amount noted above and provide the required nutrient removal before discharging to the NSLRWCD Canal Number 3.

December 17, 2021

Suchman Real Estate Group
Attn: Lawrence Suchman
1550 Madruga Avenue #230
Coral Gables, FL 33146
Email: larry@suchmangroup.com

Reference: **Environmental Assessment**
Millcreek 62ac. – Orange Avenue
St. Lucie County, Florida
Parcel ID #s: 2407-124-0001-000-3

Dear Mr. Suchman,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to State, Federal, and St. Lucie County 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: 2407-124-0001-000-3
Millcreek 62ac. – Orange Avenue
St. Lucie County, Florida

Date: December 17, 2021
Project # 21-539

Prepared For:
Suchman Real Estate Group
Attn: Lawrence Suchman
1550 Madruga Avenue #230
Coral Gables, FL 33146
larry@suchmangroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #s: 2407-124-0001-000-3) comprised of 62.51 acres. The property is classified by the St. Lucie County Property Appraiser as Grazing Land (land use code 6000). The parcel is located just north of Orange Avenue, and just west of N 41st Street in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South, and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 10th, 13th-16th, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native upland and non-native upland habitat located on site. The subject property consists of approximately 62.51 acres of improved pasture for cattle grazing, as it is currently leased for this reason. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 211 – Improved Pasture, 213 – Woodland Pasture, and 425 – Temperate Hardwood. It is important to note that there are both native and non-native upland habitat types present. Please refer to the attached FLUCCS map for the approximate location of the upland habitat(s) delineated onsite.

Common Name	Species Name
Cabbage Palm	*Sabal palmetto*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus hemisphaerica*
Dwarf Palmetto	*Sabal Minor*
Saw Palmetto	*Serenoa repens*
Beauty Berry	*Callicarpa americana*
Wild Coffee	*Psychotria nervosa*
Dog Fennel*	*Eupatorium capillifolium*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Chinese Tallow**	*Triadica sebifera*
Air Potato Vine**	*Dioscorea bulbifera*
Arrowhead Vine**	*Syngonium podophyllum*
Surinam Cherry**	*Eugenia uniflora*

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

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. All of these components were found during the field reconnaissance on the property. Please refer to the attached FLUCCS map for the approximate location of the wetland habitat(s) delineated onsite.

Two (2) separate, isolated wetlands were observed during site reconnaissance. The wetland habitat of both wetlands observed consisted of FLUCCS code 643 – Wet Prairie.

According to Google Earth and the Environmental Data Resources, Inc. (EDR) Lightbox, Moore Creek runs diagonally through the northeast corner of the property and south along the western property boundary. The creek has been converted into and currently functions as a ditch. Directly east of the subject property, the creek has been converted into a NSLRWCD canal. In addition, the subject property consists of an upside-down u-shaped ditch near the center of the subject property. These waters located on site are considered "Other Surface Waters" (OSW) according to State and St. Lucie County regulations. Some areas of the ditches are representative of wood stork foraging habitat and may require mitigation. Please refer to the attached Wood Stork Foraging Habitat Map for the areas suspected to require mitigation.

Common Name	Species Name
Smartweed	*Polygonum hydropiperoides*
Sedge	*Cyperaceae spp.*
Yellow-eyed grass	*Xeric ambigua*
Pennywort	*Hydrocotyle spp.*
Arrowroot	*Thalia dealbata*
St. John's Wort	*Hypericum spp.*
Cattail*	*Typha spp.*
Caesar's Weed**	*Urena lobata*

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

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Several gopher tortoises (*Gopherus polyphemus*), their burrows, and or habitat were observed on site. In addition, the subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara (*Caracara cheriway*) consultation area and does consist of foraging habitat. However, limited nesting habitat (cabbage palms with a clear trunk (C.T.) 10ft or higher) was limited and no caracara or their nests were observed on site.

In addition, potential wood stork (*Mycteria americana*) foraging habitat is located on site in the form of agricultural ditches. These ditches contain an open canopy, wetland vegetation, hydric soils, and periodically standing water. According to U.S. Fish and Wildlife Service (USFWS) Florida Active Colonies 2010-2019 Google Earth File, the nearest known nesting colony is located approximately 18.77 miles southwest of the subject property. As part of the building approval process, a Wood Stork Foraging Habitat Assessment may be required by the State.

Please refer to the attached Wood Stork Foraging Habitat Map for the approximate location of potential wood stork foraging habitat located on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, the site is composed of the following soil series:

Chobee sand - Chobee series consists of very deep, very poorly drained, soils that formed in thick beds of loamy marine sediments. Slopes range from 0 to 2 percent. Under natural conditions Chobee soils are used for water quality and wildlife habitat, some areas are drained and used principally for citrus, pasture, and range. Potential native vegetation consisting of arrowhead, cabbage palm, carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas. Some areas have a growth of ash, gum, maple, and cypress.

Hilolo Fine sand- Hilolo fine sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

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

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

Pepper and EauGallie sand- sands are sandy, siliceous, nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months. Natural vegetation includes Florida pine, saw palmetto, oak, inkberry, and fetterbush. The most common grasses are Florida threeawn and pineland threeawn. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures may be necessary to overcome excessive wetness.

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.

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

SITE HISTORY:

After reviewing aerial images provided by the Environmental Data Resources, Inc. (EDR), Google Earth, and the St. Lucie County Property Appraiser, the subject property was historically used as a citrus grove operation from the early 1940s to around the late 70s. It is around the late 1970s-80s that the subject property was converted into a pasture for cattle grazing. An artesian well was discovered, is currently spewing water onto the site.

The subject property is currently being used as active cattle grazing property.

SAINT LUCIE COUNTY REGULATIONS:

The following lists the St. Lucie County Land Development Codes (LDC) that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

"LDC.Section 6.00.03: *No person shall conduct any vegetation removal activities within the unincorporated area of St. Lucie County without first obtaining a Notice of Vegetation Removal from the Public Works Director. Mitigation is required for the loss of any native vegetation meeting the minimum DBH (diameter at breast height) or C.T. (clear trunk) sizes as specified in* ***Table 1*** *of this section of the St. Lucie County LDC (****Section 6.00.03.D****)."*

Native trees meeting the minimum mitigation sizes as specified by the St. Lucie County LDC were located on site. Please refer to the attached Tree Survey Report.

*"****LDC.Section 6.02.03****: Any construction, dredging, filling, or alteration in, on, or over a jurisdictional wetland shall require a permit. The County shall have regulatory authority over all wetlands except for those that are isolated, less than half an acre total area, and are entirely surrounded by uplands."*

A total of 2 wetlands were identified on site. St. Lucie County does not have regulatory authority over these wetlands, a determination will be required from the South Florida Water Management District (SFWMD)

***"LDC.Section 6.02.03.E**: Mitigation and therefore impact to wetlands, may occur when proposed activity cannot be practicably located on the upland portion of the site and all practical measures have been taken to reduce impact. There may be no overall net losses of wetland function & value."*

A state wetland jurisdictional determination will need to be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment will need to be conducted to further determine mitigation options available for this site.

***"Policy 6.1.12.4:** Proposed development projects within Environmentally Sensitive Areas (wetlands) must submit an Environmental Impact Report (EIR) as part of the development approval process."*

If the proposed development project plans to impact wetlands located onsite which are considered Environmentally Sensitive Areas. Therefore, this project will require the submittal of an EIR.

***"Policy 6.1.14.6:** Development containing a Category III wetland shall provide a minimum 25-foot buffer between the wetland jurisdictional line and area of development. The buffer shall be maintained in a natural vegetative state and be free of exotic and nuisance vegetation."*

It is the professional opinion of EDC that all wetlands onsite are classified as Category III wetlands and therefore the above Policy shall apply to any remaining wetlands during development.

Due to the presence of Gopher Tortoises, a Gopher Tortoise survey will be required, pursuant to FWC's established protocol. This survey will be to identify, flag, and record all burrows located on the subject property. Gopher Tortoises will need to be relocated prior to land clearing activities. A permit for relocation will be required if the site plan impacts Gopher Tortoises.

SUMMARY:

The site consists of consists of one (1) tax parcel (Parcel IDs: 2407-124-0001-000-3) comprised of 62.51 acres. The property is classified by the St. Lucie County Property Appraiser as grazing land (land use code 6000). The parcel is located just north of Orange Avenue, and east of N 41st Street in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South and Range 40 East.

It is the professional opinion of EDC that the subject property does consist of native upland habitat, and does contain wetlands. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 211 – Improved Pasture, 213 – Woodland Pasture, 425 – Temperate Hardwood. The wetland habitat consists of the following FLUCCS codes; 643 – Wet Prairie. Additionally, the subject property does contain of State classified, "Other Surface Waters" (OSW) in the form of agricultural ditches. Please refer to the attached FLUCCS map for the approximate location of the habitats delineated onsite. Some areas of the ditches are representative of wood stork foraging habitat and may require mitigation. Please refer to the attached Wood Stork Foraging Habitat Map for potential wood stork foraging habitat located on site.

In addition, native trees meeting the minimum mitigation sizes as specified by the St. Lucie County LDC were located on site. Please refer to the attached Tree Assessment Report.

EDC conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher tortoises (*Gopherus polyphemus*) and multiple burrows or habitat were observed on the subject property. A 100% Gopher Tortoise Survey will be required.

The subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara (*Caracara cheriway*) consultation area and does consist of foraging habitat. However, limited nesting habitat (cabbage palms with a clear trunk (C.T.) 10ft or higher) was limited and no caracara or their nests were observed on site. In addition, potential wood stork (*Mycteria americana*) foraging habitat is located on site in the form of agricultural ditches. As part of the building approval process, a Wood Stork Foraging Habitat Assessment may be required by the State.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

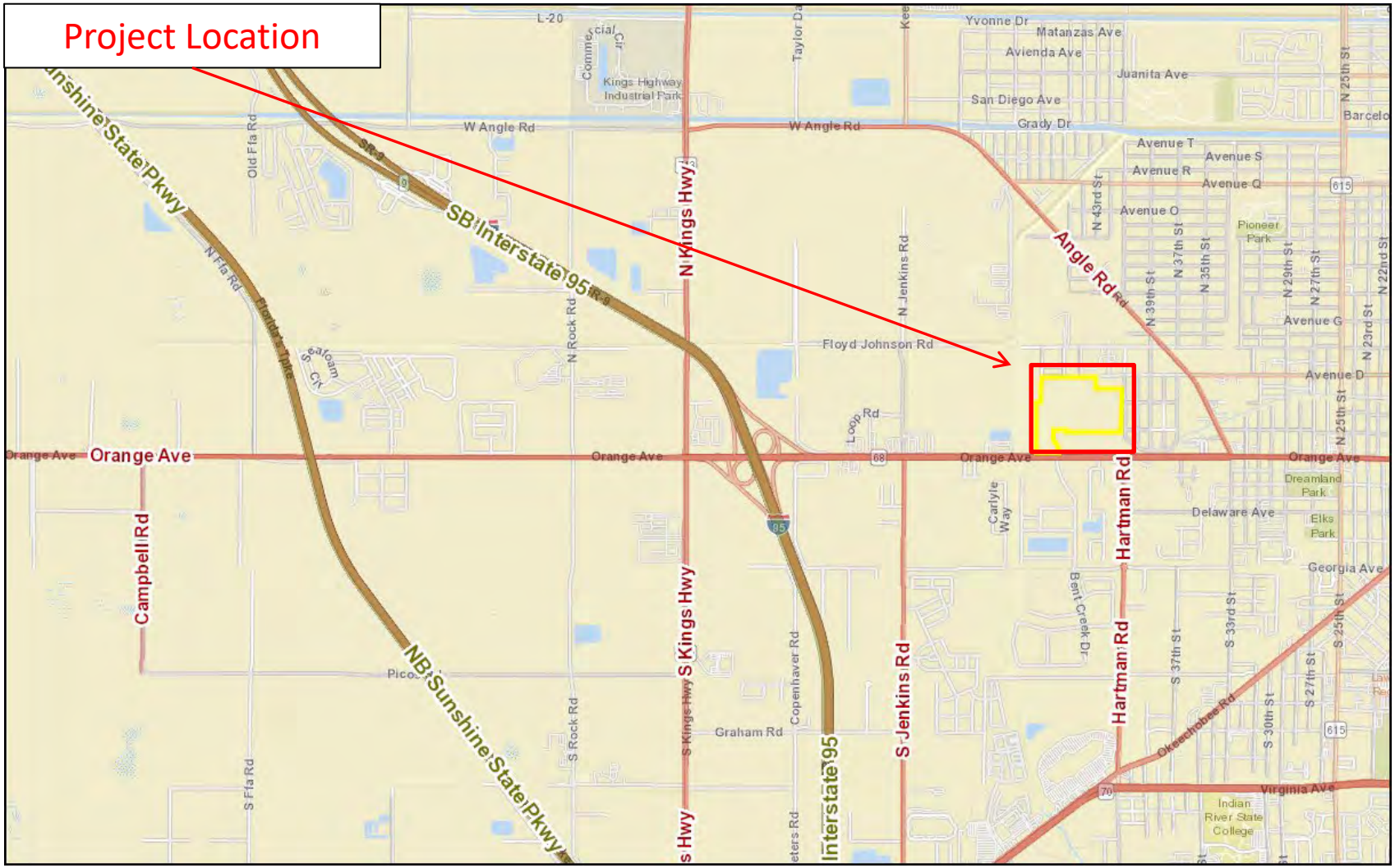
Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

Location Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

N



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

Property Appraiser Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

N

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

USDA Web Soil Survey Map

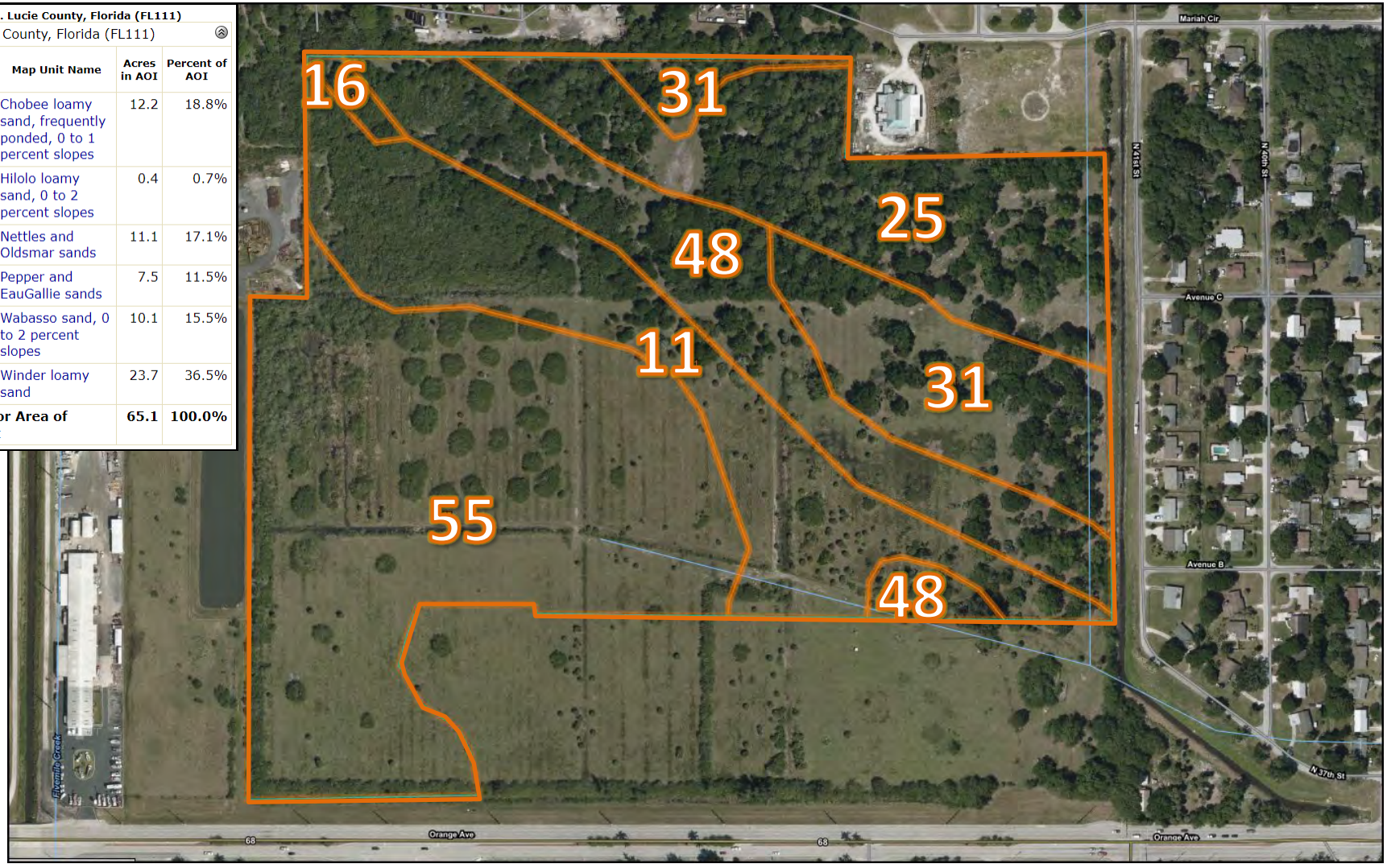
Project: 21-539	Suchman Real Estate Group	12/17/2021

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	12.2	18.8%
16	Hilolo loamy sand, 0 to 2 percent slopes	0.4	0.7%
25	Nettles and Oldsmar sands	11.1	17.1%
31	Pepper and EauGallie sands	7.5	11.5%
48	Wabasso sand, 0 to 2 percent slopes	10.1	15.5%
55	Winder loamy sand	23.7	36.5%
Totals for Area of Interest		**65.1**	**100.0%**



ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

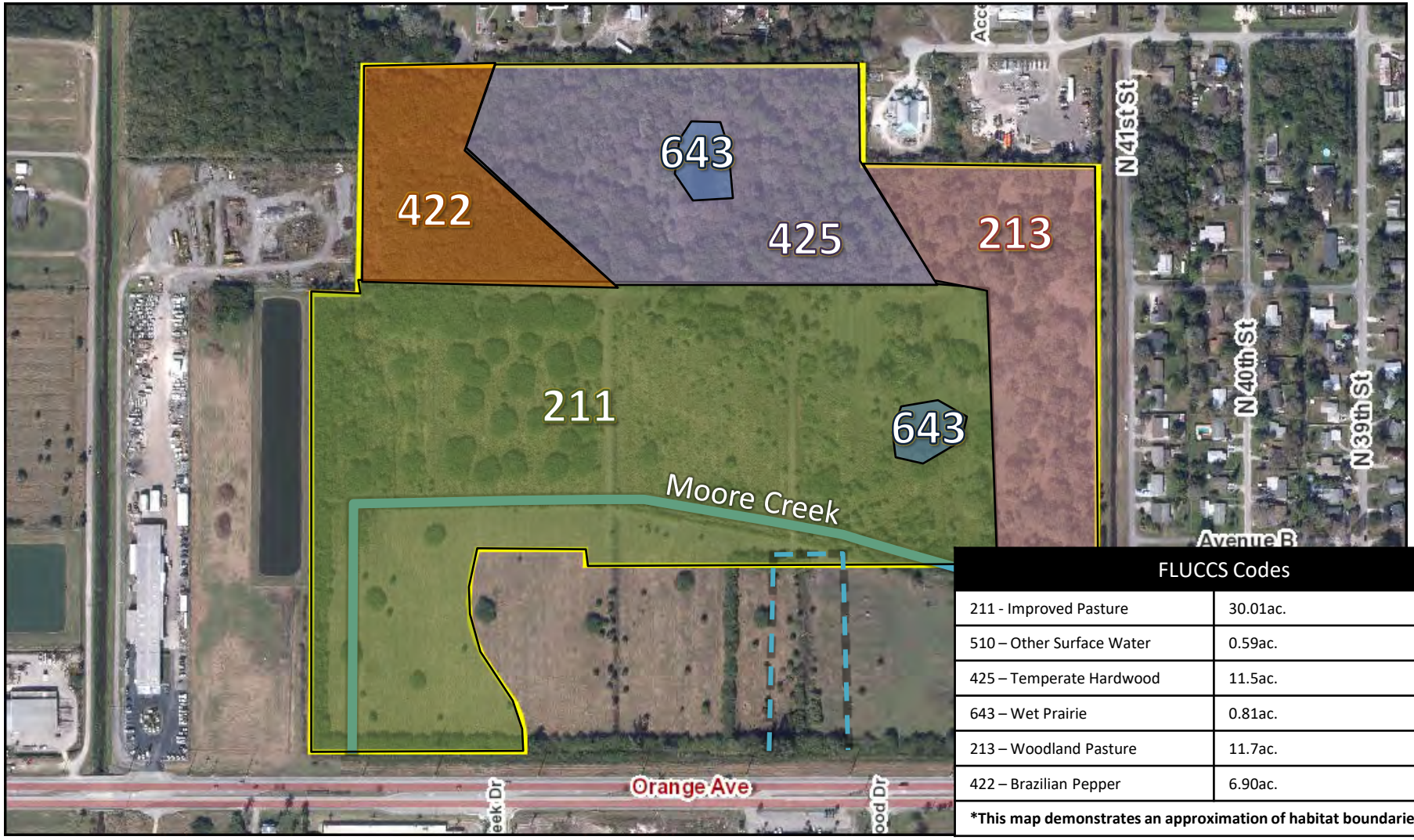
Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

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

Project: 21-539	Suchman Real Estate Group	12/17/2021

N



FLUCCS Codes	
211 - Improved Pasture	30.01ac.
510 – Other Surface Water	0.59ac.
425 – Temperate Hardwood	11.5ac.
643 – Wet Prairie	0.81ac.
213 – Woodland Pasture	11.7ac.
422 – Brazilian Pepper	6.90ac.
***This map demonstrates an approximation of habitat boundaries on site.**	

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

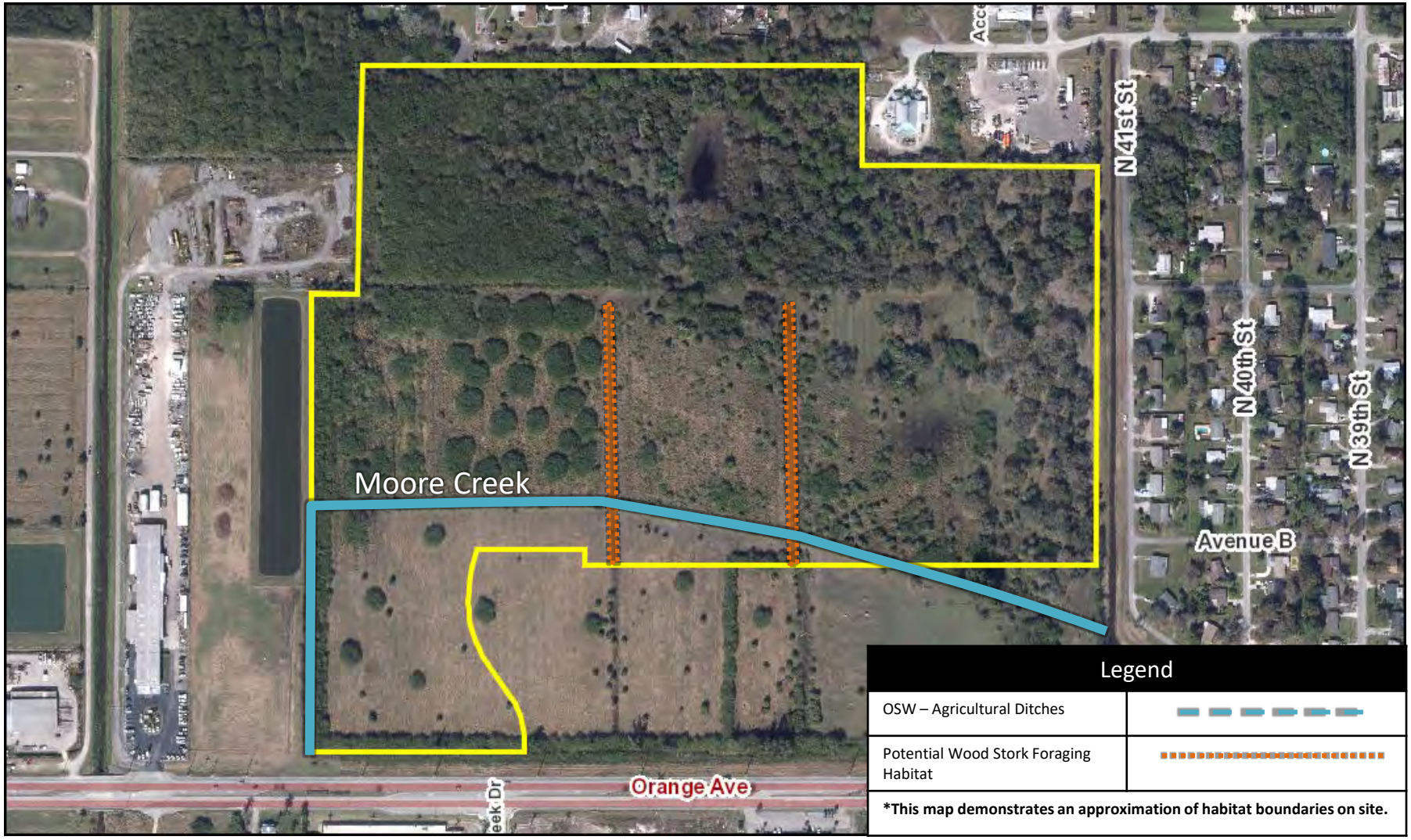
Millcreek 62 ac.– Orange Avenue

St. Lucie County, Florida

Wood Stork Foraging Habitat Map

Project: 21-539	Suchman Real Estate Group	12/17/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

1944 EDR Aerial Image

Project: 21-539	Suchman Real Estate Group	12/17/2021

N

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Millcreek 62ac. – Orange Avenue

St. Lucie County, Florida

1980 EDR Aerial Image

Project: 21-539	Suchman Real Estate Group	12/17/2021

N

LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION ±83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

AACE FILE NO. 22-182

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191 Fx: 772-807-9192
www.aaceinc.com

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 22-182
June 7, 2022

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Attention: Mr. Roderick J. Kennedy, P.E.

LIMITED SUBSURFACE SOIL EXPLORATION AND
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION
±83-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the site has been cleared and the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

1.1 Site Location and Description

The ±83-acre subject site consists of the following four (4) contiguous properties located on the north side of Orange Avenue/SR-68, approximately 1.5 miles east of Interstate 95, in St. Lucie County, Florida (within Section 7, Township 35 South, Range 40 East):

- Parcel ID 2407-124-0001-000-3 (62.51 acres)
- Parcel ID 2407-131-0004-000-6 (3.30 acres)
- Parcel ID 2407-134-0001-000-4 (15.88 acres)
- Parcel ID 2407-144-0001-000-5 (1.73 acres)

A Site Vicinity Map (2021 aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "Fort Pierce NW, Florida" USGS topographic quadrangle map, also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 19-20 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as mainly vacant/undeveloped pasture and citrus-growing land on the USGS map.

1.2 Project Description

Based on our conversations and our review of the forwarded project-related information (including a schematic site plan), we understand that the proposed site development will consist of a mixture of multi- and single-family developments with some commercial features fronting Orange Avenue, all with associated paving and drainage improvements (including several stormwater ponds). We further understand that the site is in a due diligence phase and that only limited geotechnical information is needed at this point.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions and recommendations presented herein.

2.0 LIMITED SUBSURFACE SOIL EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings, auger borings, and soil hydraulic conductivity tests. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the following six (6) surficial soil types ranging in areal extent from less than 1 acre to more than 50 acres:

- Chobee loamy sand, frequently flooded, 0 to 1 percent slopes (Map Unit 11)
  Loamy alluvium found within depressions on historic marine terraces, with loamy sand and sandy clay loam present to depths in excess of 80 inches below grade.

- Hilolo loamy sand, 0 to 2 percent slopes (Map Unit 16)
  Calcareous sandy and loamy marine deposits found within flatwoods on historic marine terraces, with loamy sand, sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.

- Nettles and Oldsmar sands (Map Unit 25)
  Sandy and loamy marine deposits found within flatwood and flats on historic marine terraces, with sands and fine sandy loam present to depths in excess of 80 inches below grade.

- Pepper & EauGallie sands (Map Unit 31)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sands and sandy loam present to depths in excess of 80 inches below grade.

- Wabasso sand, 0 to 2 percent slopes (Map Unit 48)
  Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sand, sandy clay loam and loamy sand present to depths in excess of 80 inches below grade.

- Winder loamy sand (Map Unit 55)
  Sandy and loamy marine deposits found within flats on historic marine terraces, with loamy sand, sands, sandy clay loam, and sandy loam present to depths in excess of 80 inches below grade.

The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

2.2 Field Work

The limited field exploration program consisted of performing twenty (20) Standard Penetration Test (SPT) borings and twenty (20) auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 15 to 30 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 7 feet using 3-inch diameter hand (bucket) augers. Further, four (4) SFWMD soil hydraulic conductivity (exfiltration) tests were completed within the site.

Our site visits and field work were performed in the period May 27-June 2, 2022. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 30 feet of those shown on Figure No. 2. In general, the borings were completed at accessible locations in a wide-spaced grid across the site.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 through 6. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS.

In addition, representative samples were selected for index laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140), and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 through 6.

4.0 GENERAL SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 through 6. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics) followed by very loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC) and clayey fine sands (SC) to depths of about 13-18 feet below grade. At this depth, very loose to loose fine sands (SP) and slightly silty fine sands (SP-SM) were encountered reaching the termination depths of our deeper borings near 30 feet below grade. Further, two borings (TB-2 and TB-5) encountered very loose, very clayey fine sands (SC) from 28 to 30 feet below grade.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 through 6 for individual soil profile details.

4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 6. As can be seen, at the time of our field work, the groundwater table was encountered at depths ranging from approximately 4.0 to 7.0 feet below the existing ground surface, with this range likely due to similar, minor variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

4.3 Soil Hydraulic Conductivity Testing

Four (4) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results (Table 1).

Table 1 - Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	5.5	6.7×10^{-4}	2.3×10^{-5}
EX-2	4.0	4.5×10^{-4}	1.7×10^{-5}
EX-3	5.8	2.2×10^{-3}	7.6×10^{-5}
EX-4	5.0	5.6×10^{-4}	2.0×10^{-5}

The individual soil hydraulic conductivity test reports are included in Appendix III.

5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed mixed-use residential and commercial construction.

5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future low-rise residential and commercial construction on conventional shallow foundations following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps, agricultural piping/structures, etc.), backfilling of craters from such features, leveling of uneven terrain, cleaning/filling of ditches, and proofrolling of the building and roadway areas with heavy vibratory compaction equipment.

Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future construction.

5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using conventional light-duty or heavy-duty flexible pavement sections with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. In addition, rigid pavements (i.e. concrete atop properly designed base and subgrade sections) will be suitable.

Site preparation is anticipated to consist of the removal of organic topsoil and buried organics, and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

We do note that the groundwater table was encountered at relatively shallow depths at some locations, with some seasonal rise to be expected. In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) and/or the installation of roadway edge underdrains may be required.

5.4 Stormwater Ponds and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar residential development projects St. Lucie County, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Slightly clayey fine sands (SP-SC) and slightly silty fine sands (SP-SM) with fines contents less than 10-15 percent are suitable for structural fill, but will likely be more difficult to compact due to their inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey/very clayey fine sands (SC) with fines content in excess of 15-18 percent are generally considered undesirable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, these clayey can typically be mixed with sands with less fines content (i.e. less than 5 percent passing the U.S. No. 200 sieve) and likely be used provided that the post-mixing fines content is not greater than 10 percent.

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

If it is attempted to blend the more clayey soils with the sands containing less fines, we would recommend obtaining post-mix samples for laboratory determination of moisture contents, fines content, in addition to optimum moisture contents/maximum density relationships, so as to determine whether the soils were sufficiently mixed, and to provide guidelines for placement and compaction procedures. For the more clayey fill materials, it will be prudent to compact the soils within 1 to 2 percent of the materials' optimum moisture contents. Nevertheless, once excavated and/or dredged, we recommend that all soils be stockpiled as high as possible so as to increase the rate of drainage, prior to placement and compaction.

Further, mechanical manipulation (e.g. disking, point-plowing, etc.) can typically be used to mixed and dry clayey soils. If the clayey soils remain saturated they could be used in non-structural areas.

6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 through 6, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation Engineering Design & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

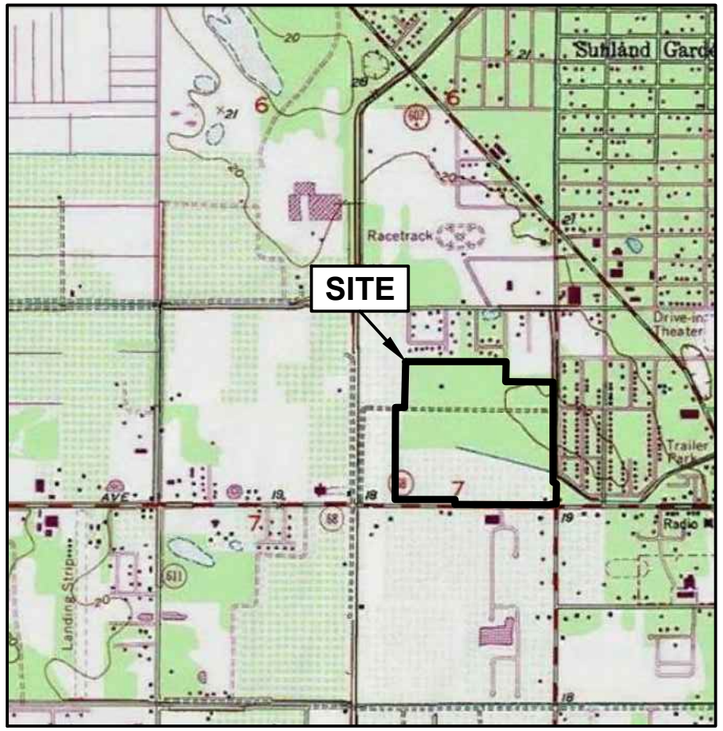
PETER GREGORY ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER

Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956
6-7-2022

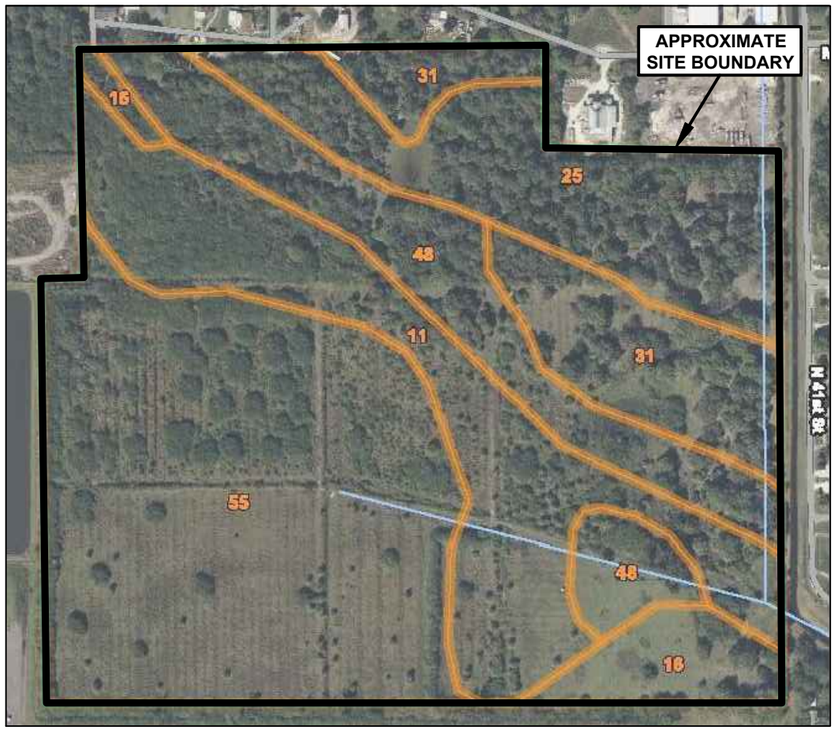
David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
6/7/22

2021 AERIAL PHOTOGRAPH

USGS QUADRANGLE MAP OF "FT. PIERCE, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 7 Township 35 South, Range 40 East

ST. LUCIE COUNTY PROPERTY APPRAISER

Parcel ID 2407-124-0001-000-3 (62.51 acres)
Parcel ID 2407-131-0004-000-6 (3.30 acres)
Parcel ID 2407-134-0001-000-4 (15.88 acres)
Parcel ID 2407-144-0001-000-5 (1.73 acres)

USDA NRCS SOIL TYPES WITHIN SITE BOUNDARY

Map Unit 11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
Map Unit 16: Hilolo loamy sand, 0 to 2 percent slopes
Map Unit 25: Nettles and Oldsmar sands
Map Unit 31: Pepper and EauGallie sands
Map Unit 48: Wabasso sand, 0 to 2 percent slopes
Map Unit 55: Winder loamy sand

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

AACE

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
83-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Figure No. 1**

LEGEND

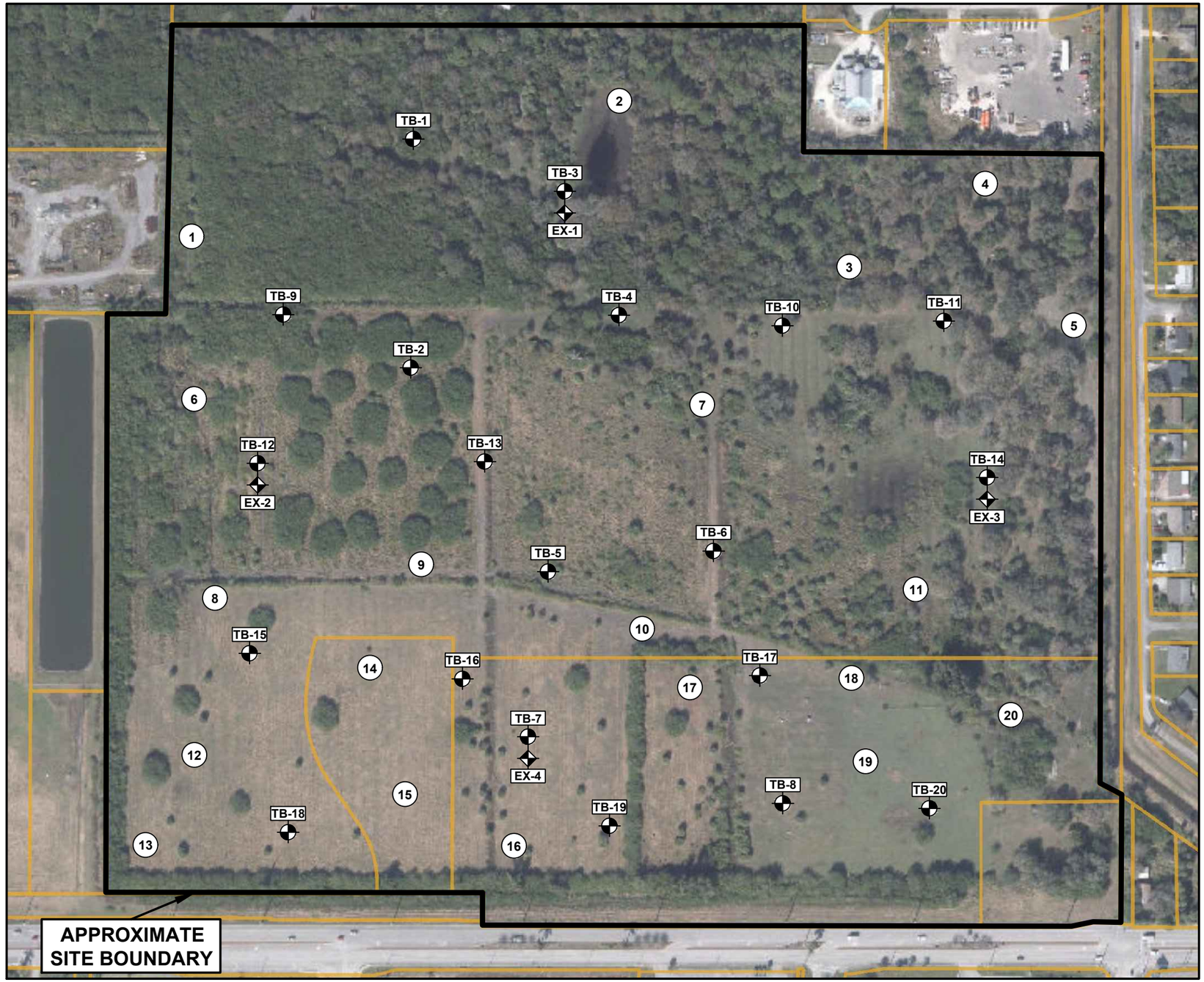
TB-# — Standard Penetration Test Boring

(#) — Hand Auger Boring

EX-# — SFWMD Exfiltration Test (Usual Open Hole, Constant-Head)

NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. as such, the shown field work locations should be considered accurate only to the degree implied by the method of measurement used.

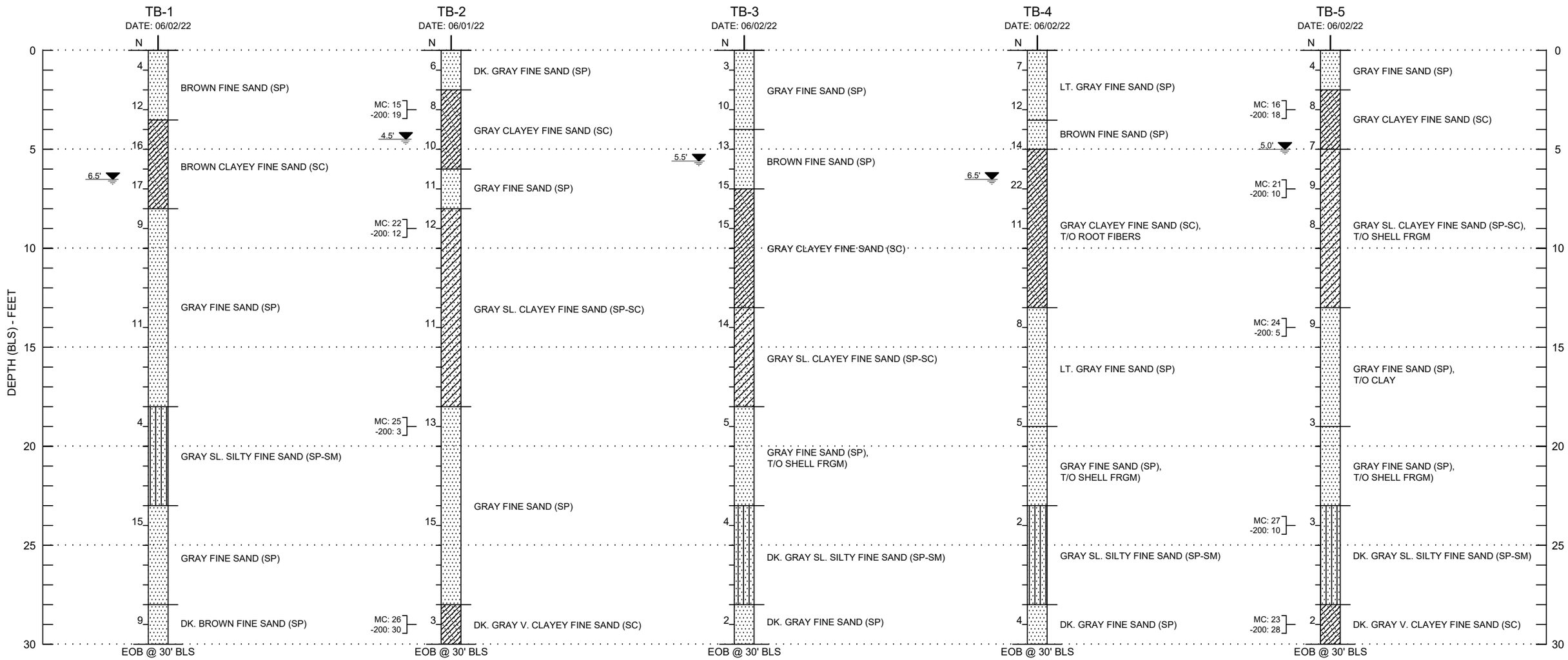


NORTH

NOT TO SCALE

Graphical source:
St. Lucie County Property Appraiser

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com	**FIELD WORK LOCATION PLAN**	SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA	Drawn by: PGA Checked by: DPA AACE File No: 22-182	Date: June 2022 Date: June 2022 **Figure No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

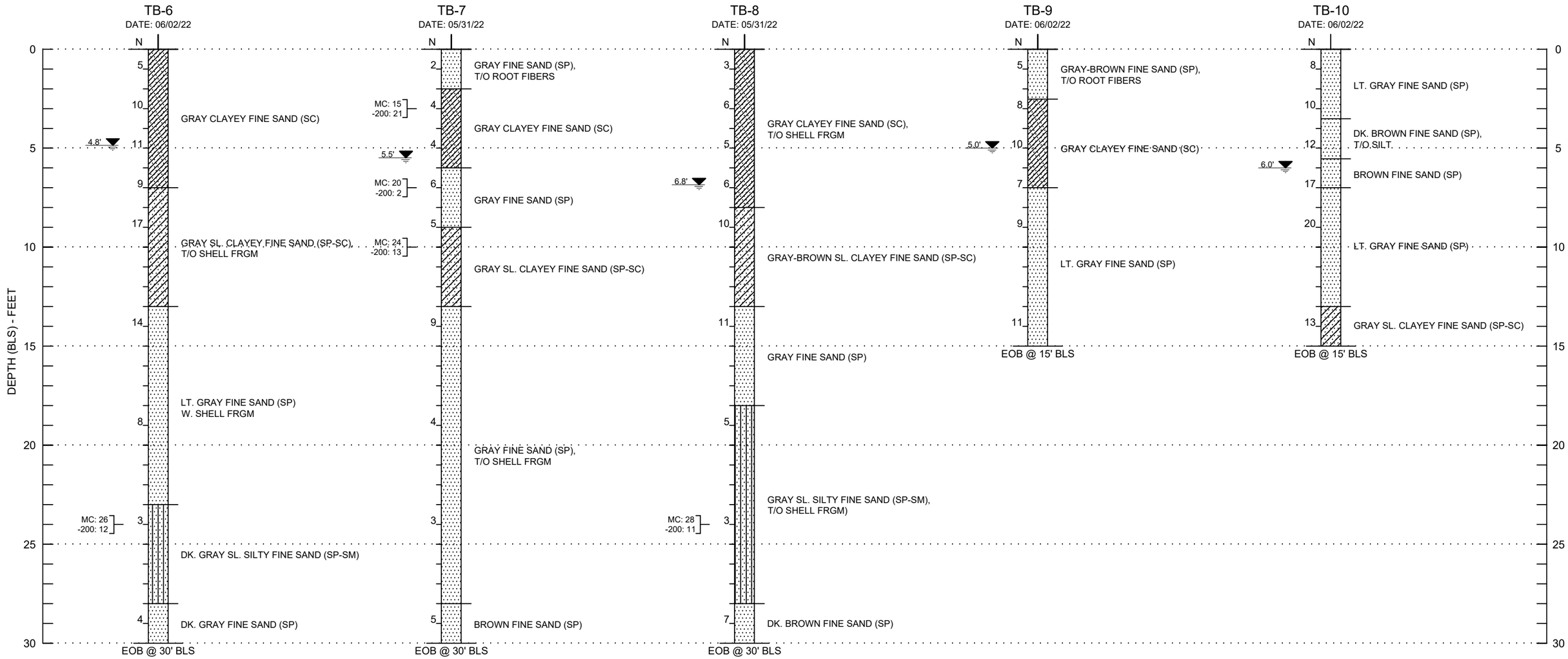
SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
XX.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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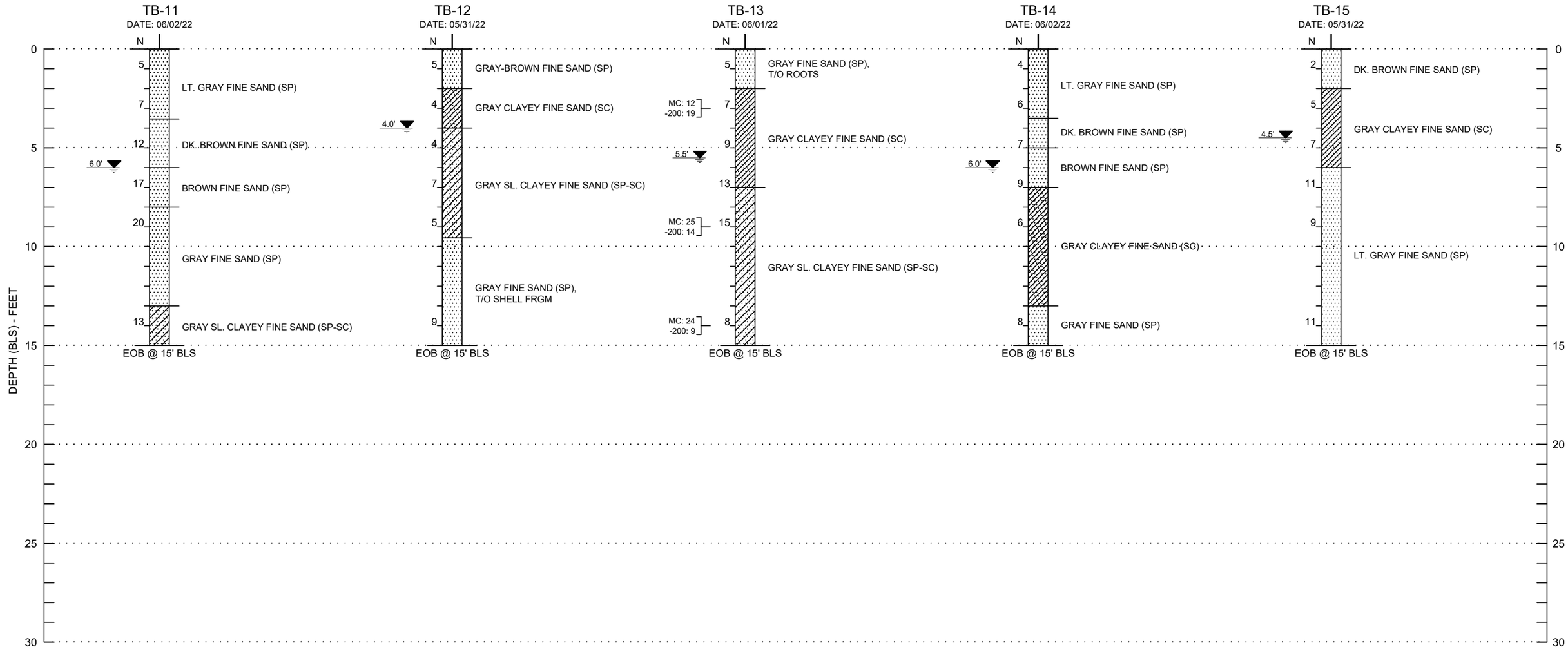
834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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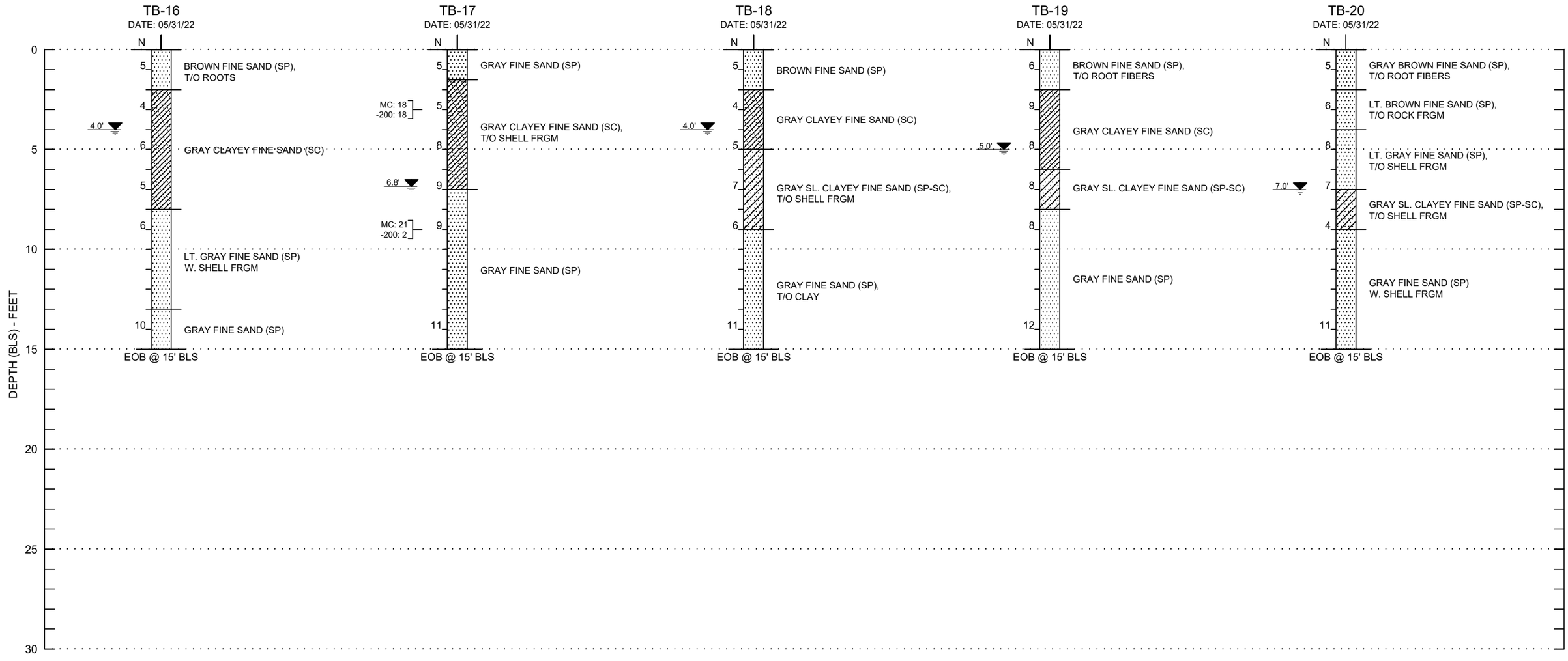
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 3**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)	DRILL CREW CHIEF: DT	
N	SPT RESISTANCE IN BLOWS PER FOOT	DRILL RIG: CME-45	
HAB	HAND AUGER BORING (ASTM D1452)	DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY	
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING	SPLIT-SPOON SAMPLER:	
EOB	END OF BORING	INSIDE DIAMETER: 1.375"	
BLS	BELOW LAND SURFACE	OUTSIDE DIAMETER: 2.0"	
FRGM	FRAGMENTS	LENGTH: 24"	
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS]	SPT HAMMER:	
	USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION	AVERAGE DROP: 30"	
	EXCEPT FOR NOTED LABORATORY TESTS	WEIGHT: 140 LBS	
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)	TYPE: SAFETY/MANUAL	
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)		

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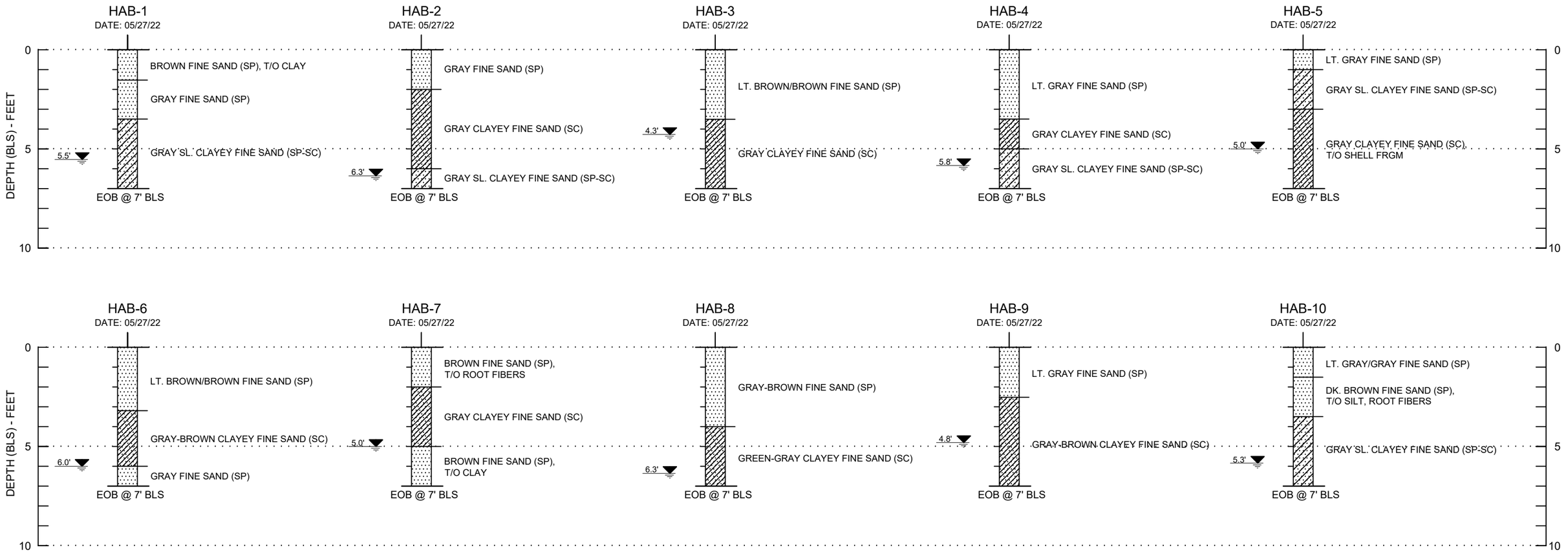
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 4**



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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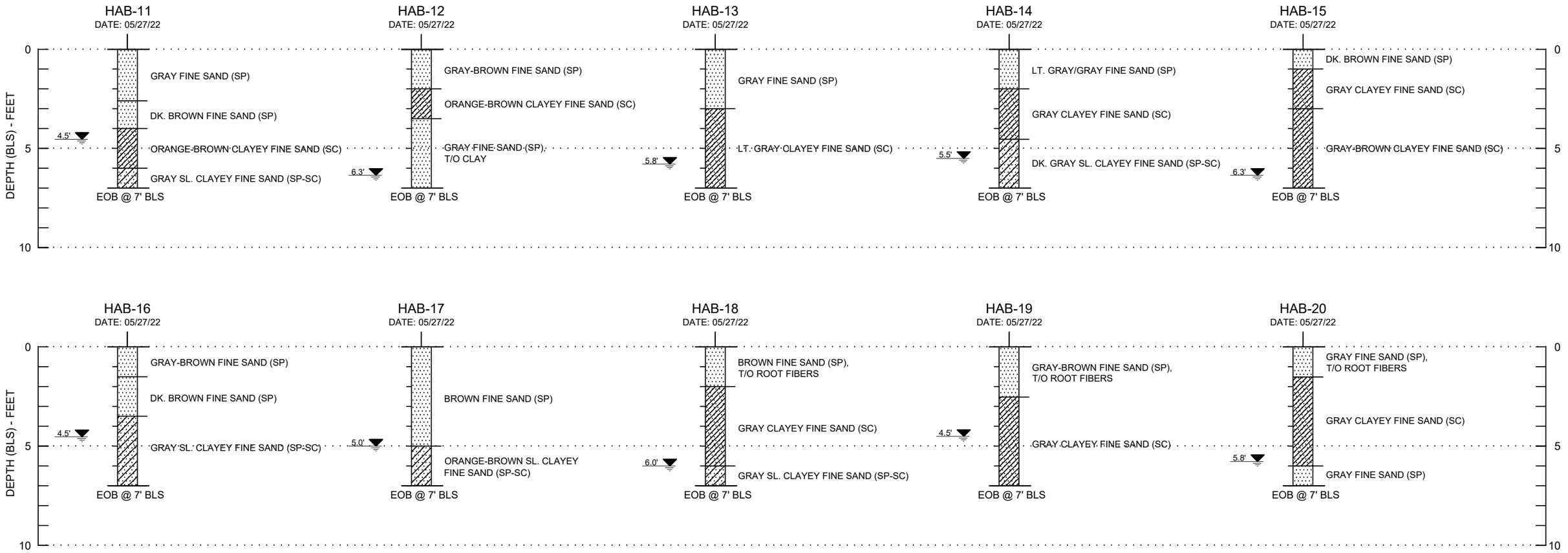
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	Sheet No. 5



SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
SP, SP-SC, SC, SP-SM	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION 83-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

Drawn by: PGA	Date: June 2022
Checked by: DPA	Date: June 2022
AACE File No: 22-182	**Sheet No. 6**

APPENDIX I

USDA NRCS Web Soil Survey Summary Report

United States Department of Agriculture

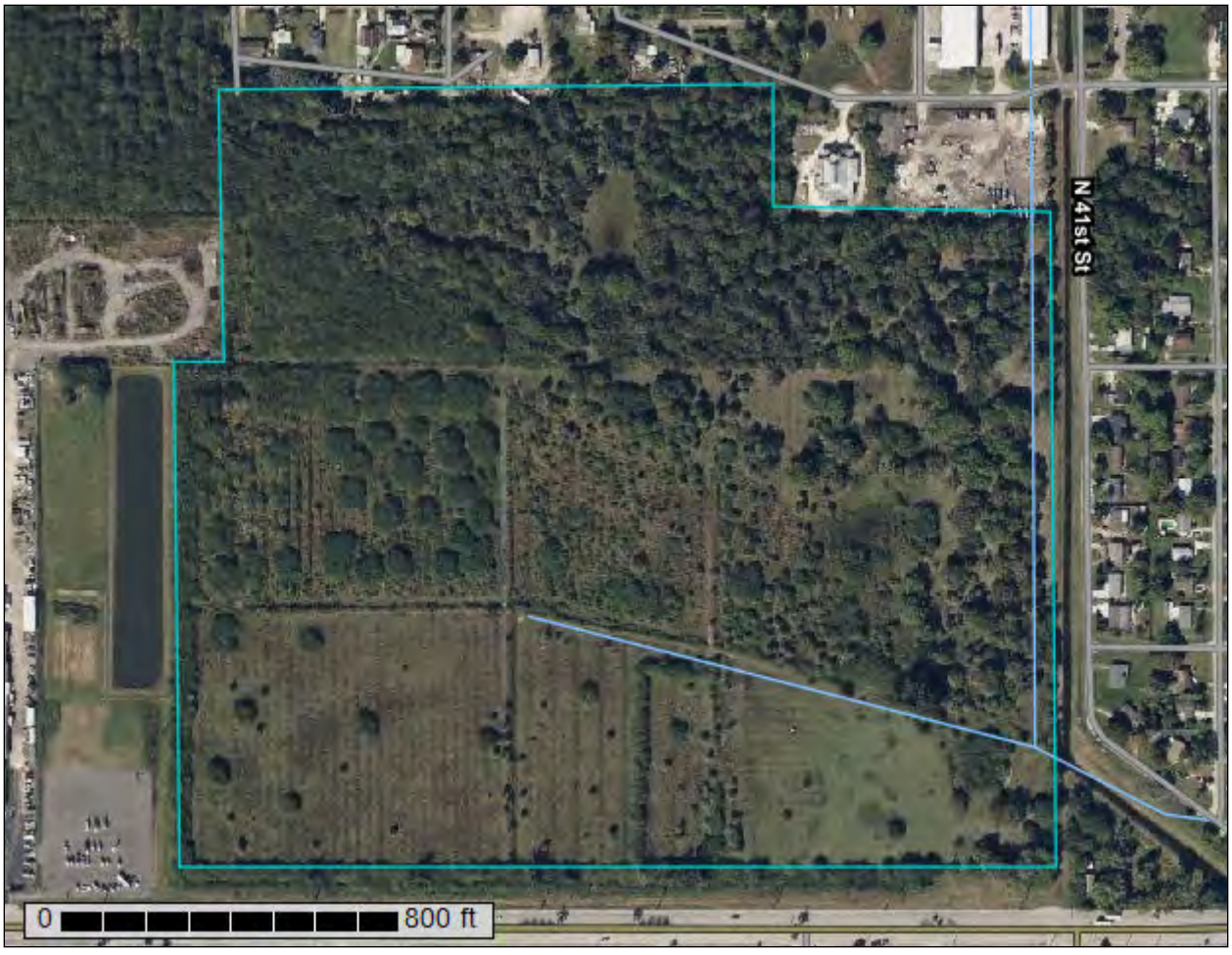
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

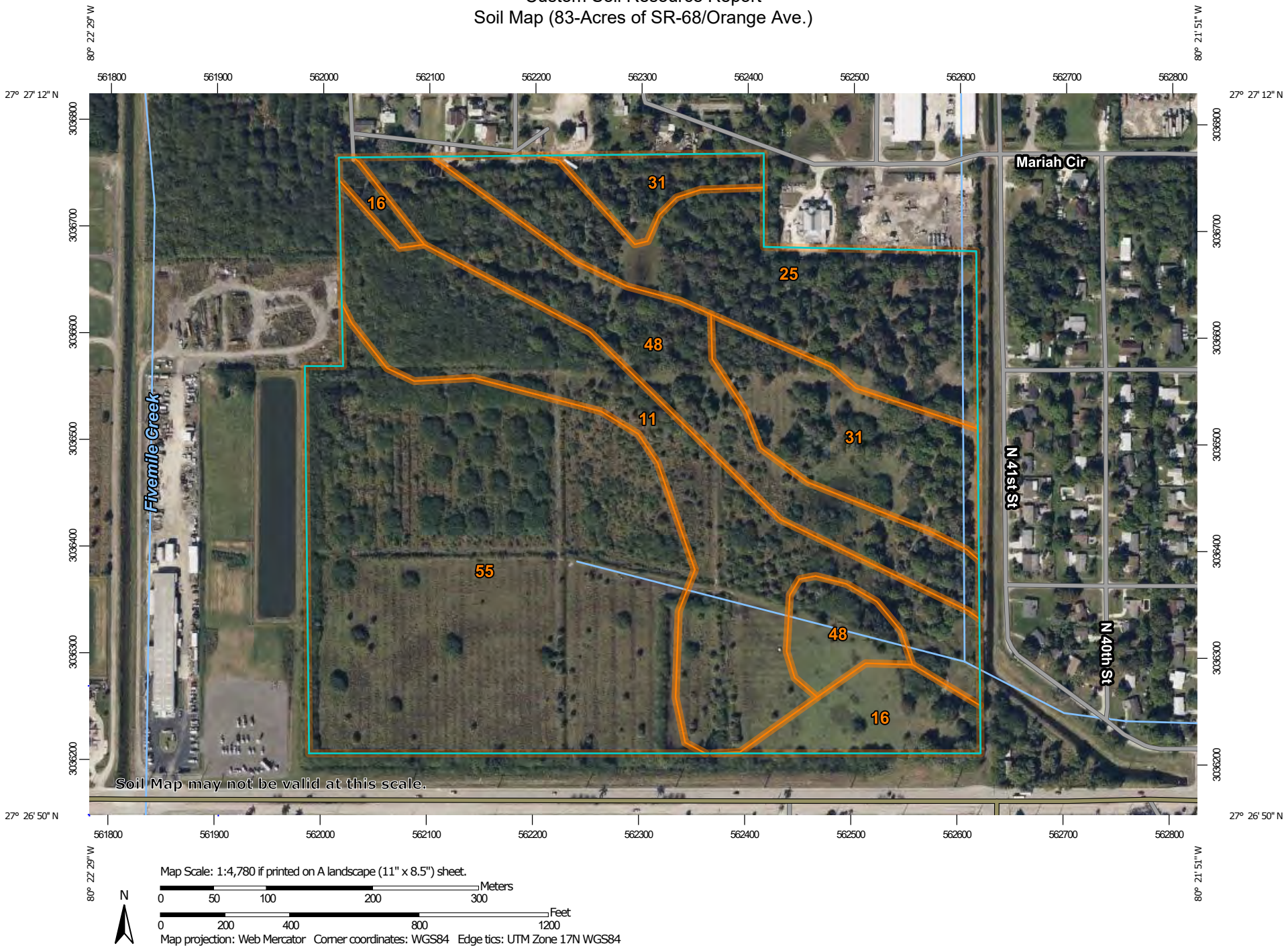
Custom Soil Resource Report for St. Lucie County, Florida

83-Acres of SR-68/Orange Ave.



May 10, 2022

Custom Soil Resource Report
Soil Map (83-Acres of SR-68/Orange Ave.)



Map Scale: 1:4,780 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (83-Acres of SR-68/ Orange Ave.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	16.3	19.9%
16	Hilolo loamy sand, 0 to 2 percent slopes	3.8	4.6%
25	Nettles and Oldsmar sands	12.0	14.6%
31	Pepper and EauGallie sands	8.6	10.5%
48	Wabasso sand, 0 to 2 percent slopes	11.8	14.4%
55	Winder loamy sand	29.6	36.1%
Totals for Area of Interest		**82.0**	**100.0%**

Map Unit Descriptions (83-Acres of SR-68/ Orange Ave.)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor

components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwd
Elevation: 0 to 70 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy alluvium

Typical profile

A - 0 to 11 inches: loamy sand
Btg - 11 to 40 inches: sandy clay loam
Btkg - 40 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 14 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Minor Components

Kaliga

Percent of map unit: 4 percent
Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

25—Nettles and Oldsmar sands

Map Unit Setting

National map unit symbol: 1jpvl

Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Nettles and similar soils: 41 percent
Oldsmar and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nettles

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 33 inches: sand
Bh1 - 33 to 39 inches: sand
Bh2 - 39 to 55 inches: sand
Btg - 55 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Pepper

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Ankona

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

31—Pepper and EauGallie sands

Map Unit Setting

National map unit symbol: 1jpvs
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pepper and similar soils: 46 percent
Eaugallie and similar soils: 44 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pepper

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 23 inches: sand
Bh1 - 23 to 33 inches: sand
Bh2 - 33 to 57 inches: sand
Btg - 57 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 16 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Eaugallie

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 26 inches: sand
Bh - 26 to 47 inches: sand
Btg - 47 to 62 inches: sandy loam
Cg - 62 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Nettles

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pineda

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Lawnwood

Percent of map unit: 2 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Tantile

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

48—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam

Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

55—Winder loamy sand

Map Unit Setting

National map unit symbol: 1jpwk
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Winder, drained and bedded, and similar soils: 67 percent
Winder, hydric, and similar soils: 15 percent
Minor components: 18 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder, Drained And Bedded

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: No

Description of Winder, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
E - 6 to 12 inches: sand
Btg1 - 12 to 33 inches: sandy clay loam
Btg2 - 33 to 49 inches: sandy loam
Cg1 - 49 to 61 inches: loamy sand
Cg2 - 61 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Hallandale

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Floridana

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Winder, shell substratum, hydric

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Linear, concave
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Wabasso, gravelly substratum

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

APPENDIX II

General Notes

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

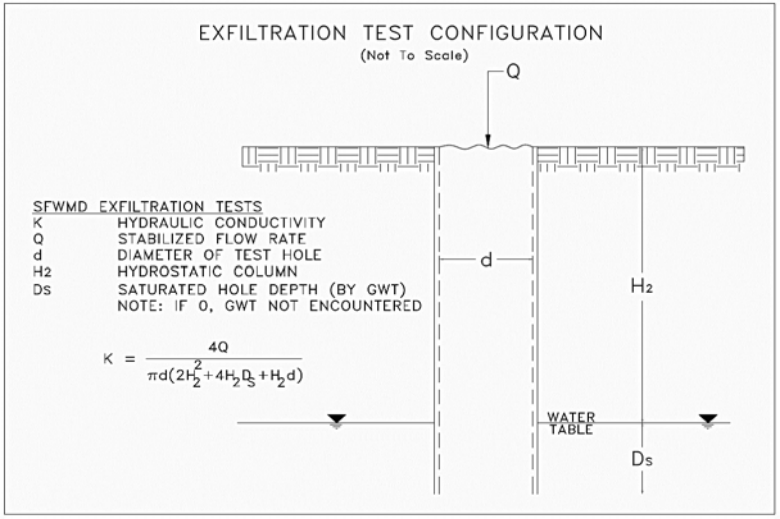
Soil Hydraulic Conductivity Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	88F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/02/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.5	
SATURATED HOLE DEPTH (FEET): D_s =	0.5	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	3	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.30	
"STABILIZED" FLOW RATE (CFS): Q =	**6.7E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.3E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 10	Topsoil
10 - 24	Light gray fine sand (SP)
24 - 60	Dark brown fine sand (SP)
60 - 72	Gray clayey fine sand (SC)
Groundwater encountered 66 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

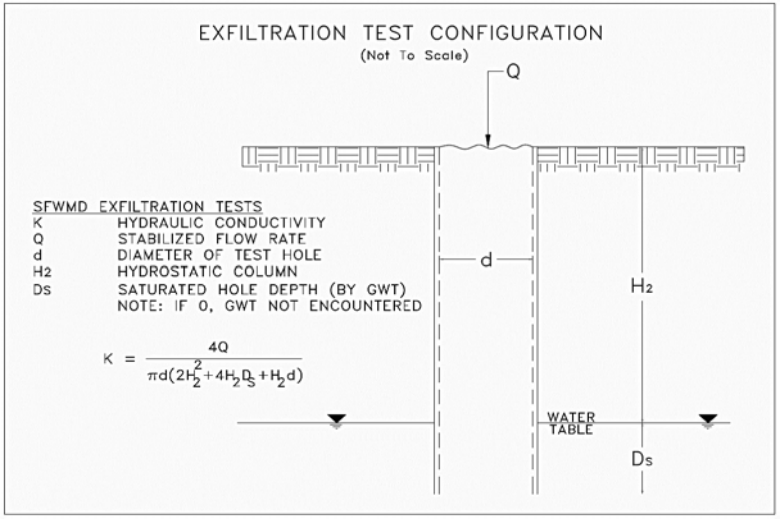
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	90F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/01/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	4	
SATURATED HOLE DEPTH (FEET): D_s =	2	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.20	
"STABILIZED" FLOW RATE (CFS): Q =	**4.5E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**1.7E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 8	Topsoil
8 - 30	Brown clayey fine sand (SC)
30 - 55	Gray clayey fine sand (SC)
55 - 72	Gray slightly clayey fine sand (SP-SC)
Groundwater encountered 66 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

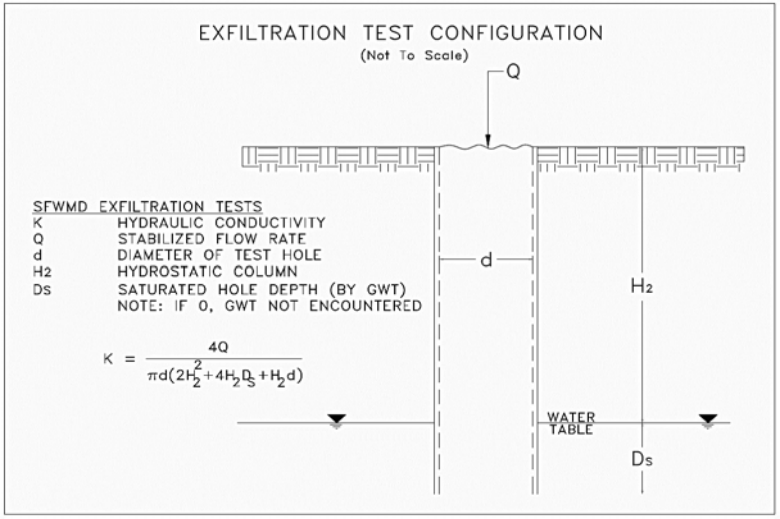
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-3**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	91F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**06/02/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5.8	
SATURATED HOLE DEPTH (FEET): D_s =	0.2	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	10	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	1.00	
"STABILIZED" FLOW RATE (CFS): Q =	**2.2E-03**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**7.6E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 7	Topsoil
7 - 42	Light gray fine sand (SP)
42 - 66	Dark brown fine sand (SP)
66 - 72	Gray clayey fine sand (SC)
Groundwater encountered 70 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

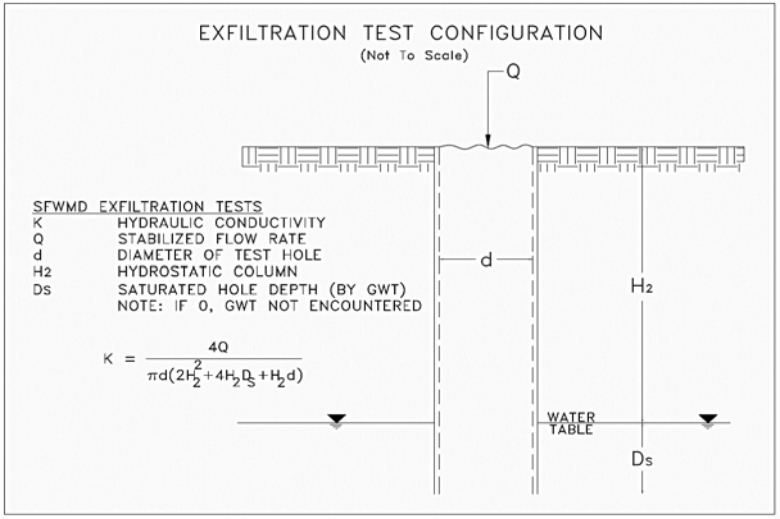
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-4**	**Project Name**	**83 Acres of Orange Avenue (Suchman)**	**Weather Conditions**	Clear
		Project Number	**22-182**	**Temperature**	85F
		Test Location	**Refer to Figure No. 2**	**Technician**	DT
		Date	**05/31/2022**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	5	
SATURATED HOLE DEPTH (FEET): D_s =	1	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	2.5	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	0.25	
"STABILIZED" FLOW RATE (CFS): Q =	**5.6E-04**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**2.0E-05**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 8	Topsoil
8 - 24	Brown fine sand (SP), t/o roots
24 - 72	Gray clayey fine sand (SC)
Groundwater encountered 60 inches below grade	

NOTES:

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

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IIGER03135.0MRP

Beach/Due Protection Plan - N/A

Lighting Plan - N/A

Design Review - N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM/GC	PD	12 du /ac(RM) 15 du/ac (GC) 1.0 FAR (GC)	84.54 Acres	Zone X & A
****Proposed**	RM/MXD	PD	9.46 du/ac & 20,000 SF of Commercial (based on PD Plan)	84.54 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 800 Res Units + 20,000 Com
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 280,901 Gallons Per Day (Residential) 460,320 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day - 73,161 Gallons Per Day (Residential) & - 457,820 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 800 Res Units + 20,000 Com
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
Current Zoning/FLU	Total gallons per day 280,901 Gallons Per Day (Residential) & 368,256 Gallons Per Day (Commercial)
**Proposed Zoning/FLU	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
**Change in Demand	Total gallons per day - 73,161 Gallons Per Day (Residential) & - 366,256 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,352	2,315	- 37
Urban District	5 acres per 1,000 people	9,407	9,261	- 146
Community	2.5 acres per 1,000 people	18,814	18,522	- 292
Neighborhood	1.36 acres per 1,000 people	34,585	34,047	- 538

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning/FLU Enrollment Demand	156 Students	67 Students
****Proposed Zoning/FLU Enrollment Demand**	115 Students	49 Students
****Change in Demand**	- 41 Students	- 18 Students

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

Demand Analysis	Maximum
Current Zoning/FLU	144 Yards
****Proposed Zoning/FLU**	107 Yards
***Change in Demand**	- 37 Yards

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

Impact	See attached Stormwater/Drainage Statement

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	34,775	1,012/3,097
****Proposed Zoning/FLU**	6,038	348/486
***Change in Demand**	Trips -28,737	Trips -664/-2,611
Impact to Capacity	None	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐Yes ☐No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 800	Single Family:	Multifamily: 800	
Non-residential (square footage): 20,000 Square Feet			
Mixed-use (describe use): Residential & Commercial			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family		800	84.54 Acres		
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Commercial		20,000 SF			

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection.
2. Property Tax ID(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3
3. Total Acreage: 85.24 Acres
4. Existing Future Land Use Designation: RM, Medium Density Residential *Upon Annexation)/MXD, Mixed Use (Upon FLU Change)
5. Existing Zoning Classification: PD, Planned Development (Expired PD)/C-3 General Commercial
6. Proposed Zoning Classification: PD, Planned Development (Proposed PD)
7. Other applications being submitted concurrent with this application, if any: Annexation/FLUMA/Capacity Analysis

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: See Attached Narrative

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM/GC	PD	12 du /ac(RM) 15 du/ac (GC) 1.0 FAR (GC)	84.54 Acres	Zone X & A
Proposed	RM/MXD	PD	9.46 du/ac & 20,000 SF of Commercial (based on PD Plan)	84.54 Acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 799 Residential Units + 20,000 SF Commercial
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
Current Zoning	Total gallons per day 280,901 Gallons Per Day (Residential) 460,320 Gallons Per Day (Commercial)
Proposed Zoning	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,500 Gallons Per Day (Commercial)
Change in Demand	**Total gallons per day** - 73,161 Gallons Per Day (Residential) & - 457,820 Gallons Per Day (Commercial)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
Current Zoning	Total gallons per day 280,901 Gallons Per Day (Residential) & 368,256 Gallons Per Day (Commercial)
Proposed Zoning	Total gallons per day 207,740 Gallons Per Day (Residential) & 2,000 Gallons Per Day (Commercial)
Change in Demand	**Total gallons per day** - 73,161 Gallons Per Day (Residential) & - 366,256 Gallons Per Day (Commercial)

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,352	2,315	- 37
Urban District	5 acres per 1,000 people	9,407	9,261	- 146
Community	2.5 acres per 1,000 people	18,814	18,522	- 292
Neighborhood	1.36 acres per 1,000 people	34,585	34,047	- 538

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning Enrollment Demand	156 Students	67 Students
Proposed Zoning Enrollment Demand	115 Students	49 Students
Change in Demand	- 41 Students	- 18 Students

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

Demand Analysis	Maximum
Current Zoning	144 Yards
Proposed Zoning	107 Yards
Change in Demand	- 37 Yards

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

Impact	See attached Stormwater/Drainage Statement

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	34,775	1,012/3,097
Proposed Zoning	6,038	348/486
Change in Demand	Trips -28,737	Trips -664/-2,611
Impact to Capacity	None	

12. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: larry@suchmangroup.com

14. Name of Representative: Redtail DG - Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: todm@redtaildg.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.

Tod Mowery 6-17-22

Applicant's Signature Date

100 S. 2nd Street	Fort Pierce	34950
Address	State	Zip

772-742-1555	Todm@redtaildg.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.

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

June 6, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Millcreek (Ft. Pierce) – Rezoning & Capacity Analysis – Traffic Statement
Parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Zoning Atlas Map Amendment and Capacity Analysis applications associated with ±84.54 acres being annexed into the City of Fort Pierce. The site is located at the northwest corner of Hartman Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, 2408-233-0001-000-1 & 2407-124-0001-000-3.

The Existing Future Land Use Designation on properties identified with parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5 and 2408-233-0001-000-1 is Commercial (COM) with a Commercial General (GC) Zoning designation in unincorporated St Lucie County. Similarly, the Existing Future Land Use Designation on property identified with parcel ID 2407-124-0001-000-3 is Residential High (RH) on ±56.6 acres and Residential Medium (RM) on ±5.97 acres with a Planned Unit Development (PUD) Zoning designation in unincorporated St Lucie County. Figure 2 includes a map showing the current FLU for the subject site while Figure 3 does the same for the existing Zoning designation.

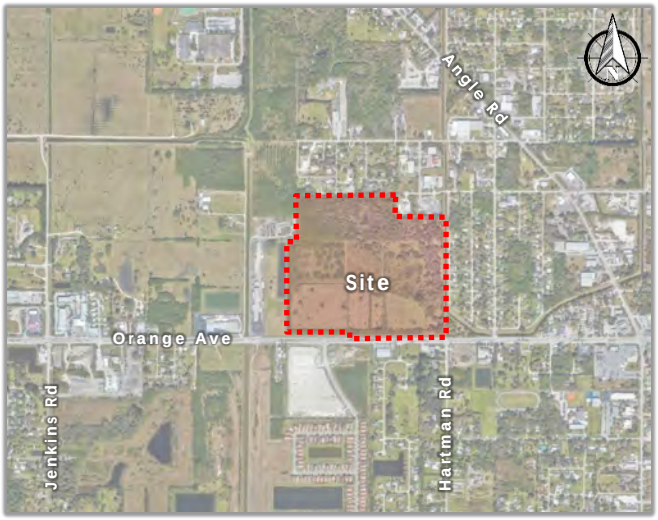

Figure 1 : Project Location

The Future Land Use Designation on properties identified with parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5 and 2408-233-0001-000-1 upon annexation is expected to be General Commercial (GC) where a Mixed Use Development (MXD) FLU is being proposed. Similarly, the Future Land Use Designation on property identified with parcel ID 2407-124-0001-000-3 upon annexation is expected to be Medium Density Residential (RM). The proposed Zoning Classification on all parcels is Planned Development Zone (PD).

According to Sec. 125-212. of the City's Land Development Code: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by the land development code. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. The approval of planned development rezoning rests with the city commission.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

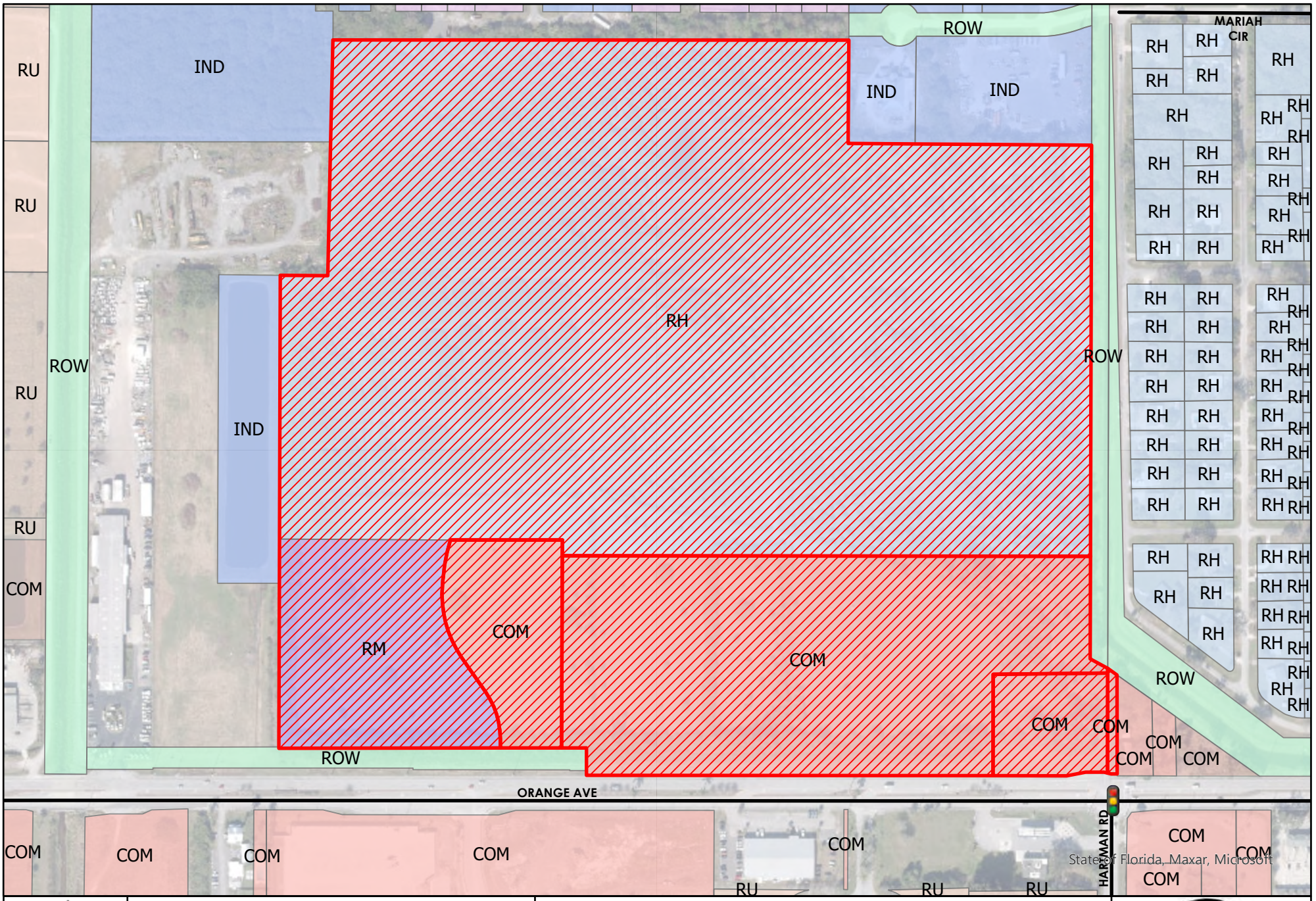

Figure 2:
CURRENT FUTURE LAND USE
MILLCREEK

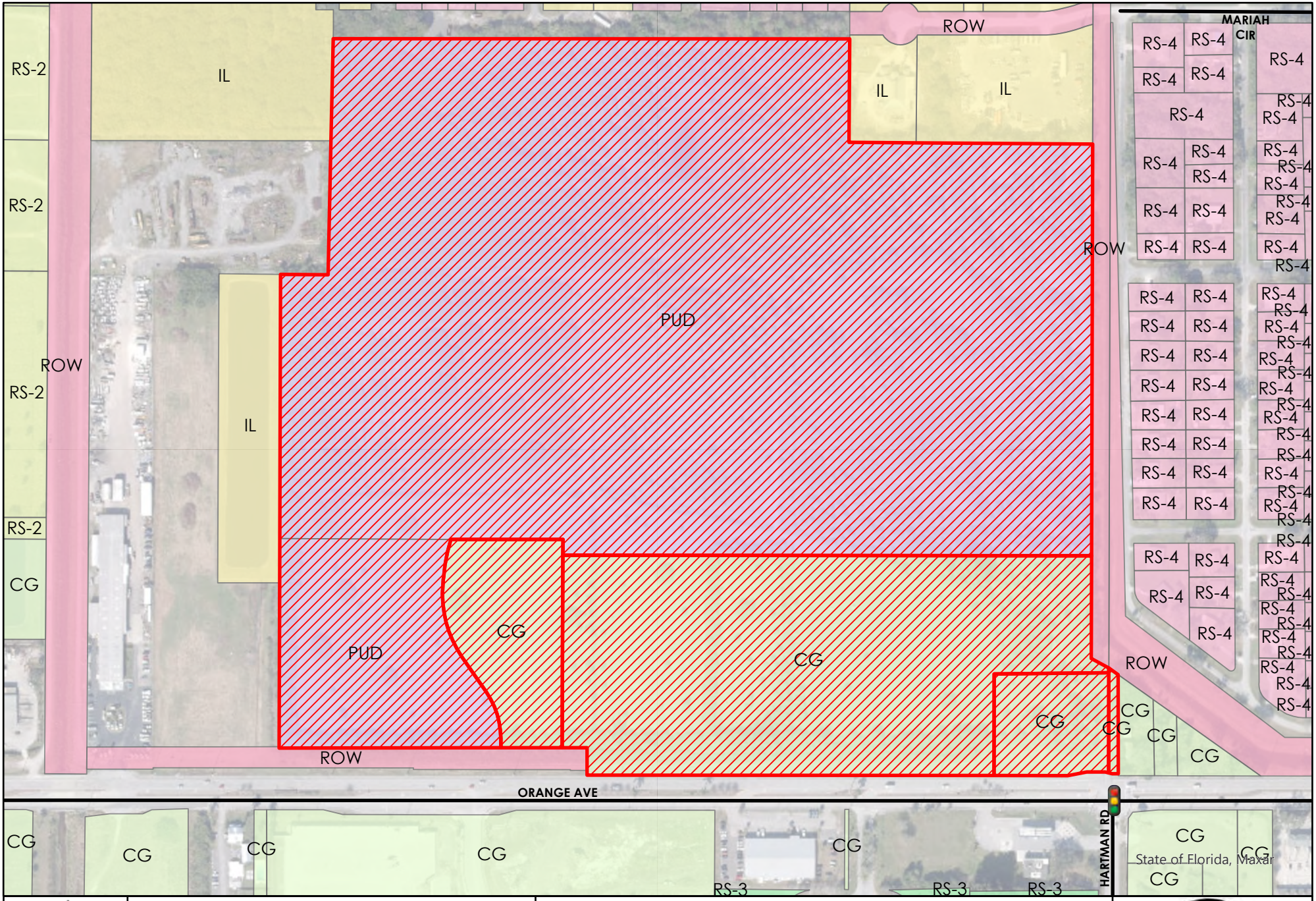

Figure 3:
CURRENT ZONING
MILLCREEK

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51
Strip Retail Plaza (<40k)	822	54.45	60%	40%	2.36	50%	50%	6.59

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM/RH/RM FLU With CG/PUD Zoning [County Existing] → RM/GC FLU With PD Zoning [Upon Annexation]								
Retail	957,013[1] SF	35,419	498	306	804	1,562	1,692	3,254
Residential	903[2] DUs	6,086	87	274	361	290	171	461
	Σ	41,505	585	580	1,165	1,852	1,863	3,715
Pass-By	19%	6,730	95	58	153	297	321	618
Net Current Zoning		***34,775***	***490***	***522***	***1,012***	***1,555***	***1,542***	***3,097***
RM/MXD FLU With PD Zoning [Proposed]								
Retail	20,000[3] SF	1,089	28	19	47	66	66	132
Residential	799[4] DUs	5,385	77	243	320	256	151	407
	Σ	6,474	105	262	367	322	217	539
Pass-By	40%	436	11	8	19	26	27	53
Net Proposed Zoning		***6,038***	***94***	***254***	***348***	***296***	***190***	***486***
Net Traffic		***(28,737)***	***(396)***	***(268)***	***(664)***	***(1,259)***	***(1,352)***	***(2,611)***

[1] 21.97 Acres X 43,560 SF X 1.0 FAR
[2] [56.6 Acres X 15 DU/Acre] + [5.97 Acres X 9 DU/Ac]
[3] Proposed PD Plan
[4] 84.54 Acres X 9.46 DU/Acre

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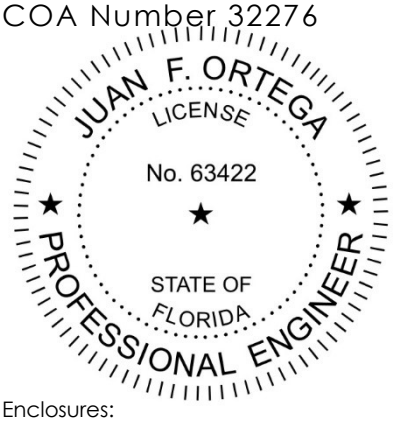
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

The proposed Zoning for the Millcreek property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Millcreek property will not be expected to generate additional traffic. Therefore, the proposed Millcreek property application will be in compliance with the *City of Fort Pierce Land Development Code*.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: Rezoning & Capacity Applications Excerpt

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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 6, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

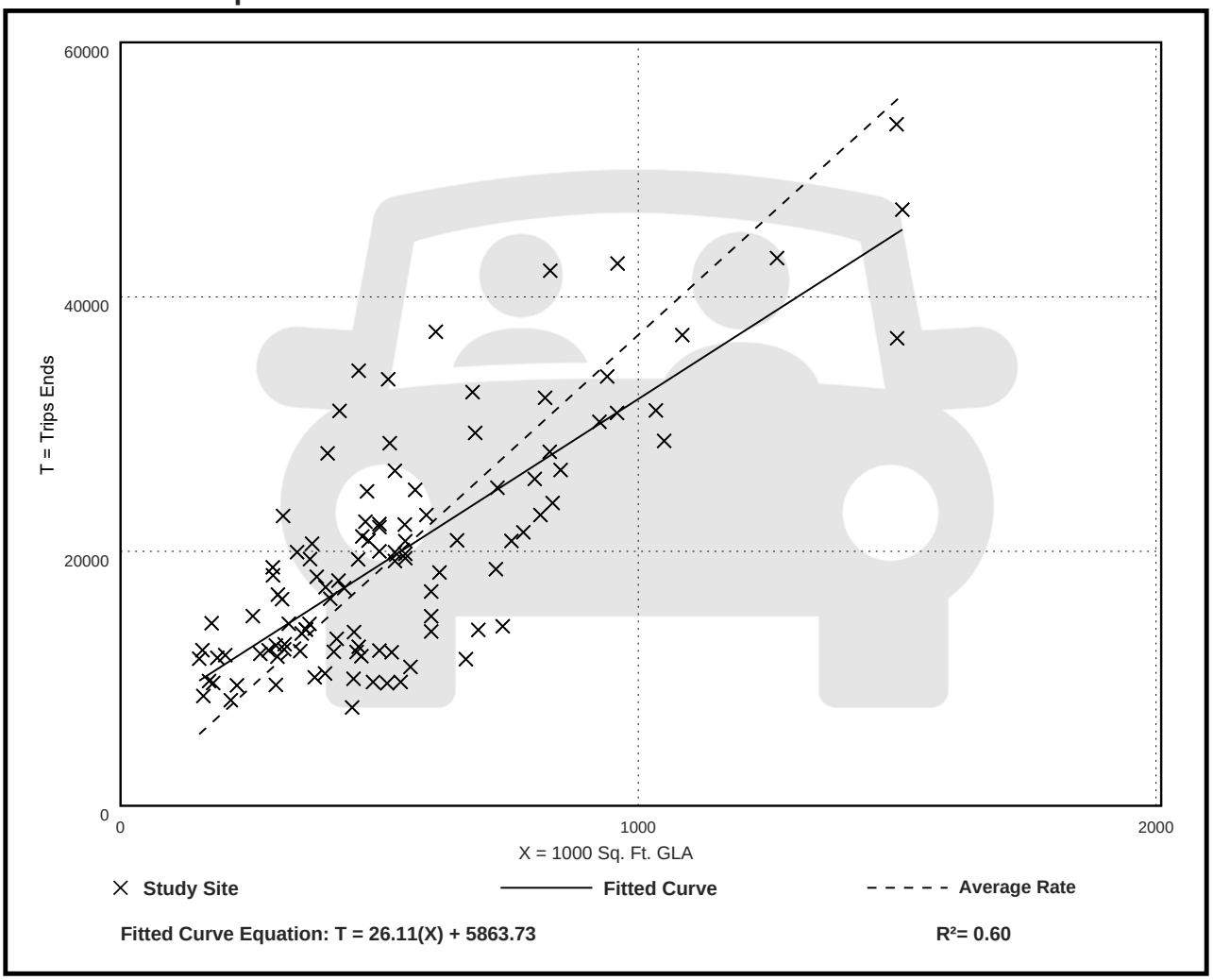
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

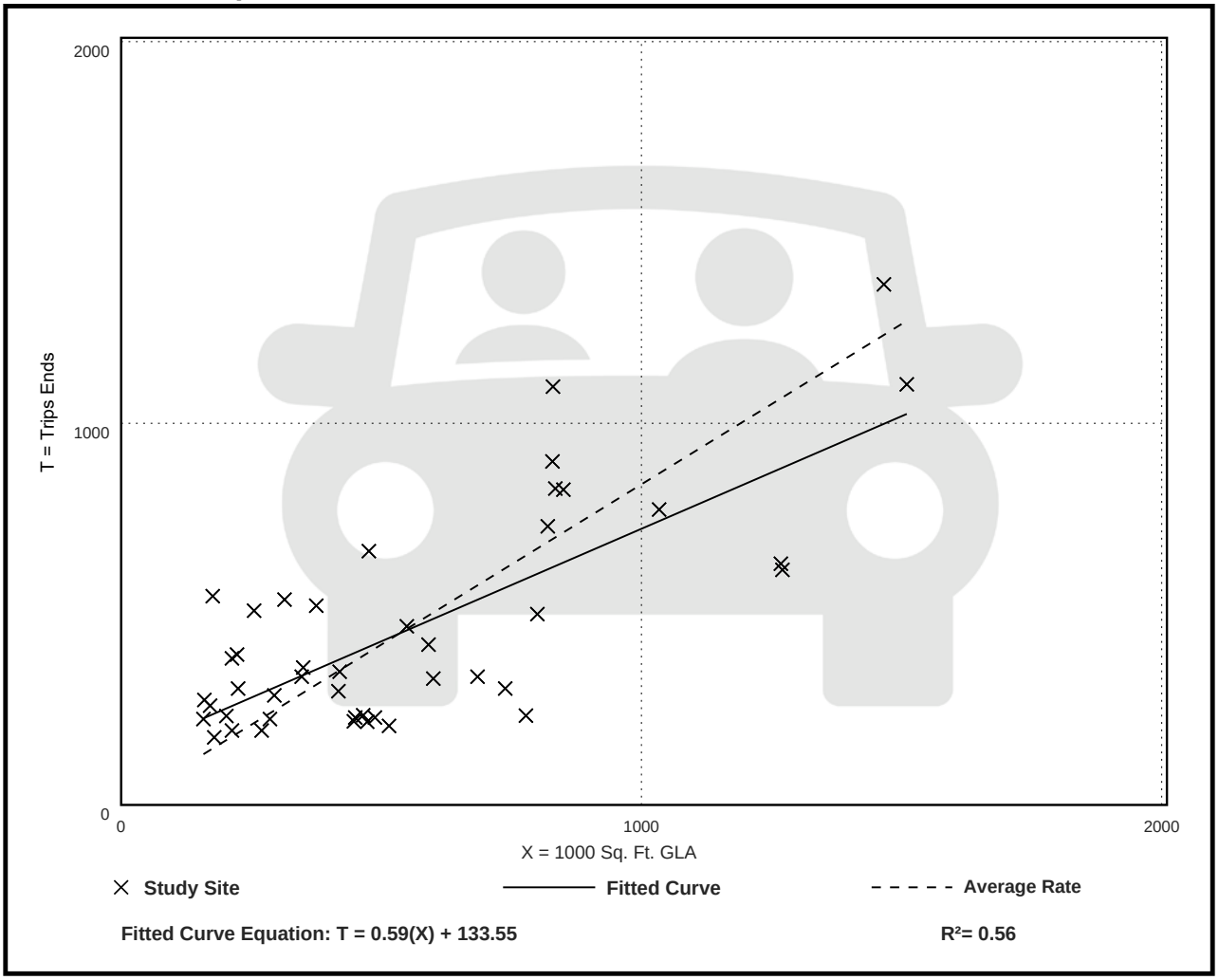
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



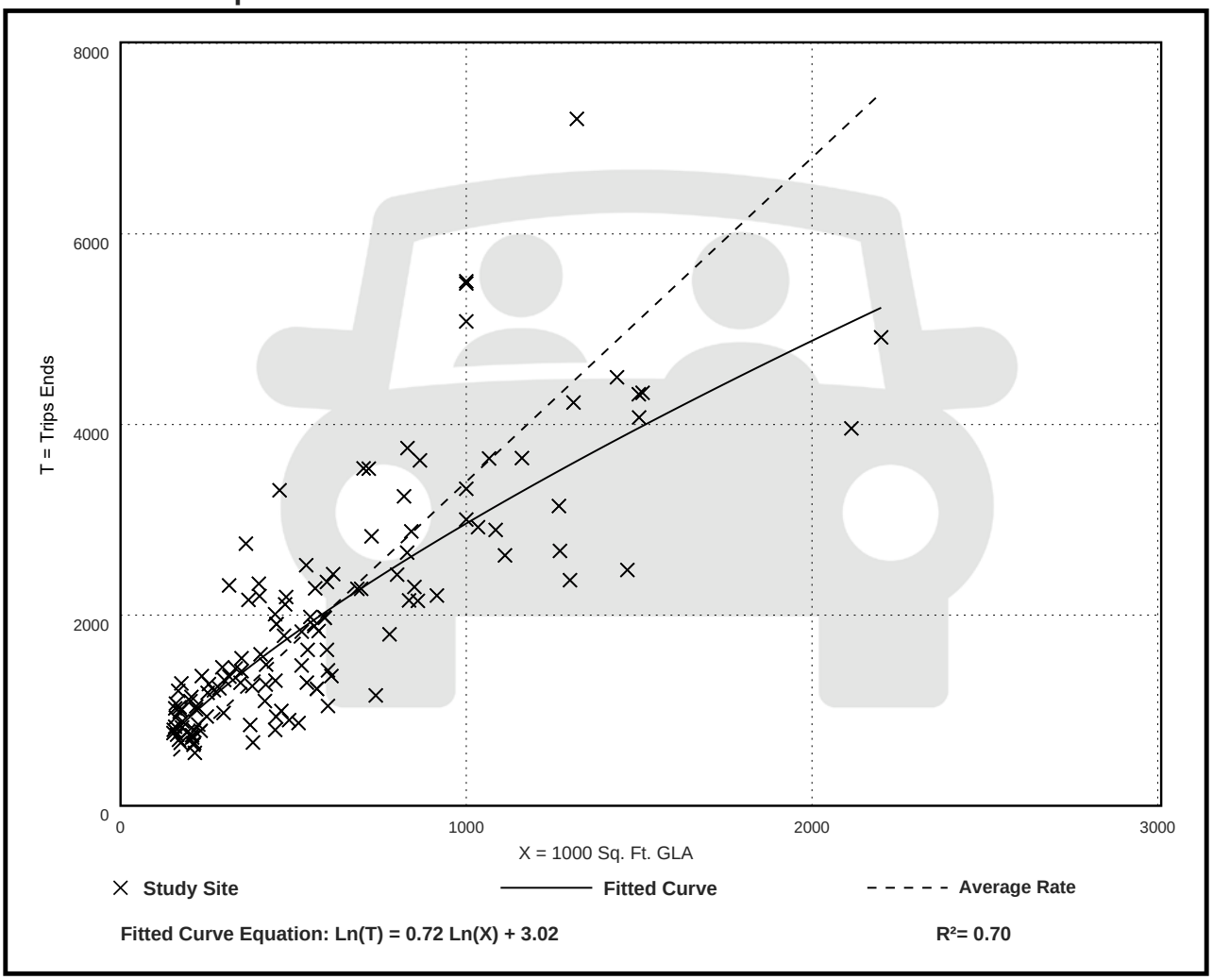
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

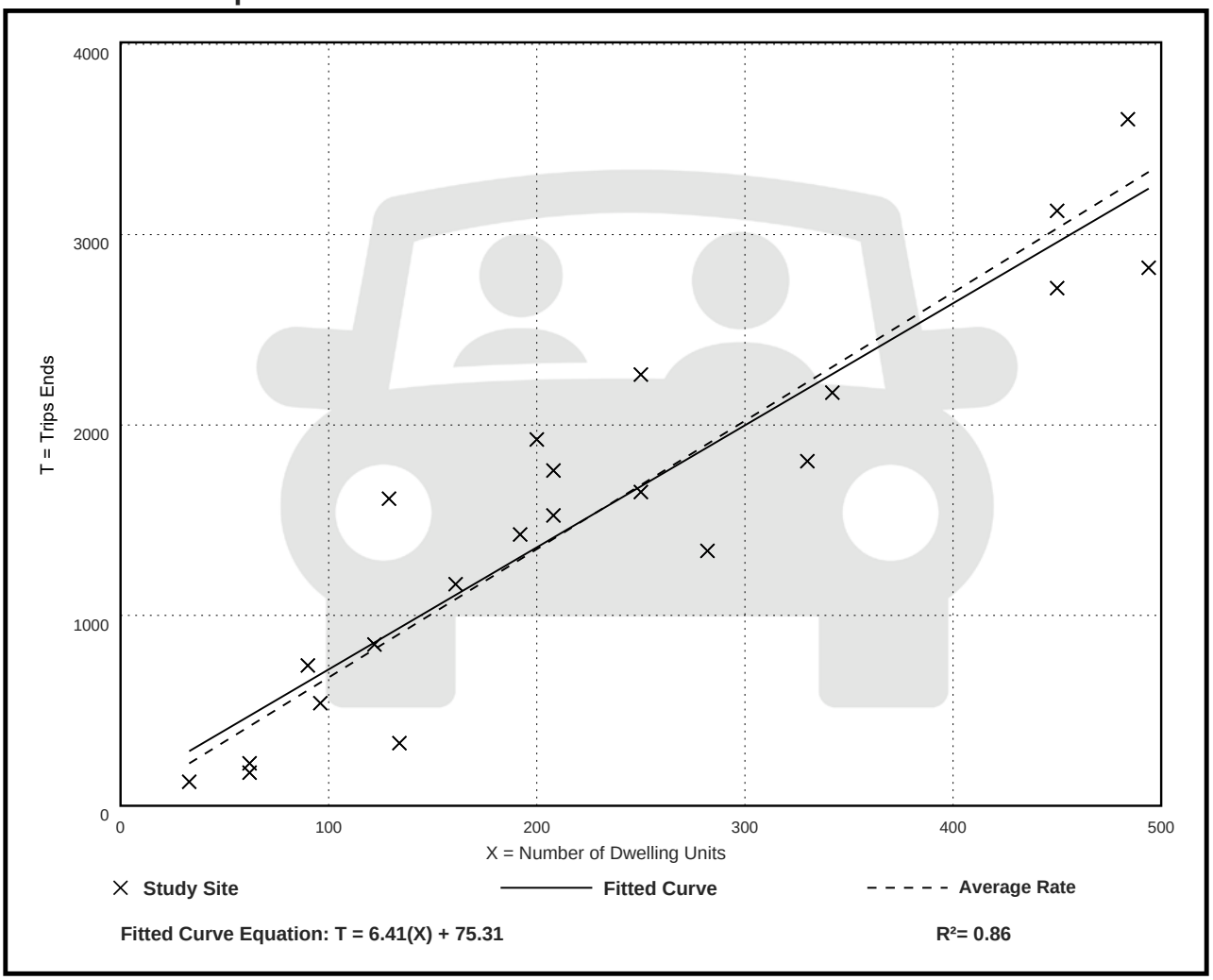
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

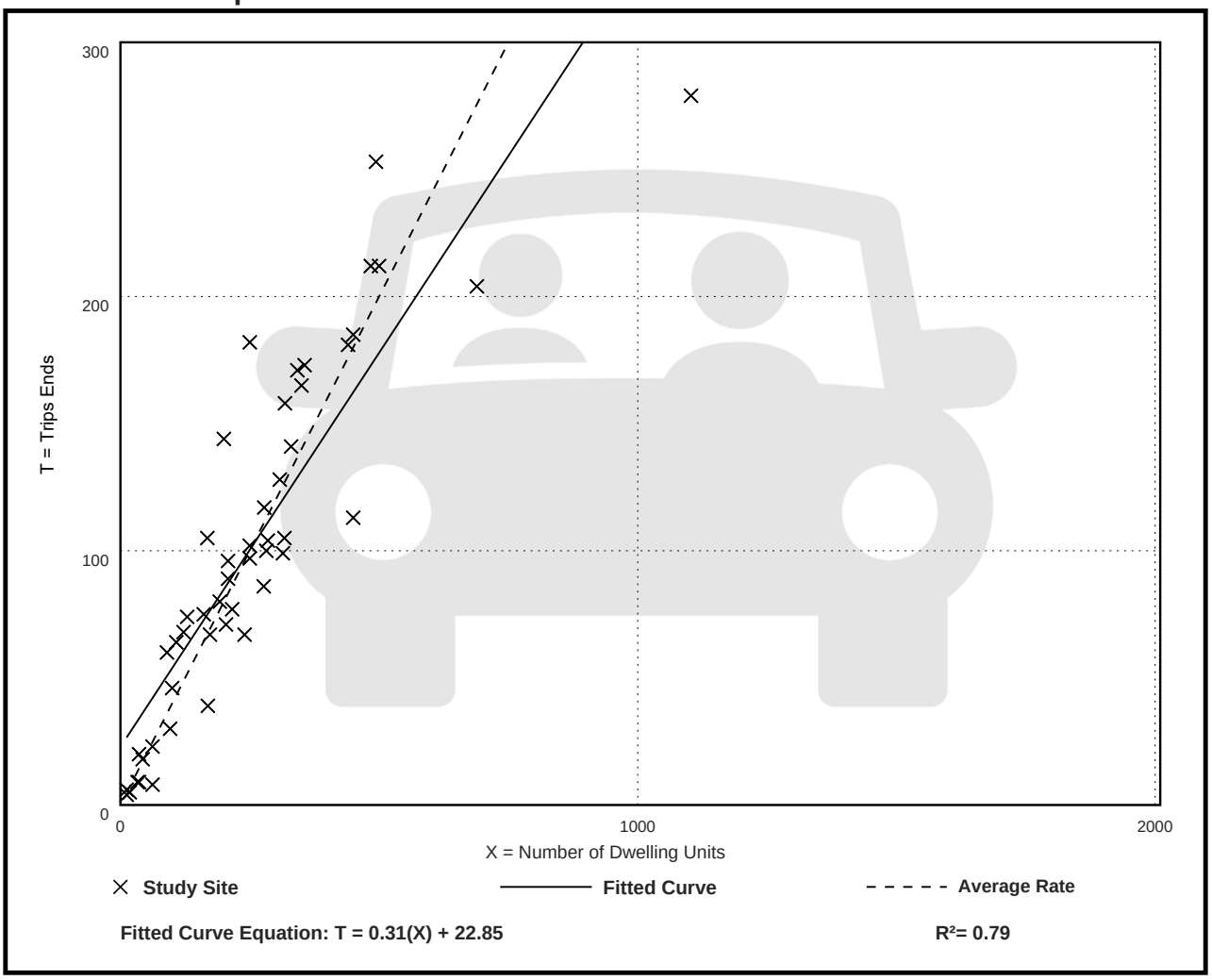
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



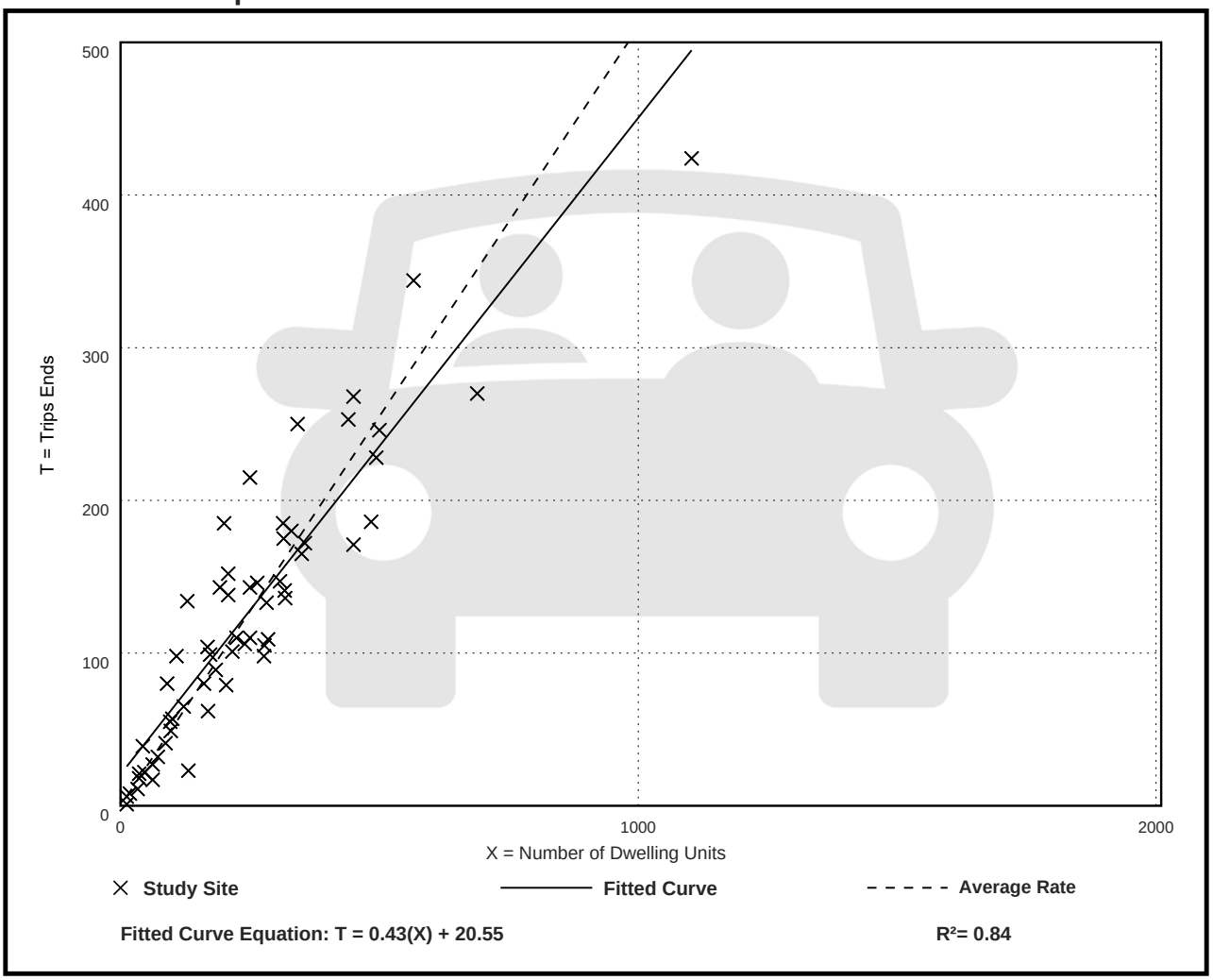
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

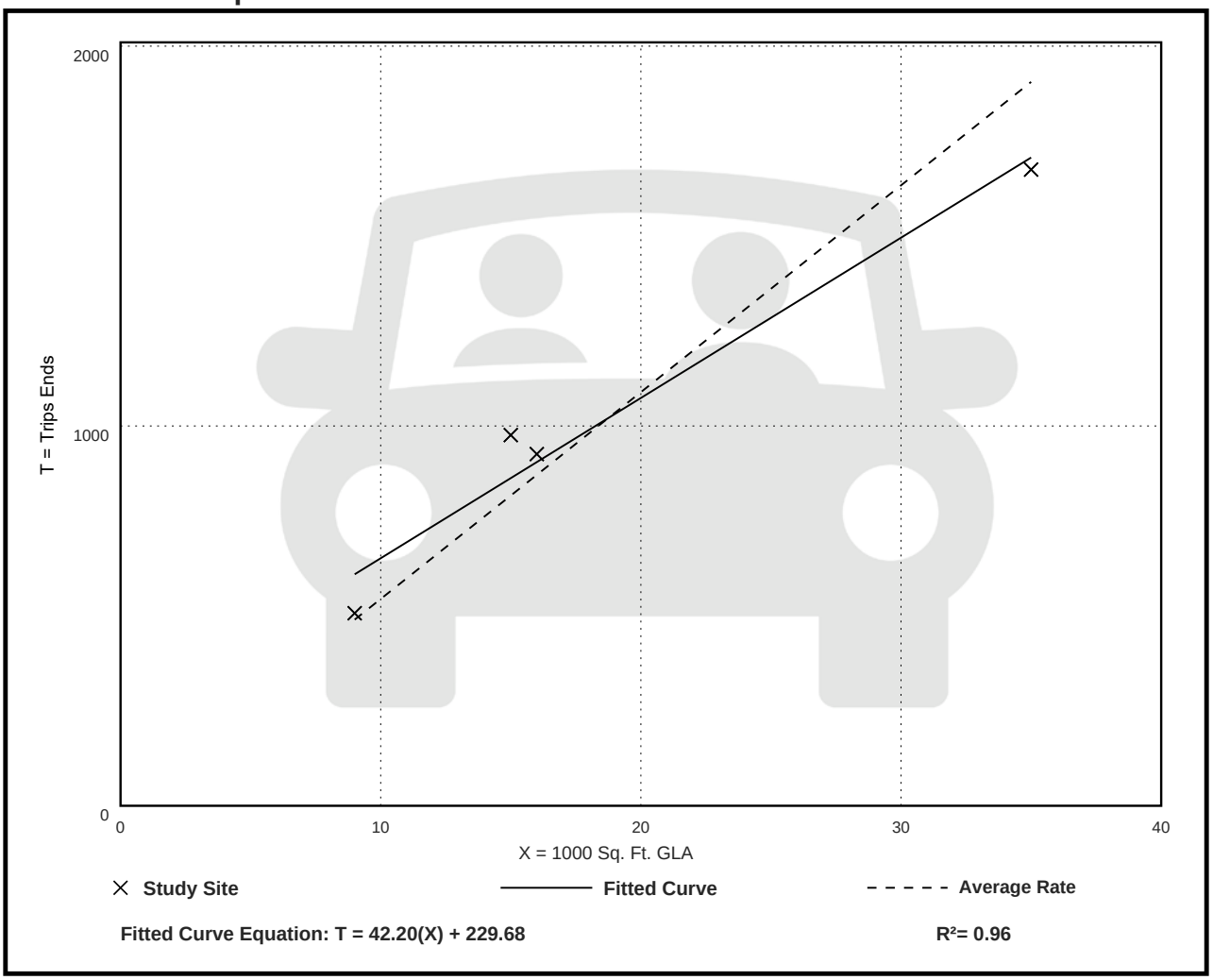
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

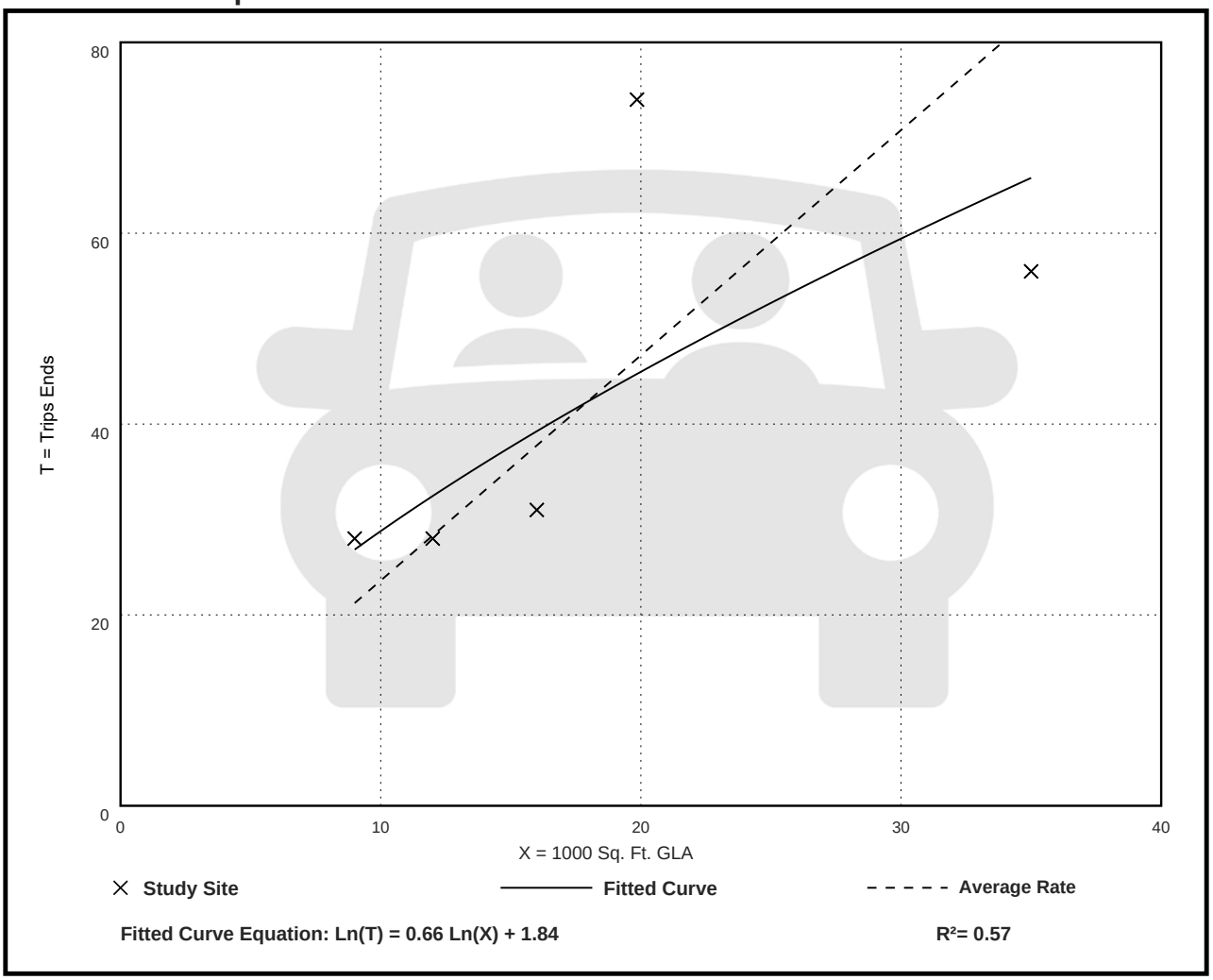
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

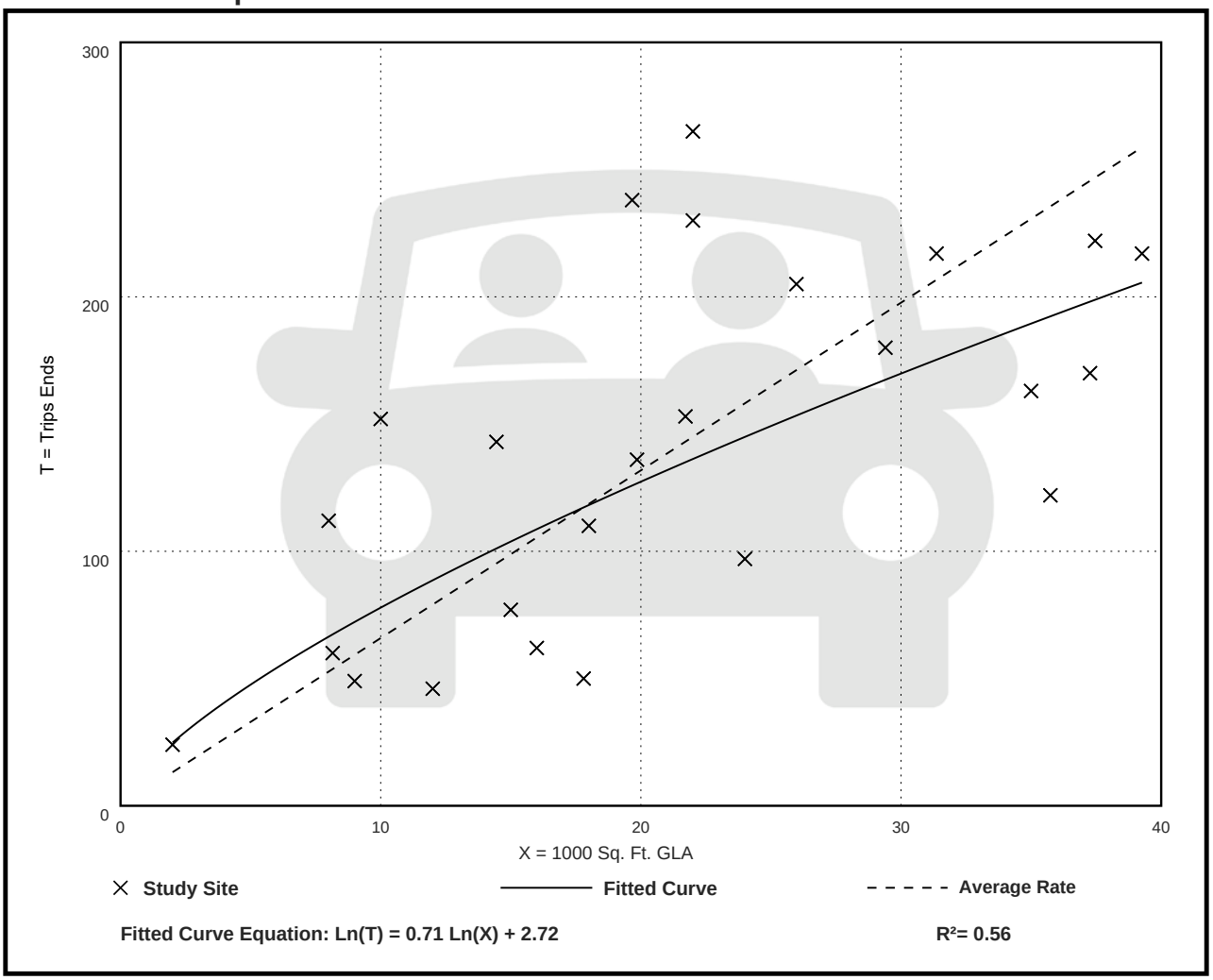
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

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III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**34,775**	**1,012/3,097**
Proposed Zoning	**6,038**	**348/486**
Change in Demand	Trips **-28,737**	Trips **-664/-2,611**
Impact to Capacity	**None**	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	**34,775**	**1,012/3,097**
****Proposed Zoning/FLU**	**6,038**	**348/486**
***Change in Demand**	Trips **-28,737**	Trips **-664/-2,611**
Impact to Capacity	**None**	

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection.
2. Property Tax ID(s): 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1
3. Total Acreage: Approx 21.97 Acres
4. Existing Future Land Use Designation: GC, General Commercial (Upon Annexation)
5. Existing Zoning Classification: C-3, General Commercial (Upon Annexation)
6. Proposed Zoning Classification: MXD, Mixed Use
7. Other applications being submitted concurrent with this application, if any: Annexation, Capacity Analysis Rezoning (Preliminary Planned Development)
8. Describe the existing uses, improvements and structures on the amendment lands: Currently Vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: See Attached Narrative

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) COM/RS-3 (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (Upon Annexation)	PD	15 du/ac & 1.0 FAR	21.97 acres	Zone X & A
Proposed	MXD	PD	15 du/ac & 1.5 FAR	21.97 acres	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 85,683 Gallon Per day (Based on 21.97 Acres) 119,626.65 Gallons Per Day (based on FAR of 1.0)
Current Zoning	Total gallons per day 85,683 Gallon Per day (Based on 21.97 Acres) 119,626.65 Gallons Per Day (based on FAR of 1.0)
Proposed Zoning	Total gallons per day 85,683 Gallon Per day (Based on 21.97 Acres) 179,439.98 Per Day (based on FAR of 1.5)
Change in Demand	**Total gallons per day** + 59,813.33 Gallons Per Day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 85,683 Gallon Per day (Based on 21.97 Acres) 95,701.32 Gallons Per Day (based on FAR of 1.0)
Current Zoning	Total gallons per day 85,683 Gallon Per Day (Based on 21.97 Acres) 95,701.32 Gallons Per Day (based on FAR of 1.0)
Proposed Zoning	Total gallons per day 85,683 Gallon Per Day (Based on 21.97 Acres) 143,551.98 Gallons Per Day (based on 1.5 FAR)
Change in Demand	**Total gallons per day** + 47,850.66 Gallons Per Day

C. Parks and Recreation (Residential Classifications Only): 45,082.40 (15 du x 21.97 Acres + 44,227)
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2,254.12	2,254.12	0
Urban District	5 acres per 1,000 people	9,016.48	9,016.48	0
Community	2.5 acres per 1,000 people	18,032.96	18,032.96	0
Neighborhood	1.36 acres per 1,000 people	33,148.82	33,148.82	0

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning Enrollment Demand	47 Students	20 Students
Proposed Zoning Enrollment Demand	47 Students	20 Students
Change in Demand	0	0

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

Demand Analysis	Maximum
Current Zoning	44 Yard Served (329 Units)
Proposed Zoning	44 Yard Served (329 Units)
Change in Demand	0

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

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	28,689	651/2,636
Proposed Zoning	26,710	639/2,439
Change in Demand	Trips -1,979	Trips -12/-197
Impact to Capacity	None	

12. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555
E-mail: todm@redtaildg.com

13. Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: larry@suchmangroup.com

14. Name of Representative: Redtail DG - Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax #
E-mail: todm@redtaildg.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.

Tod Mowery

Applicant's Signature

Date 6-17-22

100 S. 2nd Street

Address

State Florida 34950 Zip

772-742-1555 Todm@redtaildg.com

Phone Fax E-mail Address

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

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Fort Pierce 34950

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

June 6, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

Re: Millcreek (Ft. Pierce) - Future Land Use Map Amendment – Traffic Statement
Parcel IDs 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, & 2408-233-0001-000-1

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Future Land Use (FLU) Map Amendment application associated with ±21.97 acres being annexed into the City of Fort Pierce. The site is located at the northwest corner of Hartman Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-131-0004-000-6/-134-0001-000-4/-144-0001-000-5, & 2408-233-0001-000-1.

The Existing Future Land Use Designation of the site is Commercial (COM) with a Commercial General (GC) Zoning designation in unincorporated St Lucie County. The Future Land Use Designation upon annexation is expected to be General Commercial (GC) where a Mixed Use Development (MXD) FLU is being proposed. Figure 2 includes a map showing the current FLU for the subject site while Figure 3 does the same for the existing Zoning designation.

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

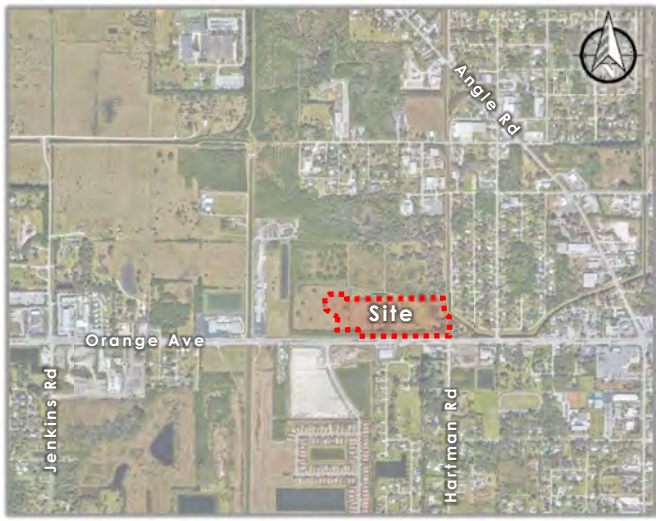


Figure 1 : Project Location

Similarly, the Comprehensive Plan indicates that the Mixed Use Development (MXD) designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses: Residential (single-family and/or multifamily); Commercial—General and/or Neighborhood; Commercial—Town Center; Hotel (minimum 100 units); Office Uses—Professional and/or medical; Industrial; Institutional. Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

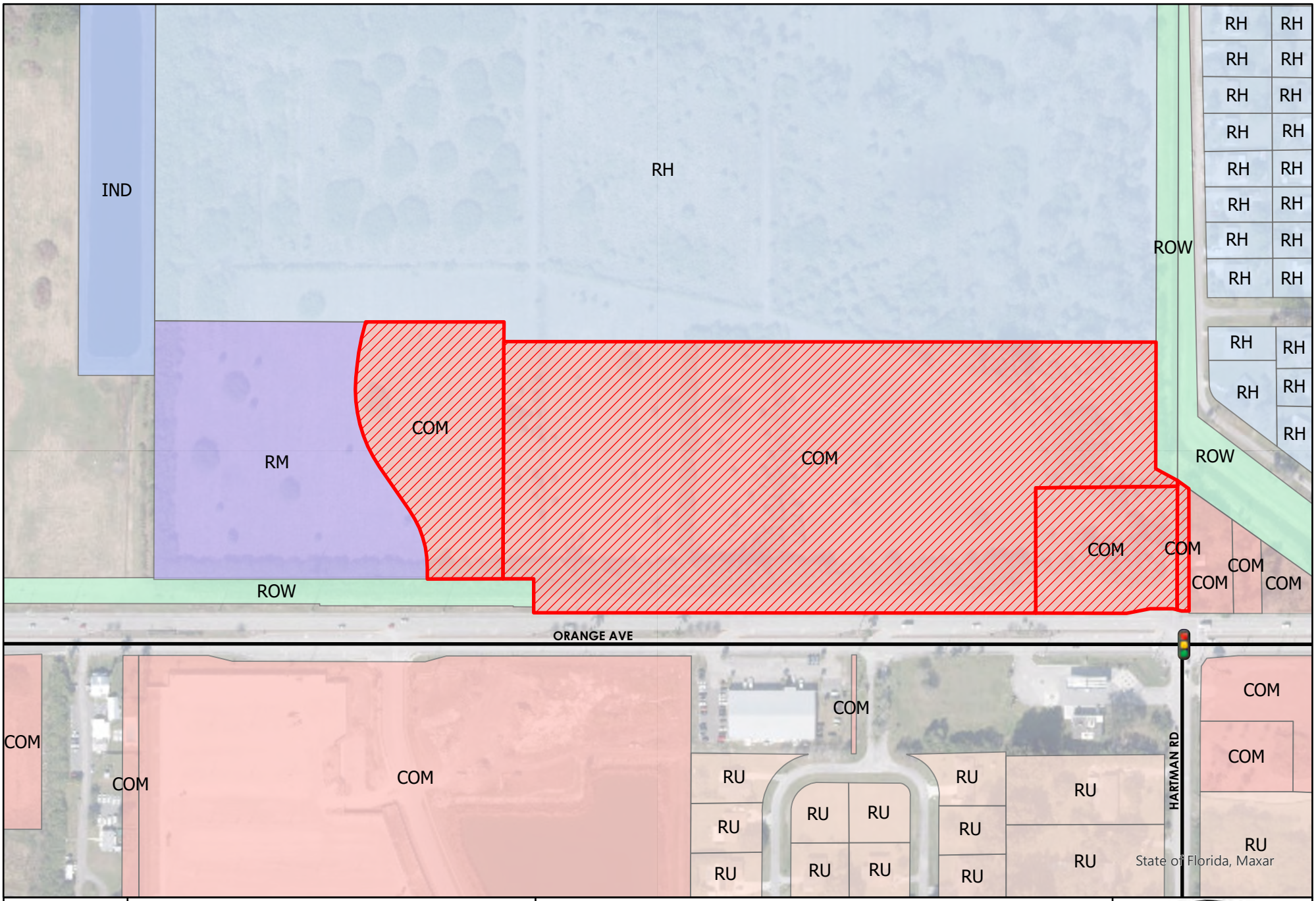


Figure 2:
CURRENT FUTURE LAND USE
MILLCREEK

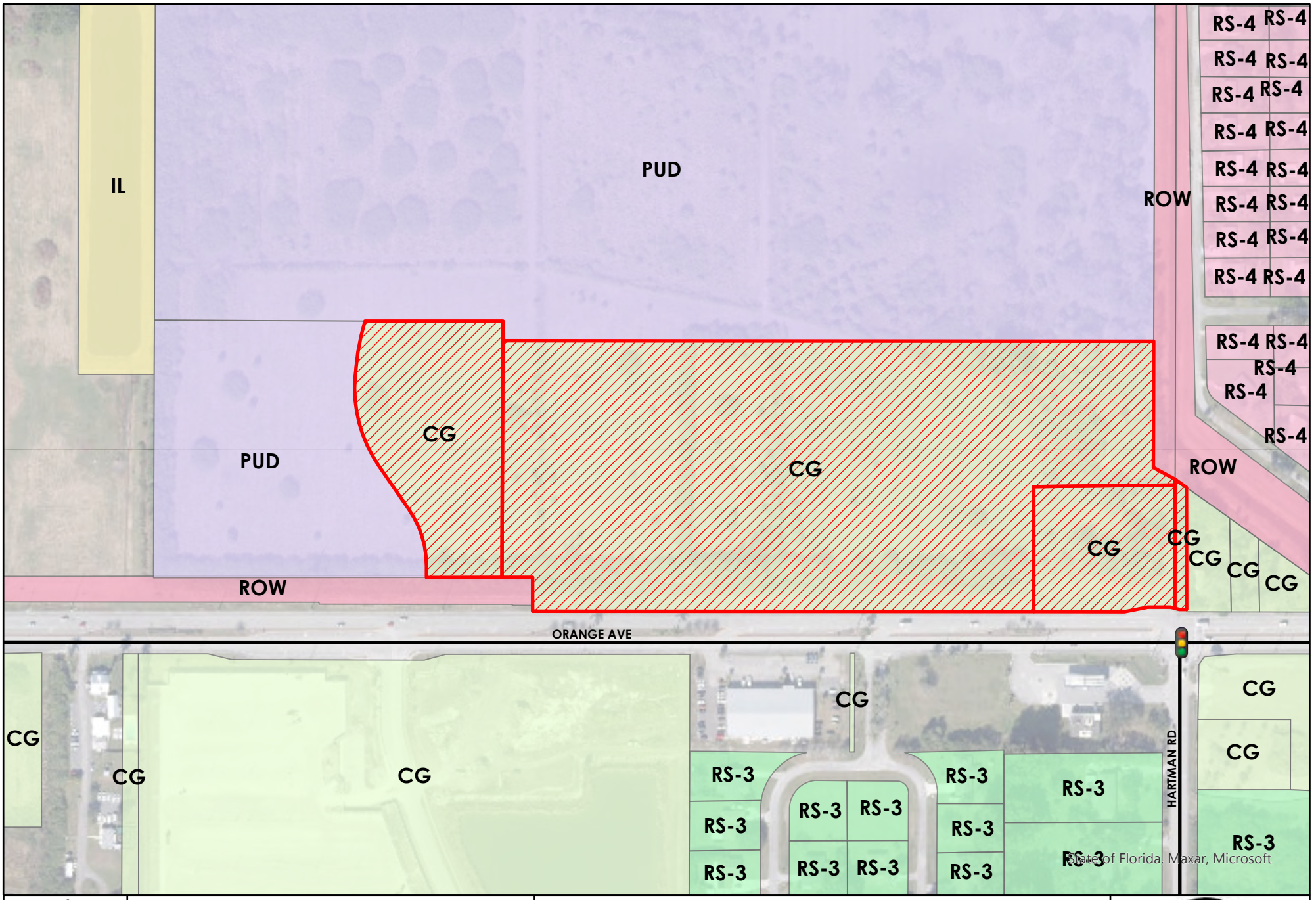


Figure 3:
CURRENT ZONING
MILLCREEK

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Shopping Center (>150k)	820	37.01	62%	38%	0.84	48%	52%	3.40
Multifamily Housing (Low-Rise)	220	6.74	24%	76%	0.40	63%	37%	0.51

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
COM FLU & CG Zoning [County Existing] → GC FLU & PD Zoning [Upon Annexation]								
Retail	957,013[1] SF	35,419	498	306	804	1,562	1,692	3,254
Pass-By	19%	6,730	95	58	153	297	321	618
Net Current Zoning		***28,689***	***403***	***248***	***651***	***1,265***	***1,371***	***2,636***
MXD FLU and PD Zoning [Proposed]								
Retail	861,312[2] SF	31,877	449	275	724	1,405	1,523	2,928
Residential	132[3] DUs	890	13	40	53	42	25	67
	Σ	32,767	462	315	777	1,447	1,548	2,995
Pass-By	19%	6,057	85	53	138	267	289	556
Net Proposed Zoning		***26,710***	***377***	***262***	***639***	***1,180***	***1,259***	***2,439***
Net Traffic		***(1,979)***	***(26)***	***14***	***(12)***	***(85)***	***(112)***	***(197)***

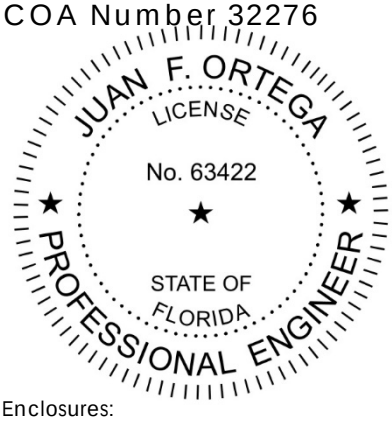
The proposed Annexation and Future Land Use Map amendment for the Millcreek property have been evaluated following the *City of Fort Pierce Future Land Use Map Amendment Application*. This analysis shows that the proposed Future Land Use for the Millcreek property will not be expected to generate additional traffic. Therefore, the proposed Millcreek property application will be in compliance with the *City of Fort Pierce Comprehensive Plan.*

[1] 21.97 Acres X 43,560 SF X 1.0 FAR
[2] 60% X 21.97 Acres X 43,560 SF X 1.5 FAR
[3] 40% X 21.97 Acres X 15 DU/Acre

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: FLUM Amendment Excerpt

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 6, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Shopping Center (>150k)
(820)

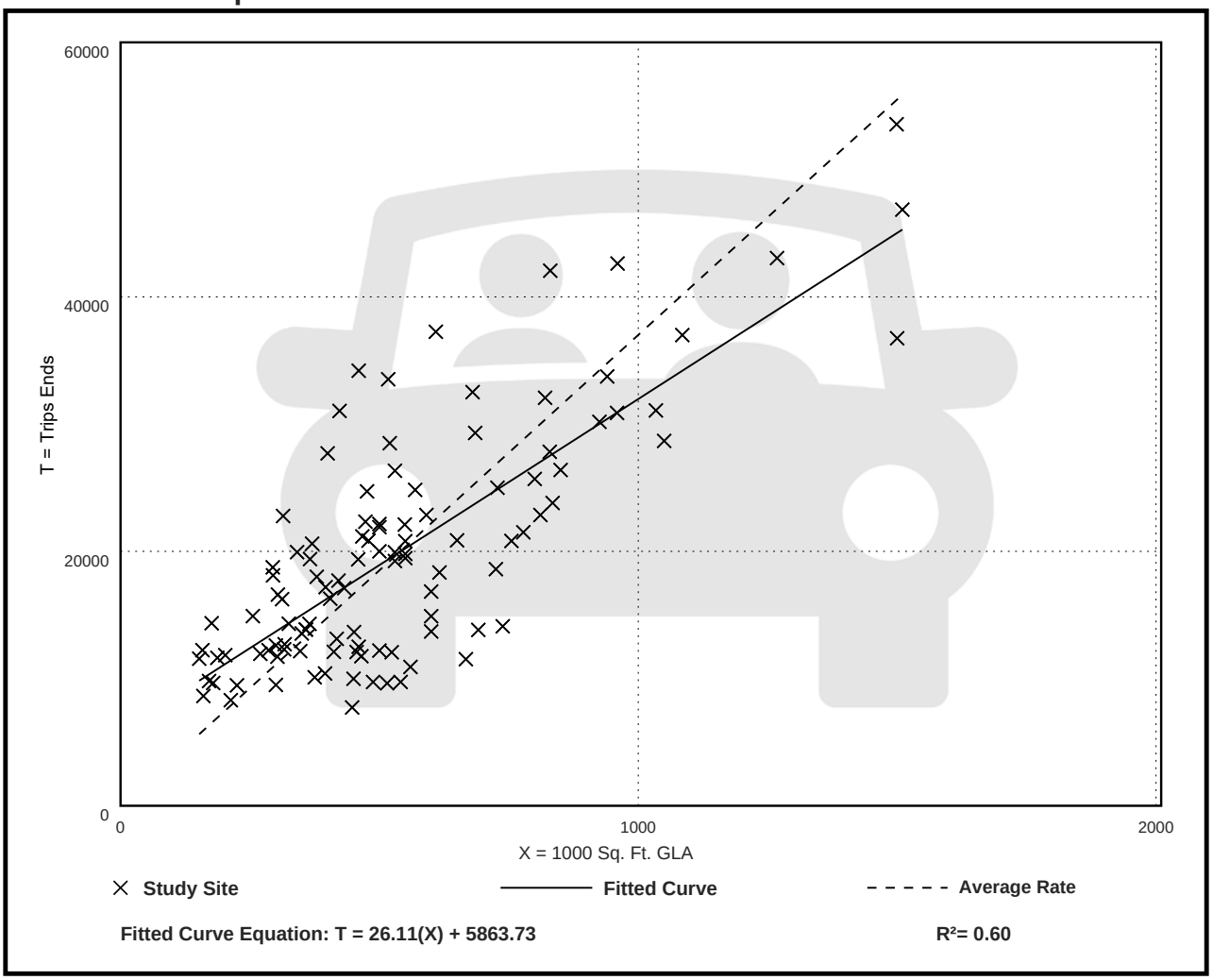
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

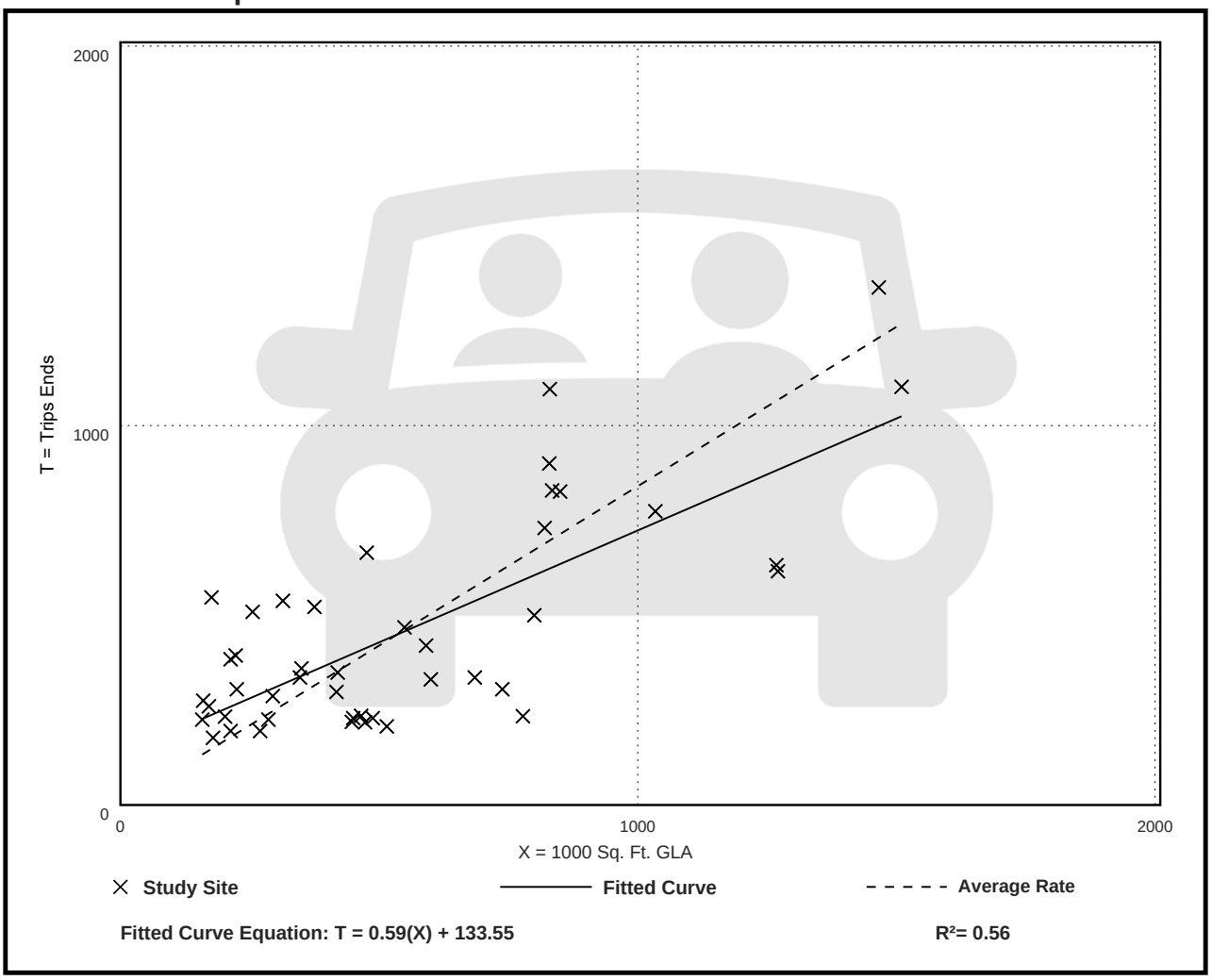
Shopping Center (>150k)
(820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

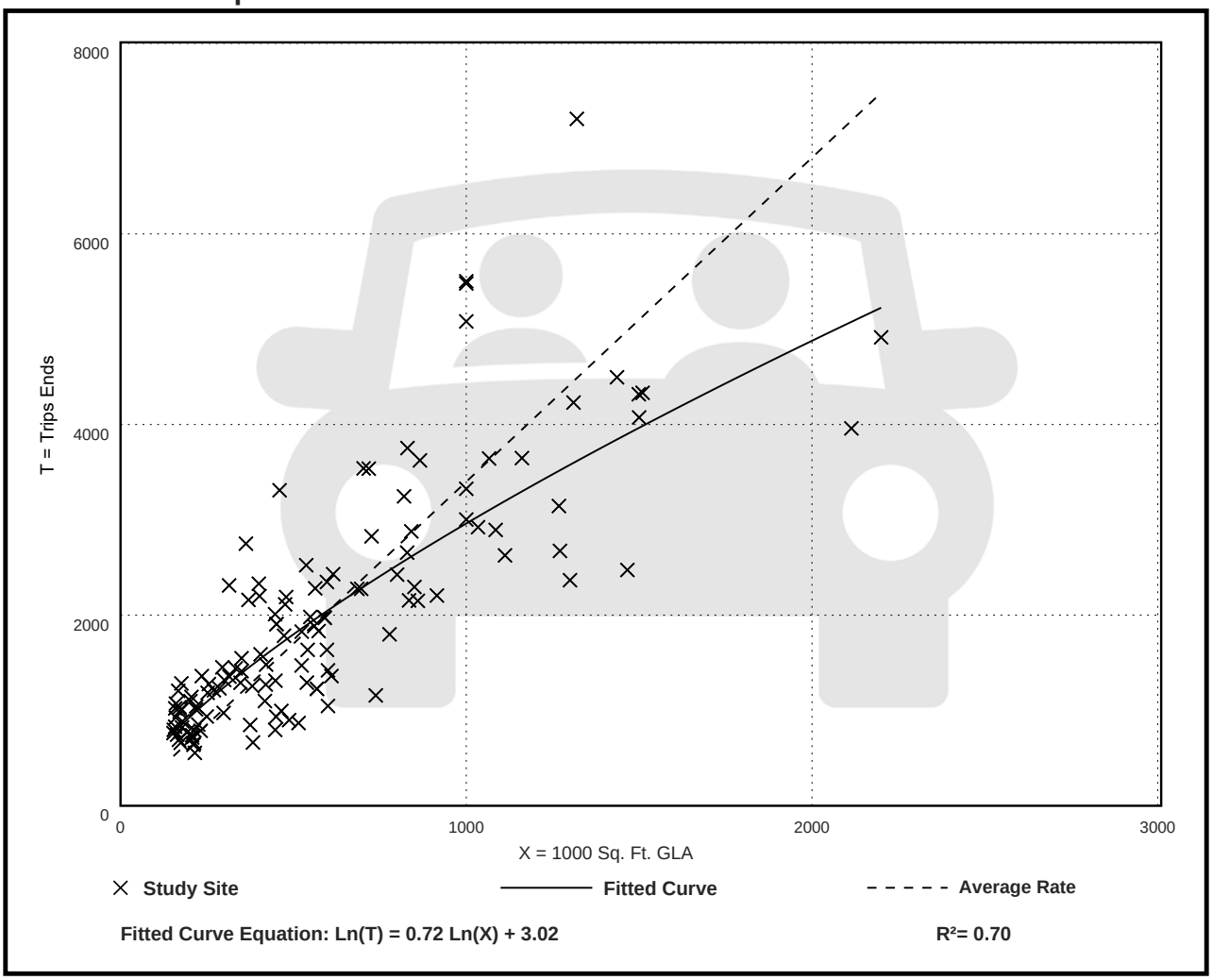
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

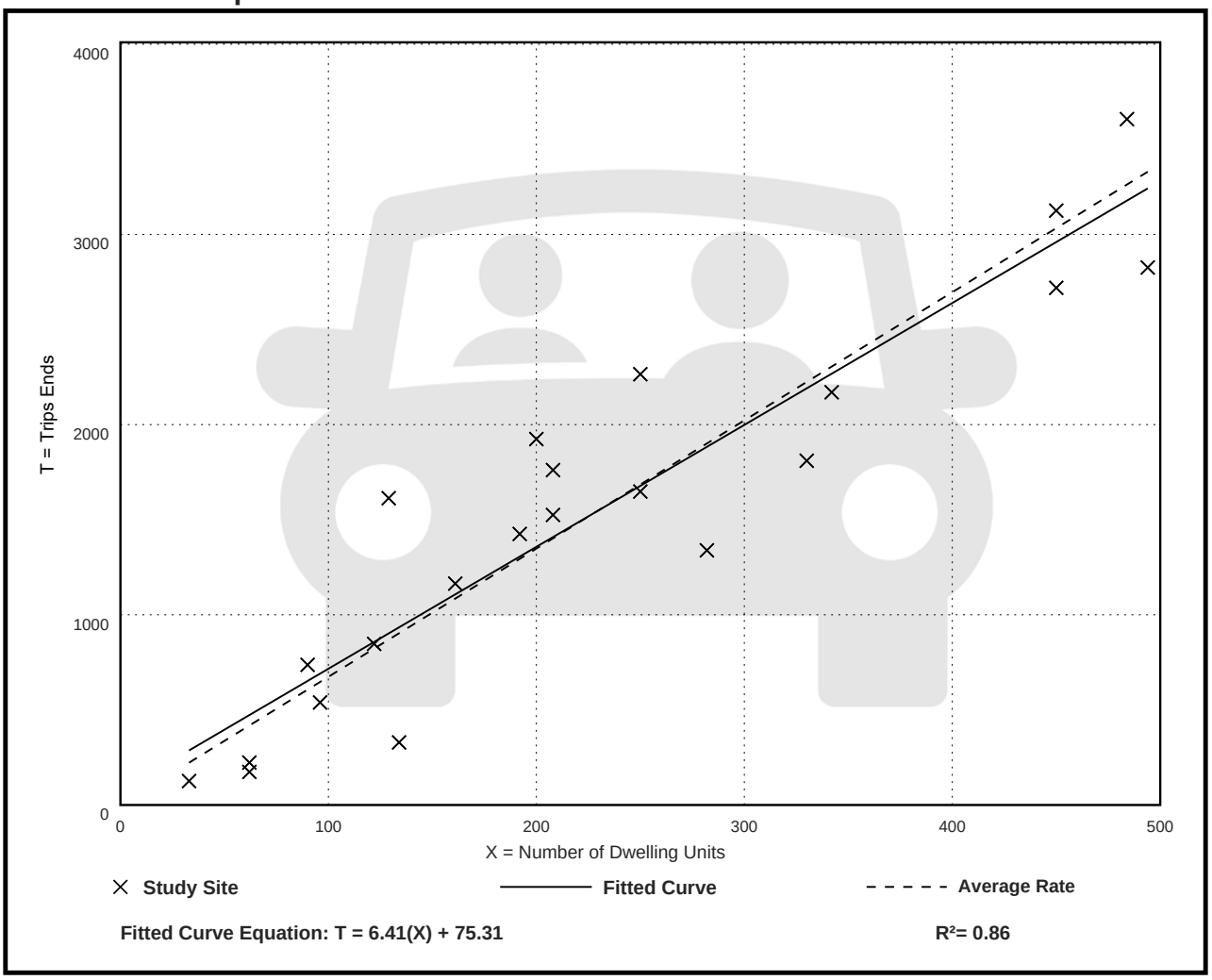
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

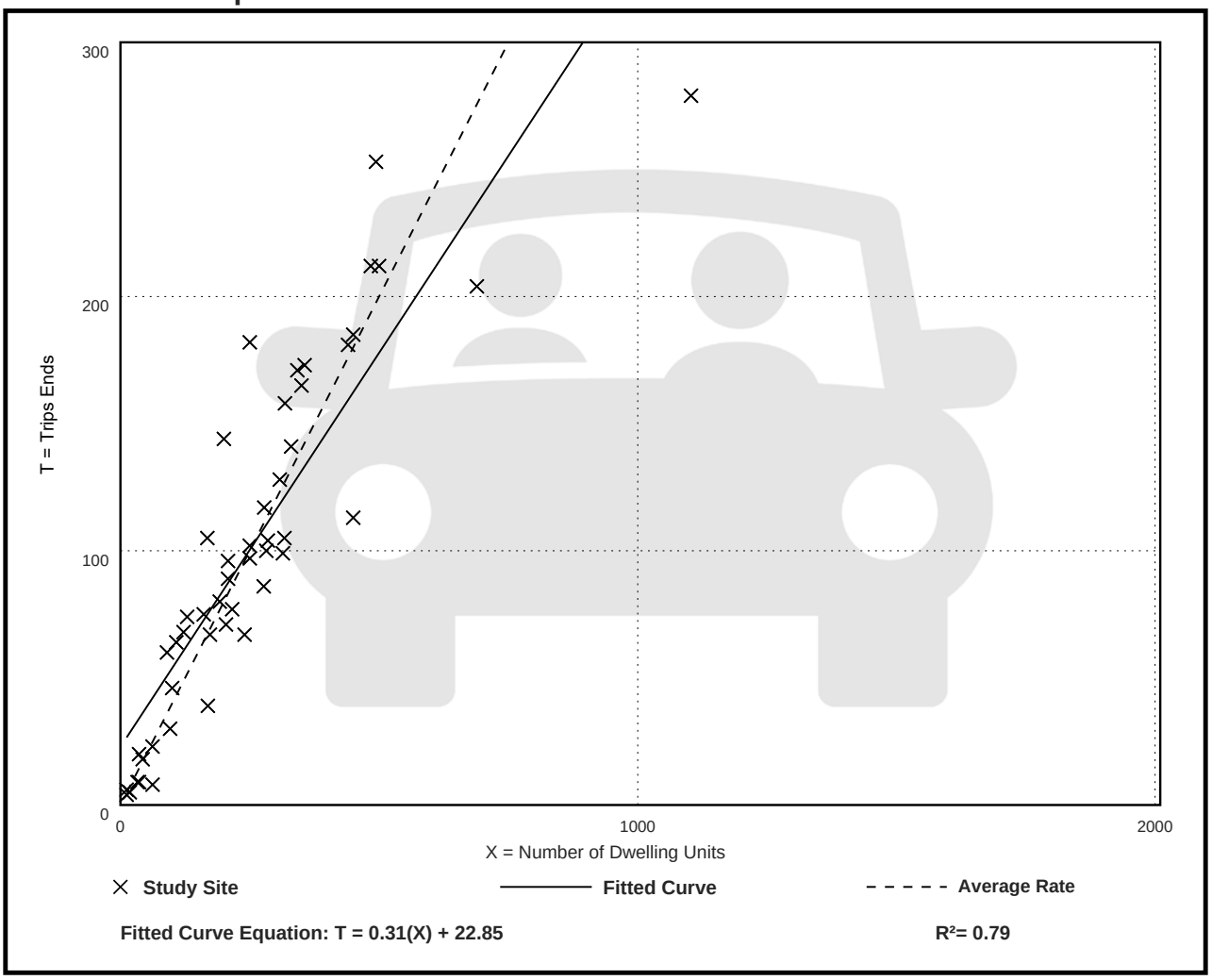
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



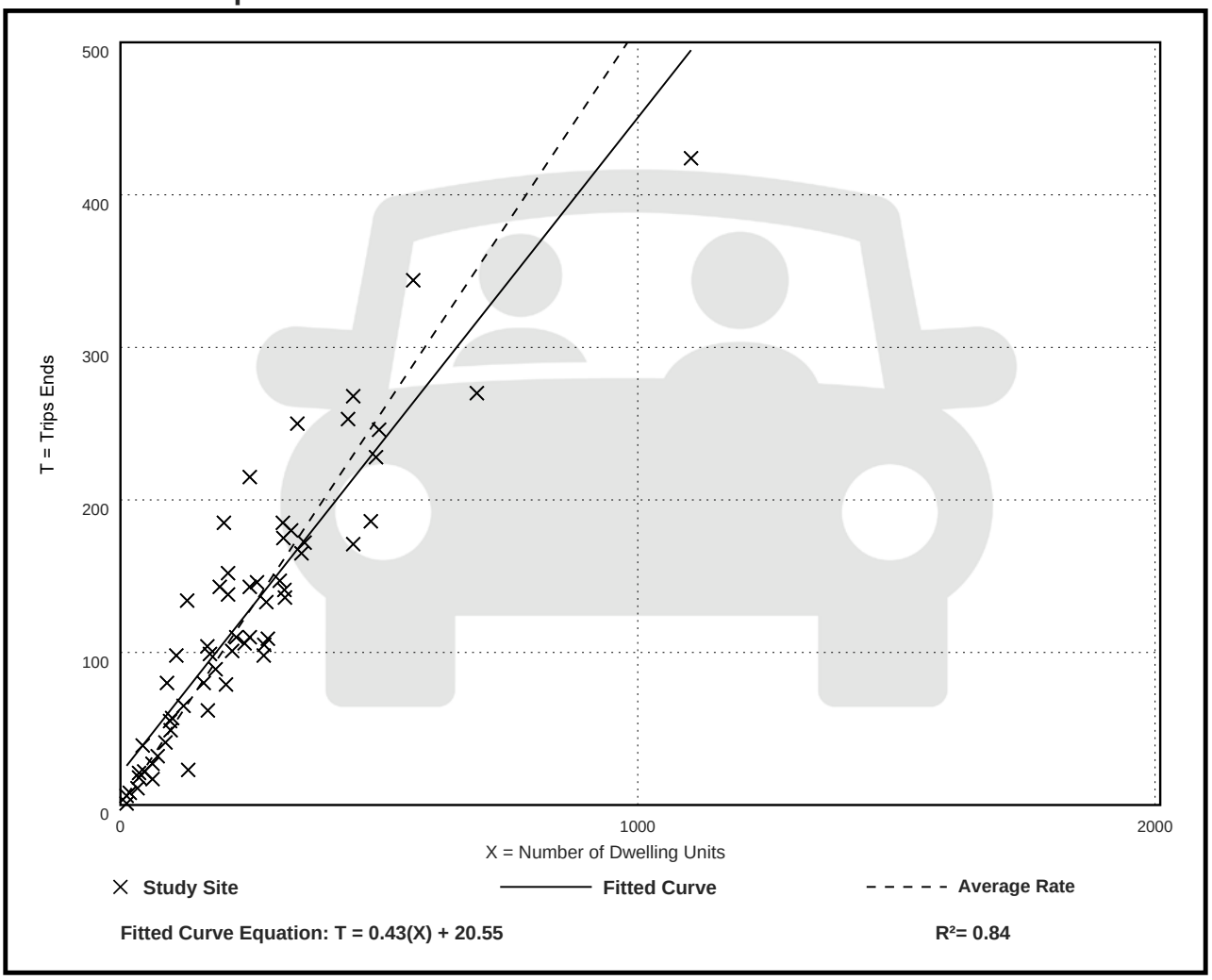
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	**28,689**	**651/2,636**
Proposed Zoning	**26,710**	**639/2,439**
Change in Demand	Trips **-1,979**	Trips **-12/-197**
Impact to Capacity	**None**	

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Millcreek Development Requirements (1)											
Lot Type	Maximum Gross Density Du/AC	Min Lot Size	Min Lot Width	Min Lot Depth	Min Road Frontage	Minimum Yard				Max Building Height (2)	Maximum Lot Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	None
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	None
Detatched Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	5'	5'	45'	None
Detached Single-Family	N/A (3)	4,000 sf	40'	100'	40'	20'	10'/2'(4)	5'	5'	45'	None
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	0'	0'	0'	0'	65'	None

1. *For any criteria that this table does not address the requiements of this Planned Development will default to the requiements of the respective underlying zoning district for each category, this includes uses listed within the use table contined in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-194 in any instance where a development criteria is not addressed above and will follow the R-4 zoning uses within City Code 125-187.*

2. *Height is measured from grade.*

3. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 12 units/acre and some areas with 15 units/acre.*

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. *Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the aprtment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 0' to allow a design that could push the buildings up along the roadway to help create a more urban feel for the development and for the streetscape. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.*

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessroy structures will follow setback regulations for each lot type

Technical Review Committee **1. h.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Future Land Use and Rezoning - Zentex - 2326-130-0000-000-7 and 2326-130-0000-010-0

LOCATION

Parcel IDs 2326-130-0000-000-7 & 2326-130-0000-010-0

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 09:50 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-99900001 (FLUMA & Rezoning)
BOARD DATE	:	July 21, 2022

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, 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 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:

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

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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
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	decrase of 1,701.04

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

	K-8	High
School Name	Samuel L. Gaines	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	2.4 miles	6 miles
Current Zoning Enrollment Demand	167.29	71.70
Proposed Zoning Enrollment Demand	72.49	31.07
Change in Demand	decrease of 94.80	decrease of 40.63

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	150.09
Proposed Zoning	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)	
Impact	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

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

12. Name of Owner(s): Zentex Ventures, Ltd.
Mailing Address: 44 Cocoanut 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

Date 6-7.2022

10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987
Address State FL 33480 Zip

772-462-24555 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(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 7th day of June, 20 22, by Bradley J. Currie, Authorized Agent who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary (seal)

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

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

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st 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:
Name: MAX ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME:_____
Serial (Commission) Number:
_____

(NOTARY STAMP)

SUSAN M. WESER
MY COMMISSION # DD 089552
EXPIRES April 26, 2006
Bonded Thru Notary Public Underwriters

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 Cocoanut 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

Brenda Kay Caliendo
Printed Name of Notary

(Notary Seal)
Notary Public State of Florida
Brenda Kay Caliendo
My Commission GG 296458
Expires 04/02/2023

My commission expires

Owner's Signature

Gary Zentner Zentex Ventures Ltd.
Owner's Name

44 Cocoanut Row, # B22
Street Address

Palm Beach, FL 33480
City, State, Zip

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-116	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-113	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-110	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-107	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-104	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2449-101	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-3000	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2997	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2994	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2991	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2988	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2985	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures LLC	2448-2982	Clerk of Courts
06/23/2005	$6,100,000	XX02	QC	Ft Pierce Investors Ltd	2360-2360	Clerk of Courts
07/01/1974	$562,500	XX00	CV		229-1652	Clerk of Courts
05/01/1973	$350,000	XX00	CV		214-672	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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)

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

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

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	0.92	Acre
2	17.82	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	Clerk of Courts

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:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
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
TOTAL:		**76.97**		

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 o 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

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982661
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

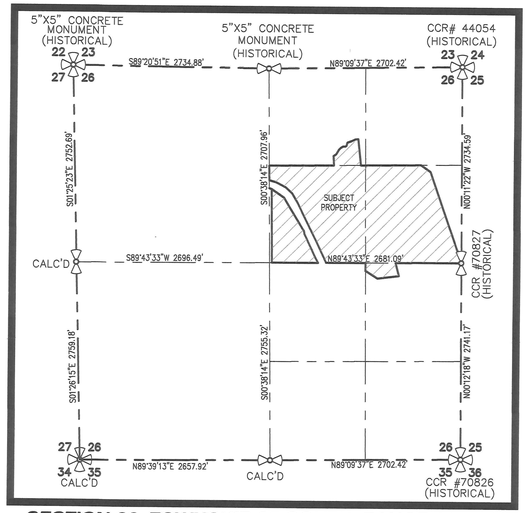
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L-52 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 428.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

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.

AND

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.

AND

PARCEL 2

BEGIN 64 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 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.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,563.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

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

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

SIGNATURE DATE: 3-16-2022

ENGINEERS ⊘ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ASB
CHECKED BY	MTO
FIELD CREW	JW
FILENAME	21-412 Zonhex ALTA B-1-T
SCALE	AS SHOWN
DATE	March 14, 2022

REVISION COMMENTS
DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

Z:\EDC\2021\21-412 - Meritage Homes - Zonex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zonhex ALTA B-1-T Survey.dwg, 3/16/2022 4:24 PM
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ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N:1119138.69
E:851104.52

22 23 27 26 — S89°20'51"E 2734.88' — 23 24 26 25

N89°09'37"E 2702.42'

S00°25'21"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3125 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LBFH) (S 18.06', W 0.55')
FOUND 5/8" IRON ROD & CAP (LB#7217)
CENTER OF GULLY
378.01'(C) 334.6'(D)

N06°22'54"W 368.06'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD
℄ GORDY ROAD
N89°26'31"E
N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26 (BEARING BASIS)
64.00'
S89°26'31"W 903.61'
S89°26'31"W 841.04'(C)
N54°45'42"W 162.21'(C)

THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'

FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1

UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0

TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)

AREA=2,936,131.54 SQUARE FEET
(67.404 ACRES)

S37°24'23"E 400.56'
WITNESS LINE
TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N15°37'06"W 601.32'
N19°10'06"W 1342.59'(C)
S00°10'05"E
50.00'
50.00'

℄ N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)
S00°38'14"E 1015.48'
PARCEL ID:
2326-130-0000-010-0
N10°49'26"W 38.02'
AREA=392,431.60 SQUARE FEET
(9.009 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26
W LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

E LINE OF SEC 26, TWP 35S, RGE 39E
N00°17'22"W 2714.59'

N24°47'34"W 350.76'
S25°01'43"E 301.37'
N28°54'53"W 95.16'

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108"
(NOT FOUND
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

S89°43'33"W 2696.49'
W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26
33.50'
33.50'
645'±
N89°43'33"E 634.61'
552'±
N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
N89°43'33"E 1307.04'
S00°25'17"E 110.50'(C)(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)

N14°33'17"W
188.09'(C)
186.00'(D)

122°57'(D)
140°37'(D)
82°42'(D)
S57°28'17"E
199.80'(C)(D)
N82°44'43"E
300.00'(C)(D)

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

S00°38'14"E 2755.32'
S00°26'15"E 2759.18'
N00°07'28"W 2741.17'

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

27 26 34 35 — N89°39'13"E 2657.92' — 26 25 35 36

N89°09'37"E 2702.42'

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T Survey.dwg, 3/16/2022 4:38 PM
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ASB	DRAWN BY
MTO	CHECKED BY
JW	FIELD CREW
21-412 Zentex ALTA B-T Survey.dwg	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION/COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

2 OF 2

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

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

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.

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

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 of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

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

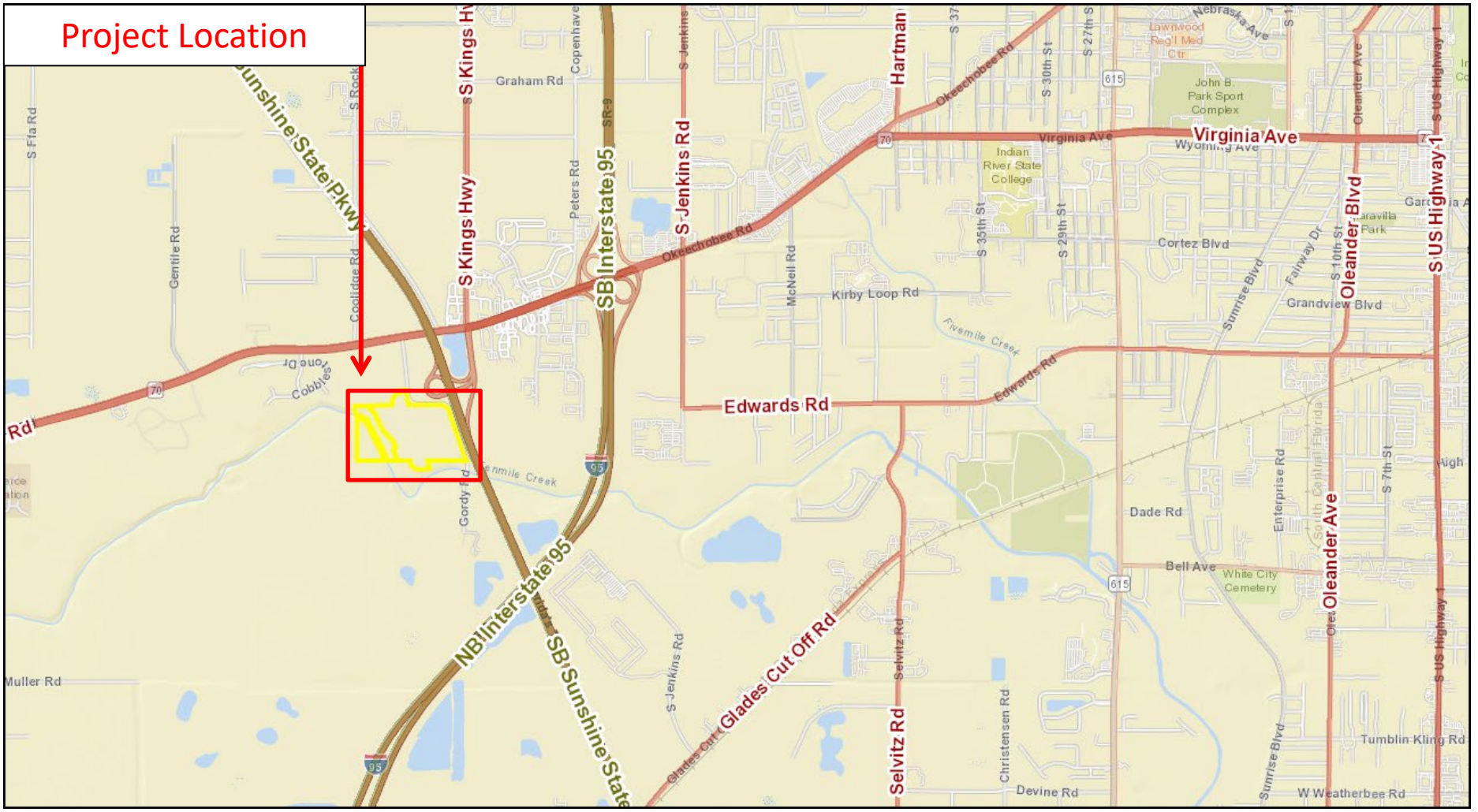
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

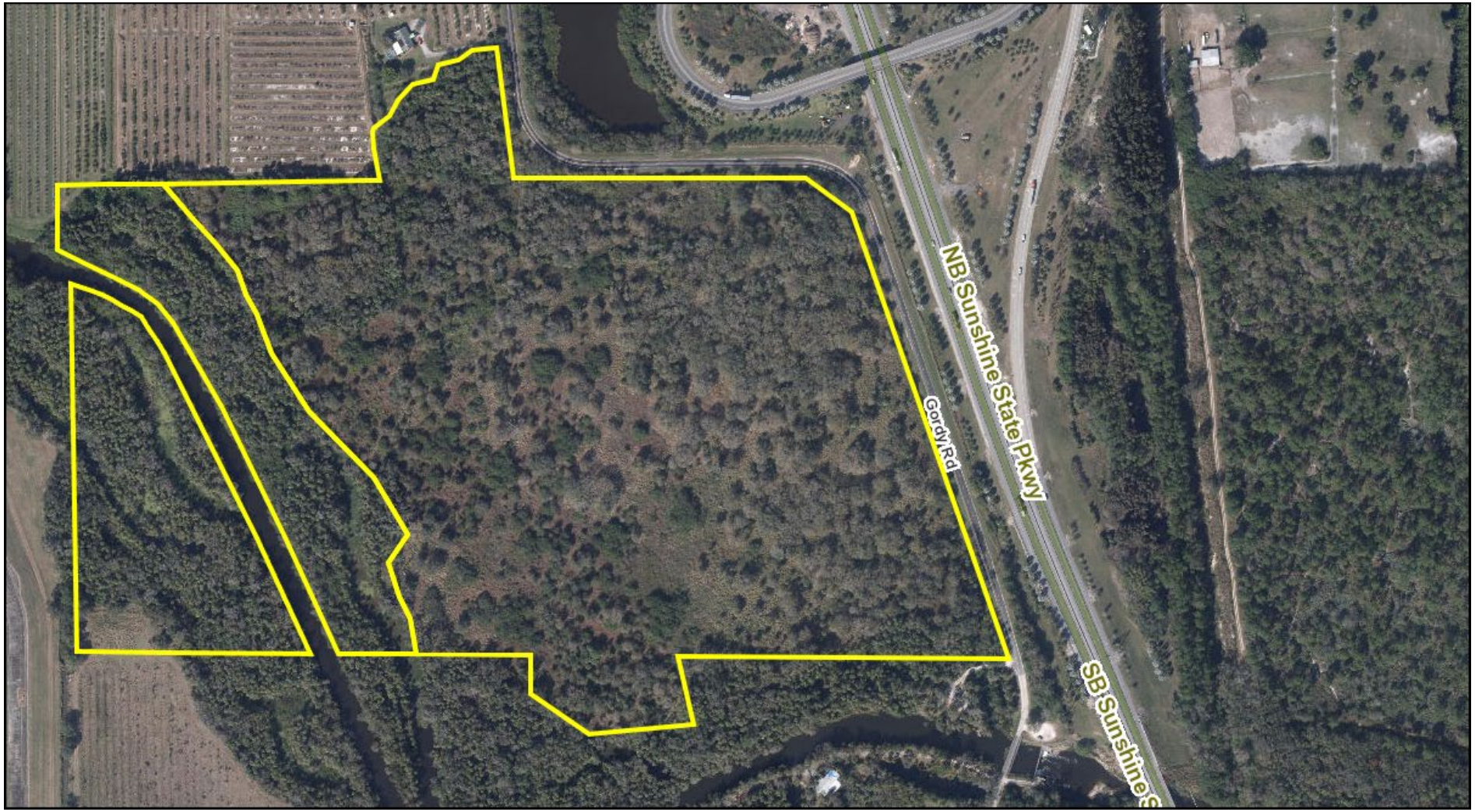
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

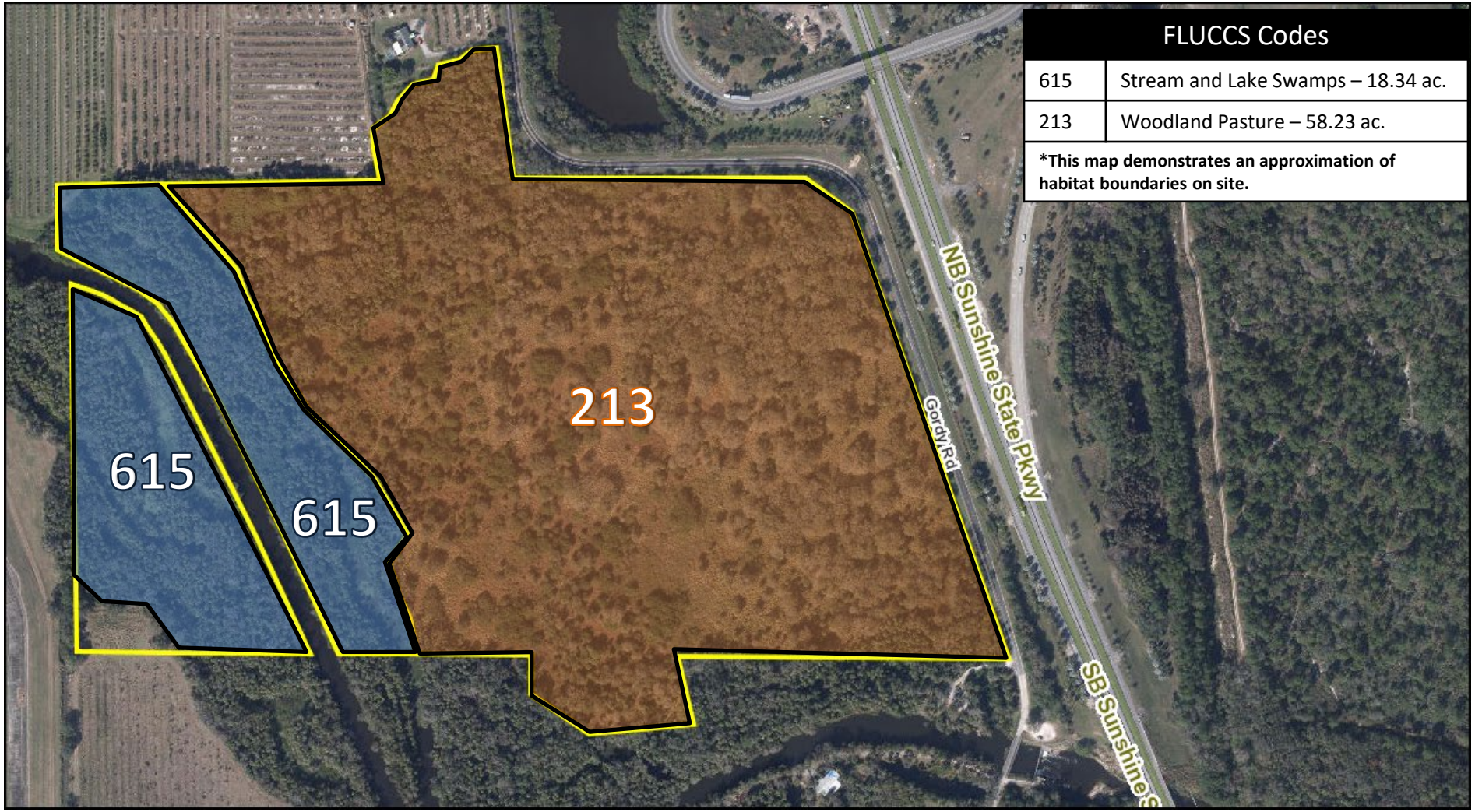
Gordy Road

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

N



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.**

ENGINEERS SURVEYORS ENVIRONMENTAL

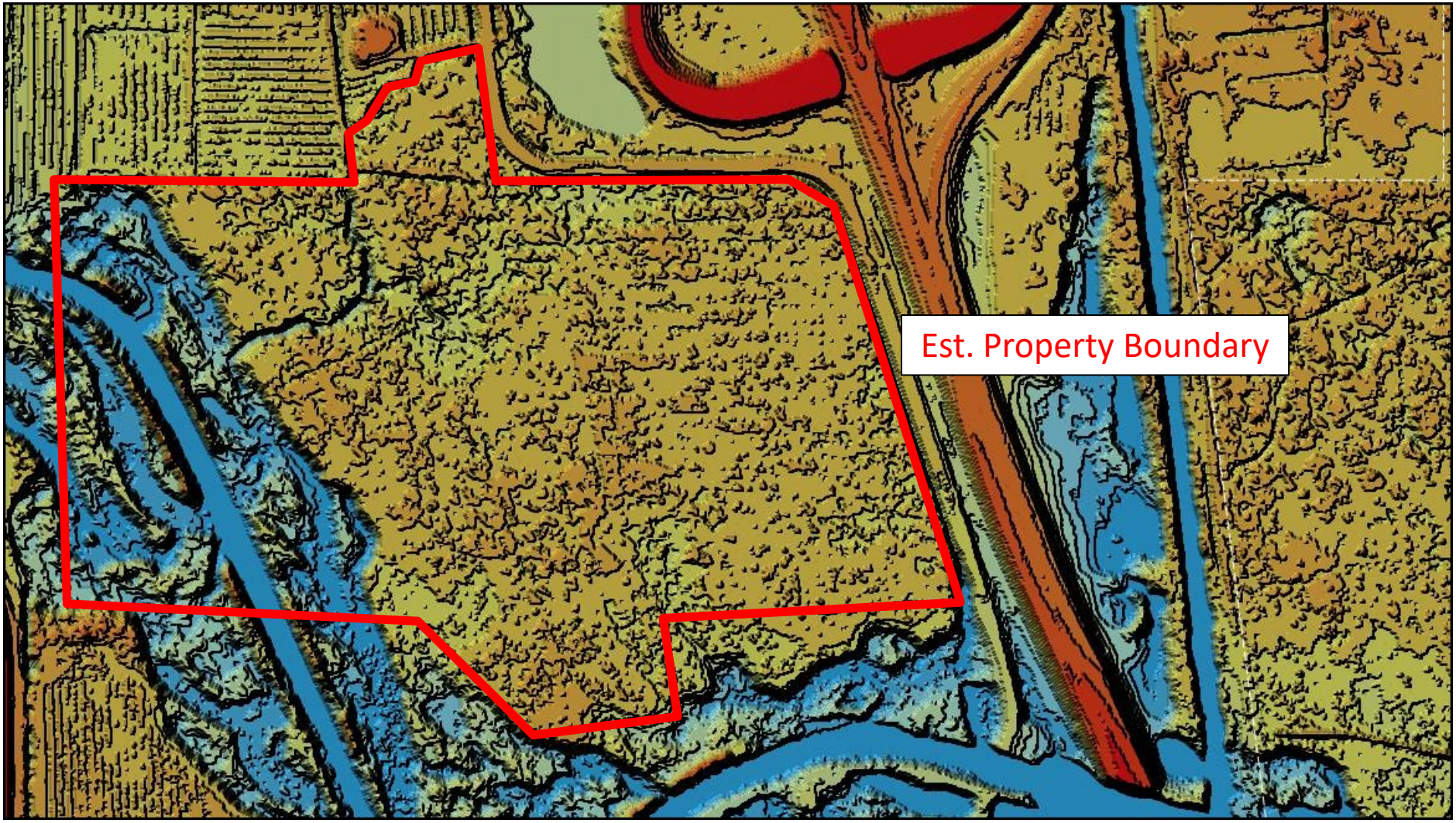
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

SFWMD Ground Elevation Map

Project: 21-412	Meritage Homes	03/04/2022



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

ENGINEERS SURVEYORS ENVIRONMENTAL

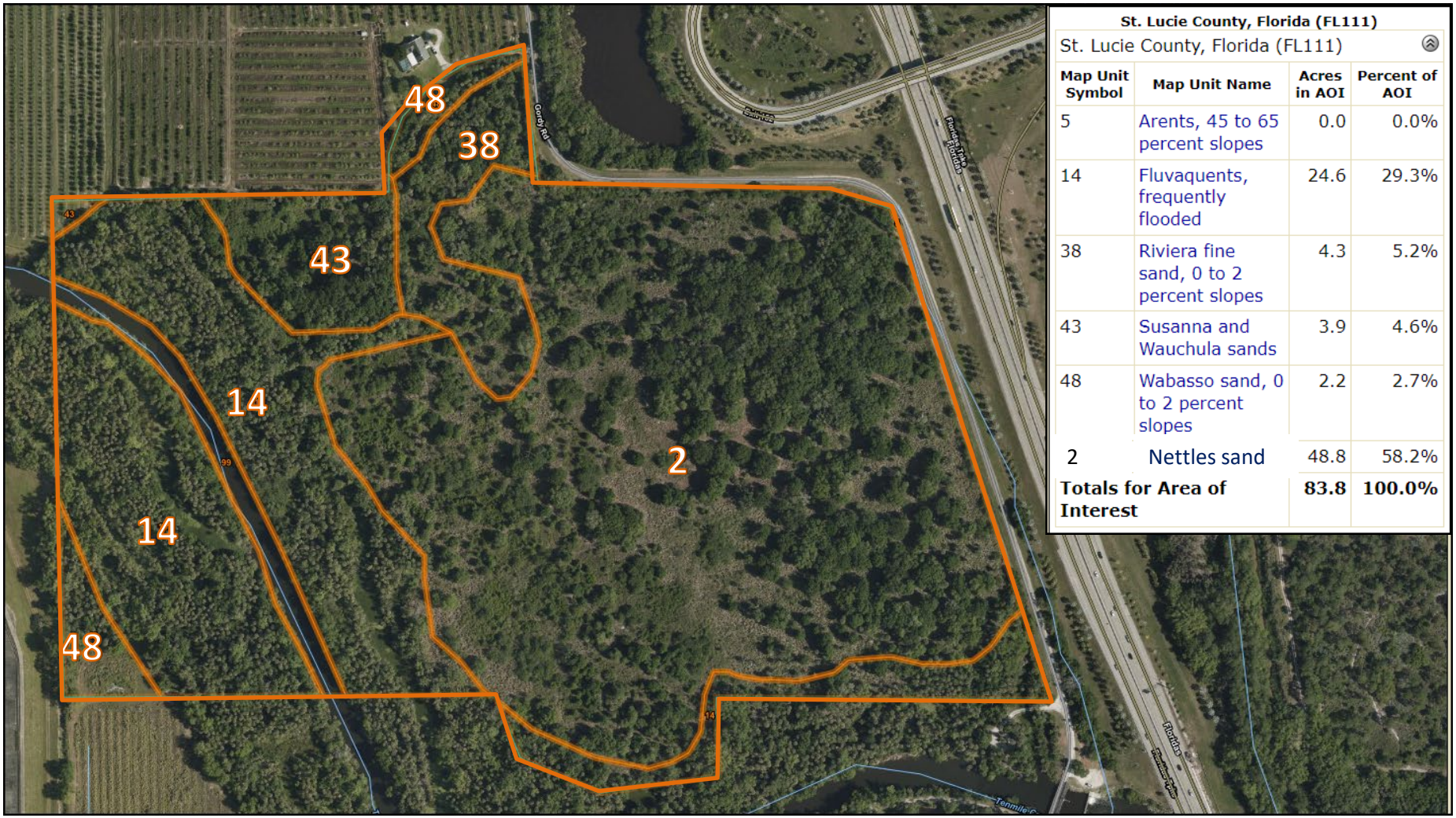
Environmental Site Assessment

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)

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%
Totals for Area of Interest		**83.8**	**100.0%**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
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	Lake Tract	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:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	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. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	47,228.83	45,527.79	decrease of 1,701.04

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

	K-8	High
School Name	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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	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)

Impact	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: *Complete ITE Trip Generation Form (Attached)*

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

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 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)			

RESIDENTIAL DATA					
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 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.

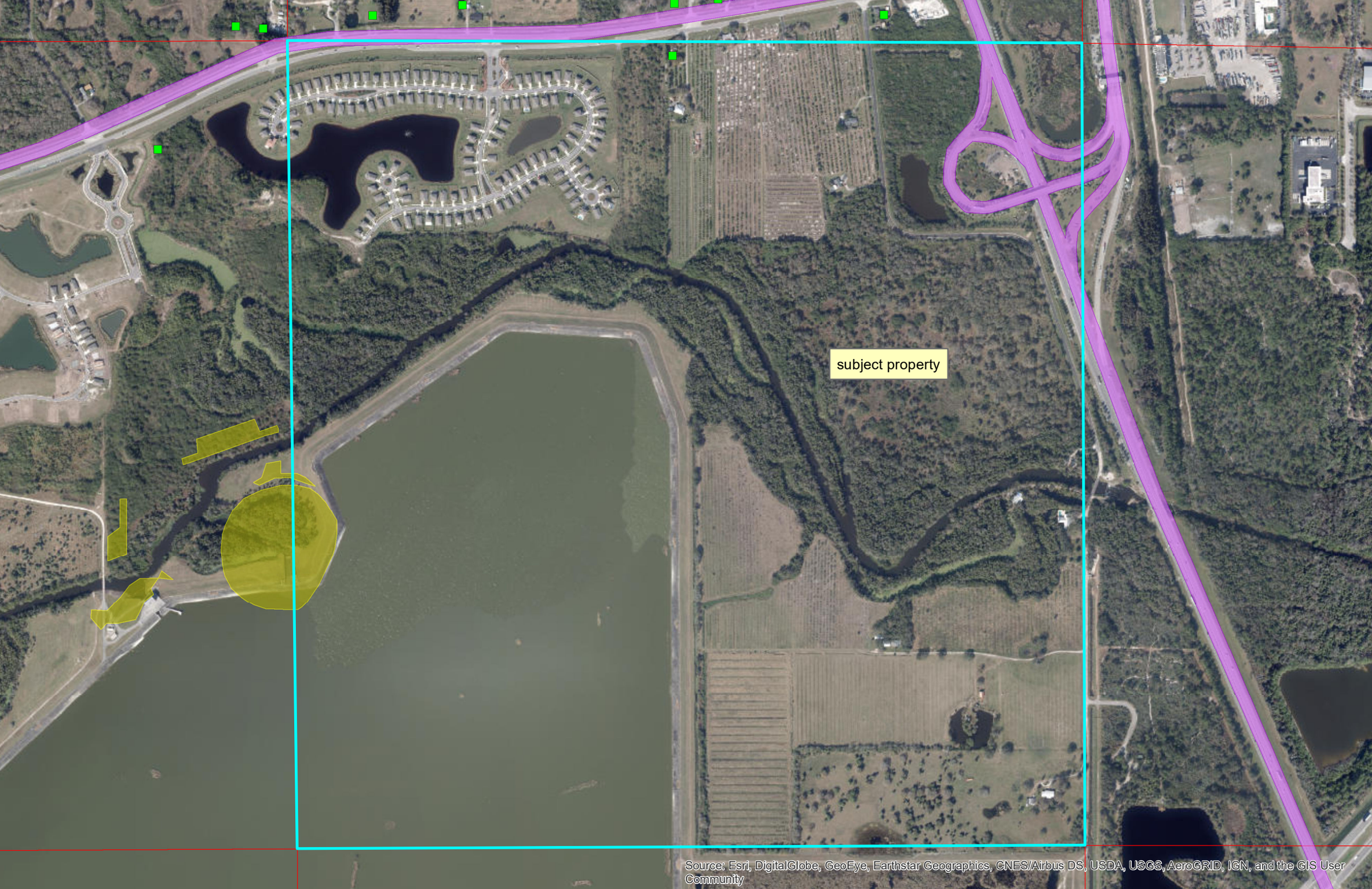
When interpreting the results of our search, please consider the following information:

- **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.**

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


subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

O'ROURKE
ENGINEERING & PLANNING

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, 11th 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.

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

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

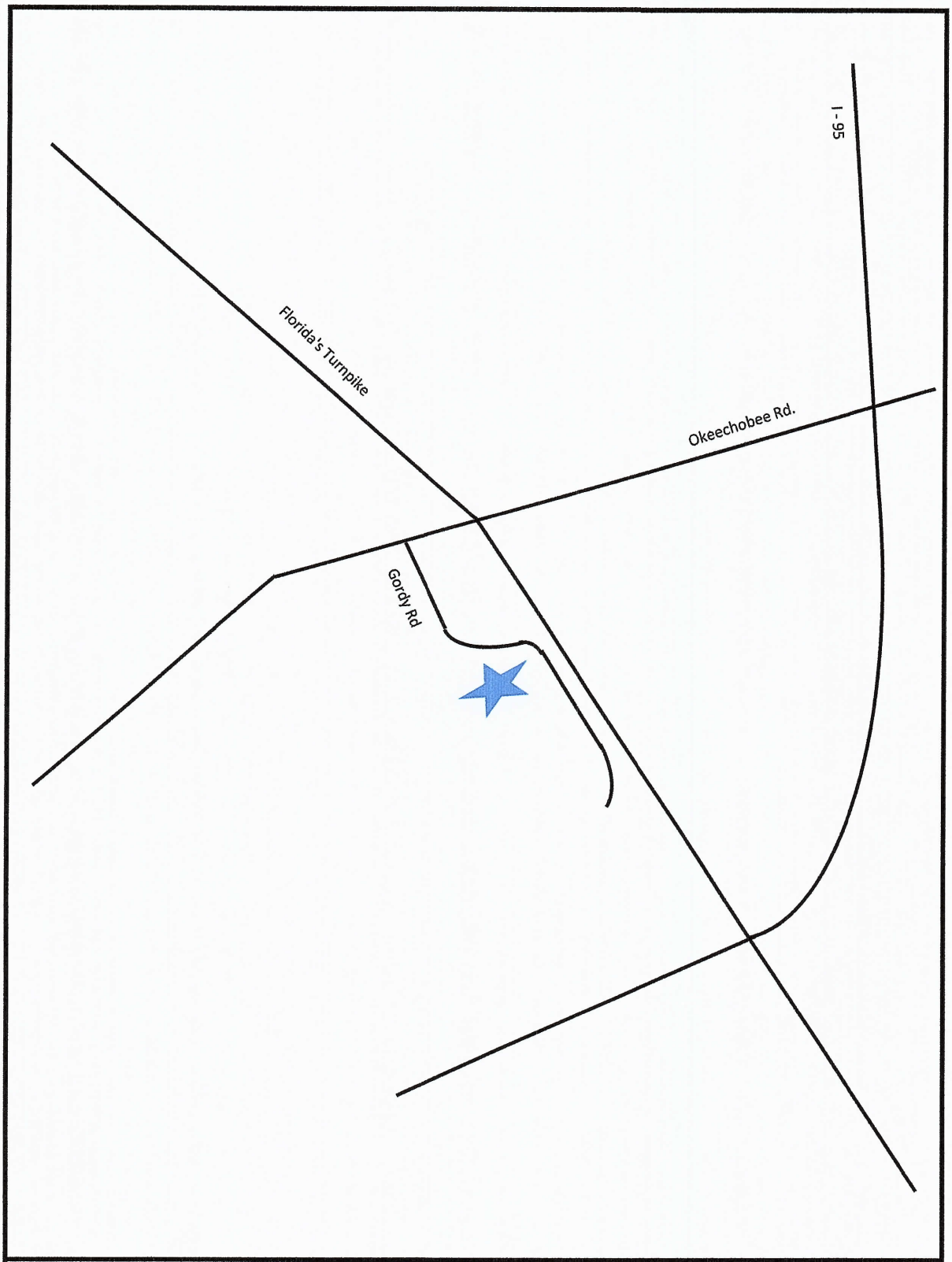
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

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

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



O'ROURKE ENGINEERING & PLANNING

NTS

22 SE Seminole Street
Stuart, FL 34994

Job #:

Date:

Legend

= Project Location

Figure 1

Project Location

Zentex

Table 1 - Trip Generation - Exisitng 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) = 0.89Ln(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 - Exisiting 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**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 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:

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

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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
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	decrase of 1,701.04

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

	K-8	High
School Name	Samuel L. Gaines	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	2.4 miles	6 miles
Current Zoning Enrollment Demand	167.29	71.70
Proposed Zoning Enrollment Demand	72.49	31.07
Change in Demand	decrease of 94.80	decrease of 40.63

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

Demand Analysis	Maximum
Current Zoning	150.09
Proposed Zoning	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)

Impact	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

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

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	10,887 trips	866 / 1,143 trips
Proposed Zoning	4,718 trips	375 / 495 trips
Change in Demand	Trips decrease 6,169 trips	Trips decrase 491 / 648 trips
Impact to Capacity		

12. Name of Owner(s): Zentex Ventures, Ltd.
Mailing Address: 44 Cocoanut 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 Scotttsdale 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 6/7/2022 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

(seal)

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

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

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st 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:
Name: MAX ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME:_____
Serial (Commission) Number:
_____

(NOTARY STAMP)

SUSAN M. WESER
MY COMMISSION # DD 089552
EXPIRES April 26, 2006
Bonded Thru Notary Public Underwriters

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 Cocoanut 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

Brenda Kay Caliendo
Printed Name of Notary

(Notary Seal)
Notary Public State of Florida
Brenda Kay Caliendo
My Commission GG 296458
Expires 04/02/2023

My commission expires

Owner's Signature

Gary Zentner Zentex Ventures Ltd.
Owner's Name

44 Cocoanut Row, # B22
Street Address

Palm Beach, FL 33480
City, State, Zip

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-116	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-113	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-110	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-107	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-104	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2449-101	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-3000	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2997	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2994	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2991	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2988	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2985	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures LLC	2448-2982	Clerk of Courts
06/23/2005	$6,100,000	XX02	QC	Ft Pierce Investors Ltd	2360-2360	Clerk of Courts
07/01/1974	$562,500	XX00	CV		229-1652	Clerk of Courts
05/01/1973	$350,000	XX00	CV		214-672	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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)

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

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

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	0.92	Acre
2	17.82	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	Clerk of Courts

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:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
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
TOTAL:		**76.97**		

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 o 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

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982661
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

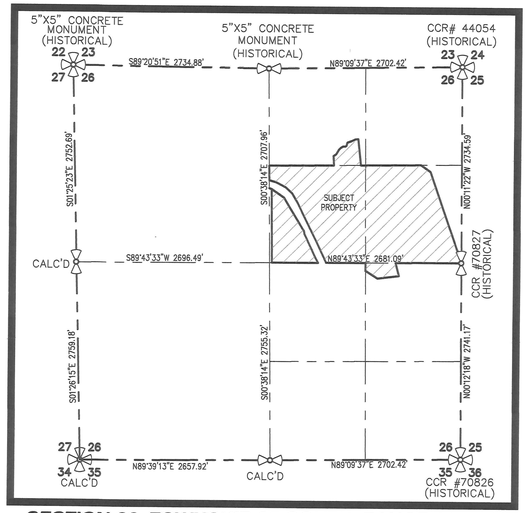
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L-52 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 428.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

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.

AND

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.

AND

PARCEL 2

BEGIN 64 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 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.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,563.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

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

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

SIGNATURE DATE: 3-16-2022

ENGINEERS ⊘ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ASB
CHECKED BY	MTO
FIELD CREW	JW
FILENAME	21-412 Zonhex ALTA B-1-T
SCALE	AS SHOWN
DATE	March 14, 2022

REVISION COMMENTS
DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

Z:\EDC\2021\21-412 - Meritage Homes - Zonex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zonhex ALTA B-1-T Survey.dwg, 3/16/2022 4:24 PM
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ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N:1119138.69
E:851104.52

22 23 27 26 — S89°20'51"E 2734.88' — 23 24 26 25

N89°09'37"E 2702.42'

S00°25'21"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3125 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LBFH) (S 18.06', W 0.55')
FOUND 5/8" IRON ROD & CAP (LB#7217)
CENTER OF GULLY
378.01'(C) 334.6'(D)

N06°22'54"W 368.06'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD
℄ GORDY ROAD
N89°26'31"E
N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26 (BEARING BASIS)
64.00'
S89°26'31"W 903.61'
S89°26'31"W 841.04'(C)
N54°45'42"W 162.21'(C)

THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'

FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1

UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0

TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)

AREA=2,936,131.54 SQUARE FEET
(67.404 ACRES)

S37°24'23"E 400.56'
WITNESS LINE
TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N15°37'06"W 601.32'
N19°10'06"W 1342.59'(C)
S00°10'05"E
50.00'
50.00'

℄ N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)
S00°38'14"E 1015.48'
PARCEL ID:
2326-130-0000-010-0
N10°49'26"W 38.02'
AREA=392,431.60 SQUARE FEET
(9.009 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26
W LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

E LINE OF SEC 26, TWP 35S, RGE 39E
N00°17'22"W 2714.59'

N24°47'34"W 350.76'
S25°01'43"E 301.37'
N28°54'53"W 95.16'

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108"
(NOT FOUND
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

S89°43'33"W 2696.49'
W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26
33.50'
33.50'
645'±
N89°43'33"E 634.61'
552'±
N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
N89°43'33"E 1307.04'
S00°25'17"E 110.50'(C)(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)
SET 5/8" IRON ROD & CAP (LB#8098)

N14°33'17"W
188.09'(C)
186.00'(D)

122°57'(D)
140°37'(D)
82°42'(D)
S57°28'17"E
199.80'(C)(D)
N82°44'43"E
300.00'(C)(D)

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

S00°38'14"E 2755.32'
S00°26'15"E 2759.18'
N00°07'28"W 2741.17'

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

27 26 34 35 — N89°39'13"E 2657.92' — 26 25 35 36

N89°09'37"E 2702.42'

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T Survey.dwg, 3/16/2022 4:38 PM
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ASB	DRAWN BY
MTO	CHECKED BY
JW	FIELD CREW
21-412 Zentex ALTA B-T Survey.dwg	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION/COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

2 OF 2

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

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

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.

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

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 of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

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

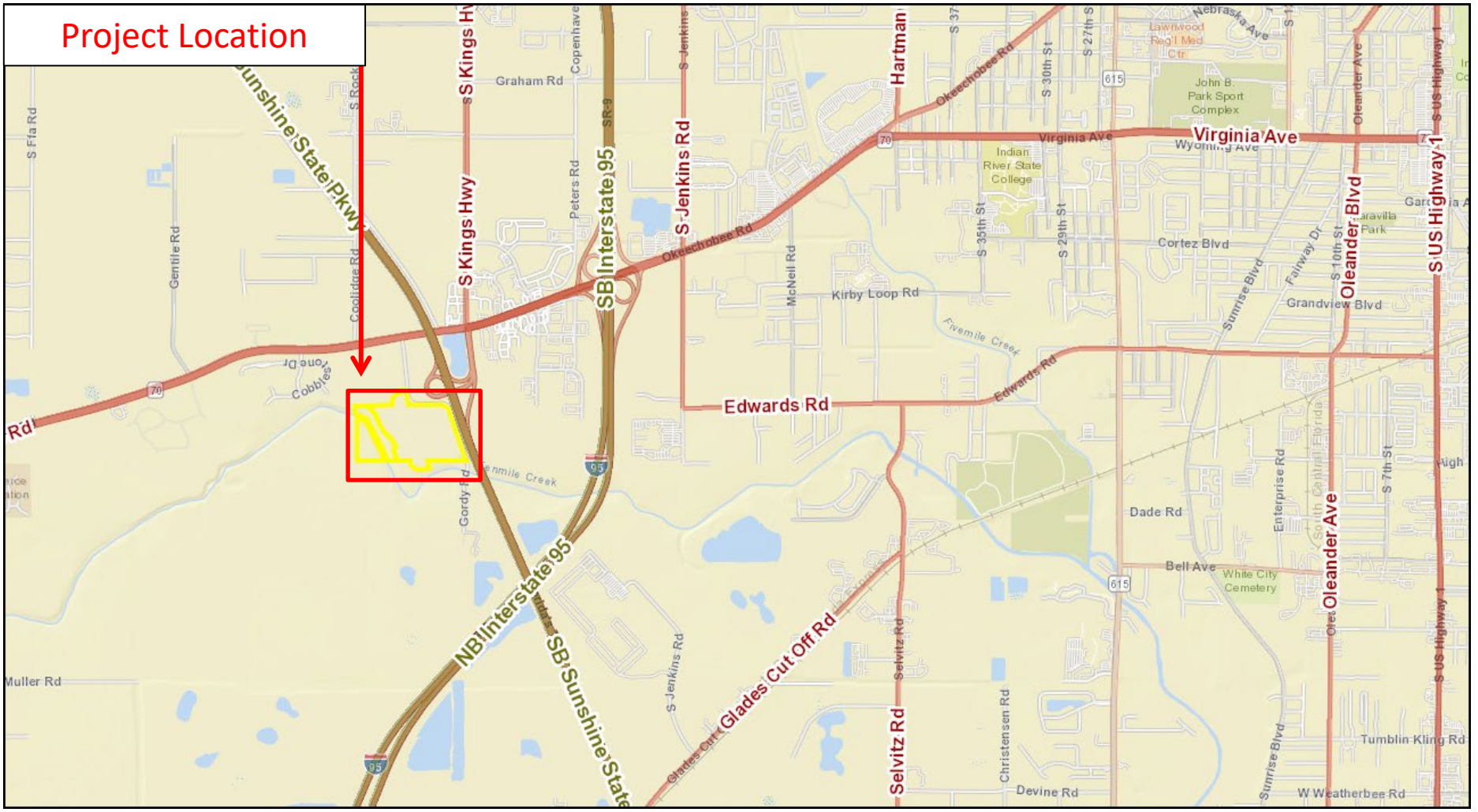
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

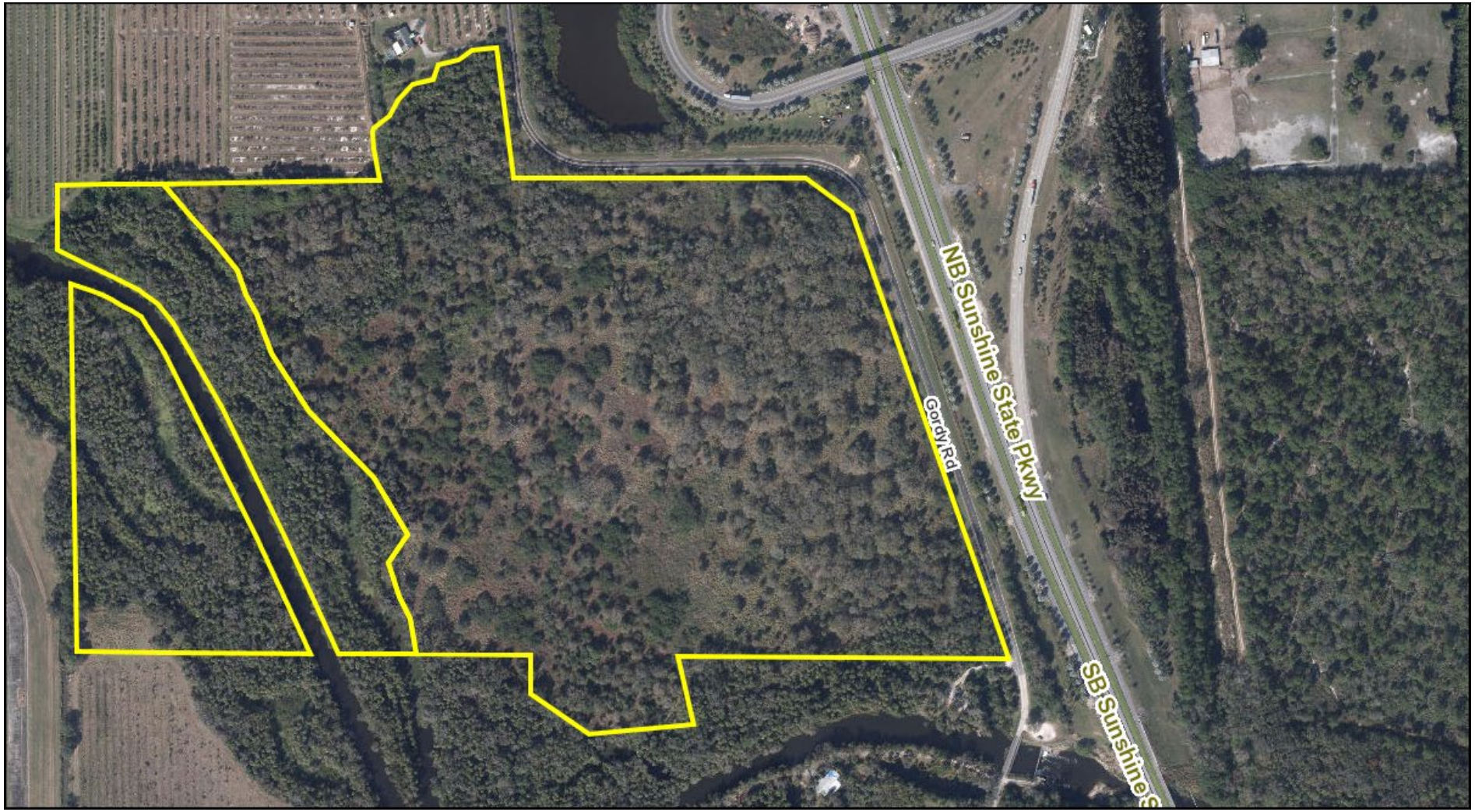
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

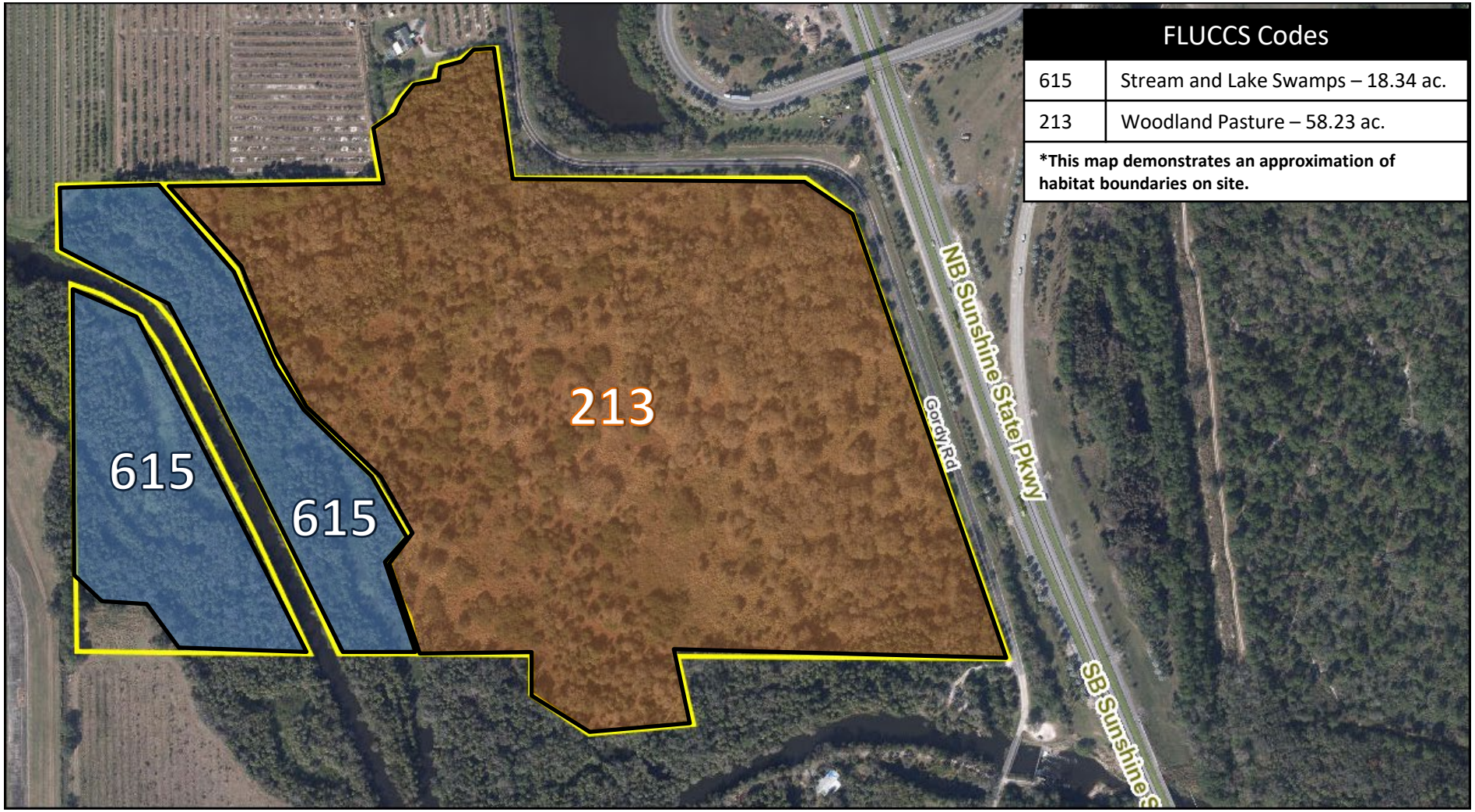
Gordy Road

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

N



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.**

ENGINEERS SURVEYORS ENVIRONMENTAL

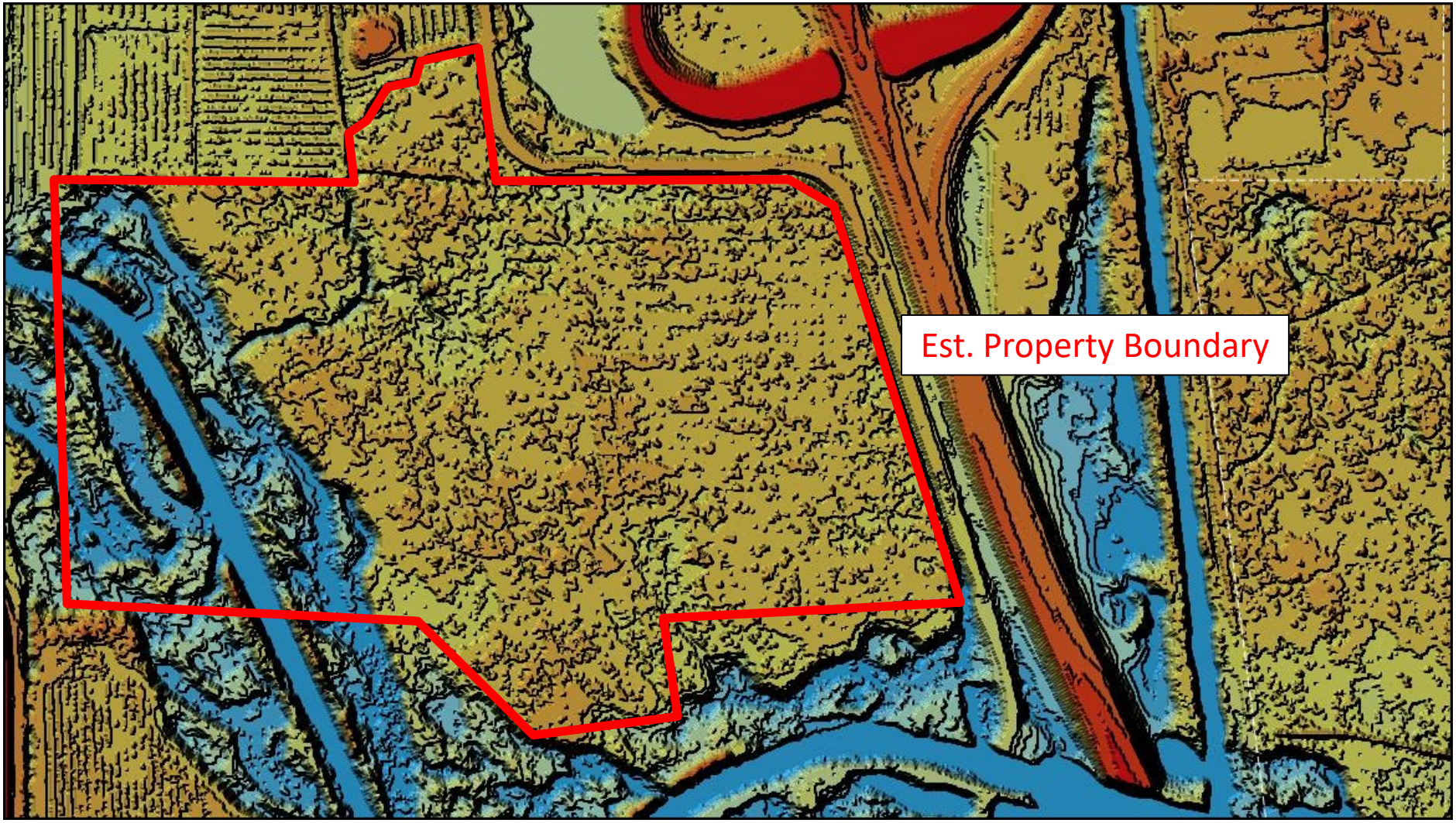
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

SFWMD Ground Elevation Map

Project: 21-412	Meritage Homes	03/04/2022



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

ENGINEERS SURVEYORS ENVIRONMENTAL

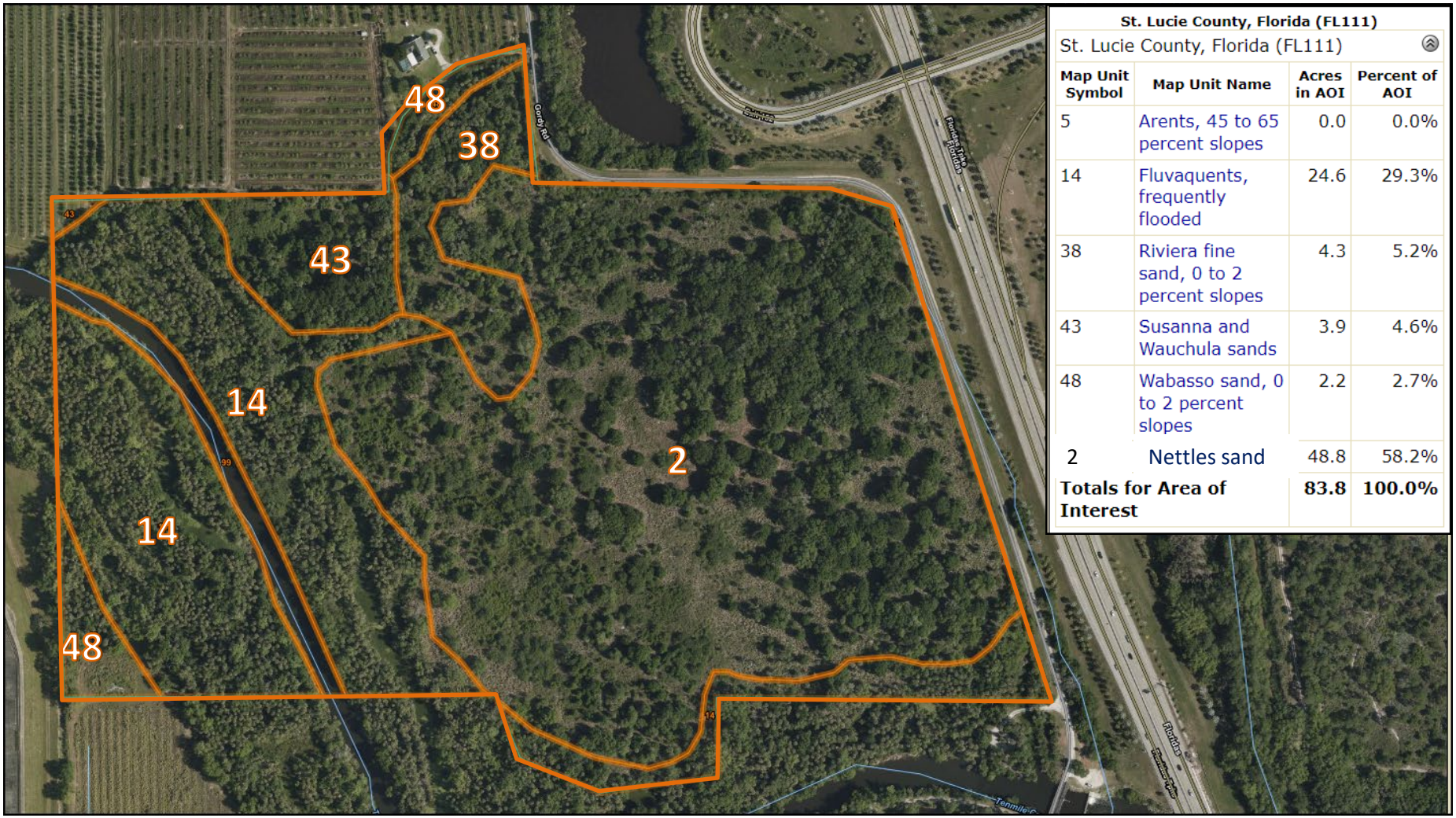
Environmental Site Assessment

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)

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%
Totals for Area of Interest		**83.8**	**100.0%**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
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	Lake Tract	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:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	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. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	47,228.83	45,527.79	decrease of 1,701.04

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

	K-8	High
School Name	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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	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)

Impact	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: *Complete ITE Trip Generation Form (Attached)*

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

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 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)			

RESIDENTIAL DATA					
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 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.

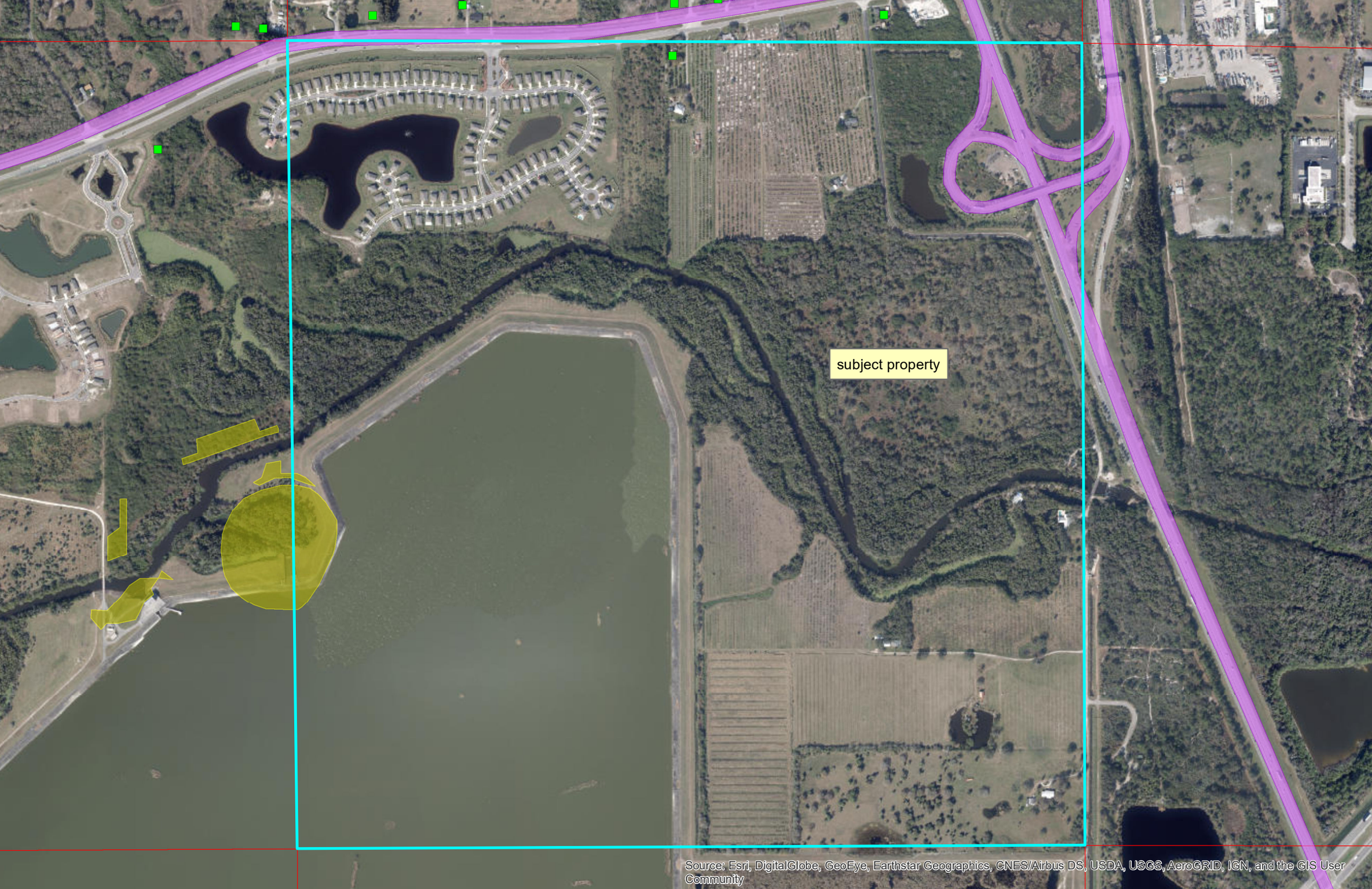
When interpreting the results of our search, please consider the following information:

- **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.**

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


subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

O'ROURKE
ENGINEERING & PLANNING

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, 11th 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.

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

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

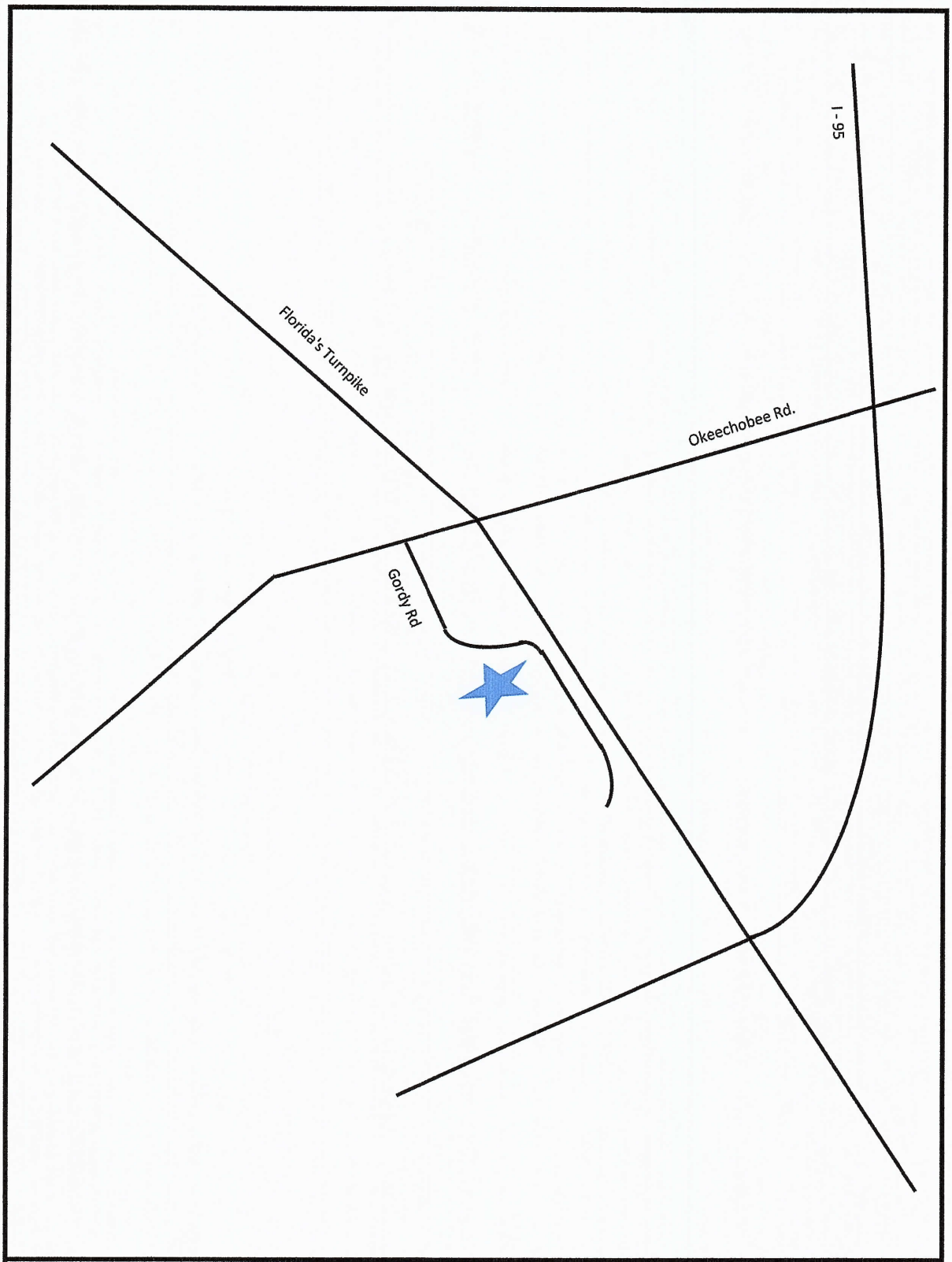
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

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

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



O'ROURKE ENGINEERING & PLANNING

NTS

22 SE Seminole Street
Stuart, FL 34994

Job #:

Date:

Legend

= Project Location

Figure 1

Project Location

Zentex

Table 1 - Trip Generation - Exisitng 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) = 0.89Ln(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 - Exisiting 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**

Technical Review Committee **1. j.**

Meeting Date: 07/21/2022

REQUESTED ACTION

Final Plat - Oak's at Moore's Creek - NW Corner of Means Court and Avenue B

LOCATION

Northwest Corner of Means Court & Avenue B

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 10:07 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-09000003 (Final Plat)
BOARD DATE	:	July 21, 2022

Final Plat – Oaks at Moore's Creek

Attached is an Application for a Final Plat for the subject property located at the Northwest Corner of Means Court and Avenue B. The applicant is requesting the review and approval of a Final Plat to subdivide approximately 3 acres (16 parcels) into 17 platted lots that include a reconfigured right-of-way, 15 single-family residential lots and 2 water-management tracts. The applicant intends to develop a residential subdivision known as The Oaks at Moore's Creek (Phase II), that will have 17 platted lots consisting of fifteen (15) single-family homes.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location: Means Court - See Attached List of Addresses

Parcel ID #(s): See Attached List of Parcel Identification Numbers

Project description: Replat of existing lots and right of way to accommodate a fifteen (15) lot subdivision for the Oaks at Moore's Creek II.

Property Owner(s)
Fort Pierce Redevelopment Agency

Street Address
100 North U.S. 1

City State Zip
Fort Pierce, FL 34950

Phone Number
772-467-3000

Email Address
nmimms@cityoffortpierce.com

Applicant/Representative, Title, Company
OMCII LLC

Street Address
700 U.S. Highway One, Ste C

City State Zip
North Palm Beach, FL 33408

Phone Number
561-863-2722

Email Address
corey@etwdc.org

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 16 day of June, 2022, by Nick Mimms who is personally known to me or has produced _____ as identification.

Sara A. Delgado
Signature of Notary (seal)

Sara A. Delgado
Notary Public
State of Florida
Comm# HH054871
Expires 10/19/2024

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☑ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

Oaks at Moore's Creek Phase II – Map 1 and Map 2 Parcels

1. Parcel ID: **2409-517-0024-000-2**
   Address: **324 Means Court**
   Acres: **0.15**
   Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 1-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2628-2056)**

2. Parcel ID: **2409-517-0025-000-9**
   Address: **322 Means Court**
   Acres: **0.15**
   Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 2-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2895-2409)**

Oaks at Moore's Creek Phase II – Map 1 Parcels

3. Parcel ID: **2409-517-0026-000-6**
Address: **320 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 3-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2895-2410)**

4. Parcel ID: **2409-517-0027-000-3**
Address: **318 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 4-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 3059-2745)**

5. Parcel ID: **2409-517-0028-000-0**
Address: **316 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 5-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2773-277)**

6. Parcel ID: **2409-517-0029-000-7**
Address: **314 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 6-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2985-2145)**

7. Parcel ID: **2409-517-0030-000-7**
Address: **312 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 7-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2913)**

8. Parcel ID: **2409-517-0031-000-4**
Address: **310 Means Court**
Acres: **0.15**
Legal Description**: KILLER AND DEMMER`S S/D BLK 2 LOT 8-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2908)**

9. Parcel ID: **2409-517-0032-000-1**
Address: **308 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 9-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2912)**

10. Parcel ID: **2409-517-0033-000-8**
Address: **306 Means Court**
Acres: **0.15**
Legal Description**: KILLER AND DEMMER`S S/D BLK 2 LOT 10-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2916-2373)**

Oaks at Moore's Creek Phase II – Map 1 Parcels

16.17.18. Parcel ID: **2409-517-0038-000-3**
Address: **307 Means Court**
Acres: **0.45**
Legal Description: **KILLER`S AND DEMMER`S S/D BLK 2 LOTS 16, 17 AND 18-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2537-2395)**

19.20. Parcel ID: **2409-517-0041-000-7**
Address: **313 Means Court**
Acres: **0.27**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 19-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOT 20-LESS N 10 FT AND LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 3018-2721)**

21. Parcel ID: **2409-517-0043-000-1**
Address: **317 Means Court**
Acres: **0.18**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 N 10 FT OF LOT 20-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOT 21-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2553-2805)**

Not Numbered Parcel ID: **2409-517-0044-000-8**
Address: **319 Means Court**
Acres: **0.07**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 22-LESS N 27.5 FT AND LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2718-294)**

22.23.24. Parcel ID: **2409-517-0045-000-5**
Address: **325 Means Court**
Acres: **0.37**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 N 27.5 FT OF LOT 22-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOTS 23 AND 24-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2585-57)**

Oaks at Moore's Creek Phase II – Map 2 Parcels

1. Parcel **ID: 2409-518-0001-000-8**
Address: **1206 Avenue B**
Acres: **0.15**
Legal Description: **GOWDY`S S/D LOT 1 (OR 3147-828)**
Inclusive of the right-of-way for Mean Court

THE OAKS AT MOORE'S CREEK II

PLAT BOOK _____
PAGE _____
DOCKET NO._____

BEING A REPLAT OF LOTS 1-10 (INCLUSIVE) AND LOTS 16-24 (INCLUSIVE), BLOCK 2 OF THE PLAT OF KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., AS RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE LAND LYING IN MOORE'S CREEK AND LESS THE LAND LYING IN THE OAKS AT MOORE'S CREEK, AS RECORDED IN PLAT BOOK 60, PAGES 37-38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LOT 1, BLOCK 1, OF THE PLAT OF GOWDY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

LOT 2, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

LOT 3, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:

LOT 5, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:

LOT 6, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:

LOT 7, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 8:

LOT 8, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:

LOT 9, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:

LOT 10, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 11:

LOTS 16, 17, AND 18, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 12:

LOTS 19 AND LOT 20, LESS THE NORTH 10 FEET OF LOT 20, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 13:

THE NORTH 10 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 14:

LOT 22, LESS THE NORTH 27.5 FEET, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 15:

THE WEST 110 FEET OF THE NORTH 27.5 FEET OF LOT 22 AND THE WEST 110 FEET OF LOTS 23 AND 24, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTH 27.5 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24, LESS THE WEST 110 FEET THEREOF, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 16:

LOT 1, BLOCK 1, GOWDY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.958 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

FORT PIERCE REDEVELOPMENT AGENCY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

1. THE RIGHT-OF-WAY, SHOWN HEREON AS MEANS COURT IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, AND UTILITY PURPOSES (INCLUDING CABLE TV), AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
2. THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.
3. THE 20.00-FOOT-WIDE ACCESS EASEMENT SHOWN HEREON WITHIN THE WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE, ITS SUCCESSORS AND/OR ASSIGNS, SOLELY FOR PEDESTRIAN INGRESS AND EGRESS TO AND FROM MOORE'S CREEK LINEAR PARK, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, FORT PIERCE REDEVELOPMENT AGENCY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2022.

FORT PIERCE REDEVELOPMENT AGENCY

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS _____ PRINTED NAME

WITNESS _____ PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ FOR FORT PIERCE REDEVELOPMENT COMPANY.

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

THE CITY OF FORT PIERCE HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2022.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

POSITION: _____ POSITION: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ FOR THE CITY OF FORT PIERCE.

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, TANYA EARLEY, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, DATED _____, 2022, AND DESIGNATED AS COMMITMENT NUMBER 1934697FL-A (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: FORT PIERCE REDEVELOPMENT AGENCY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY THAT PREVENT IT FROM BEING PLATTED.

DATED: THE _____ DAY OF _____, 2022.

BY: _____

TANYA EARLEY, CITY ATTORNEY
CITY OF FORT PIERCE
FLORIDA BAR NO. 43756

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2022.

BY _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2022.

BY _____

PRINT NAME: _____
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2022.

BY: _____
TANYA EARLEY, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

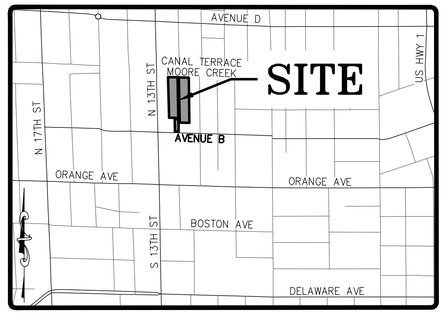
CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK



SITE MAP
NOT TO SCALE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2022.

_____ BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT SEAL

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF OAKS AT MOORE'S CREEK II IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE.

DATED THIS _____ DAY OF _____, 2022.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., HAVING A BEARING OF S88°37'51"E.
3. PLAT CONTAINS 2.958 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

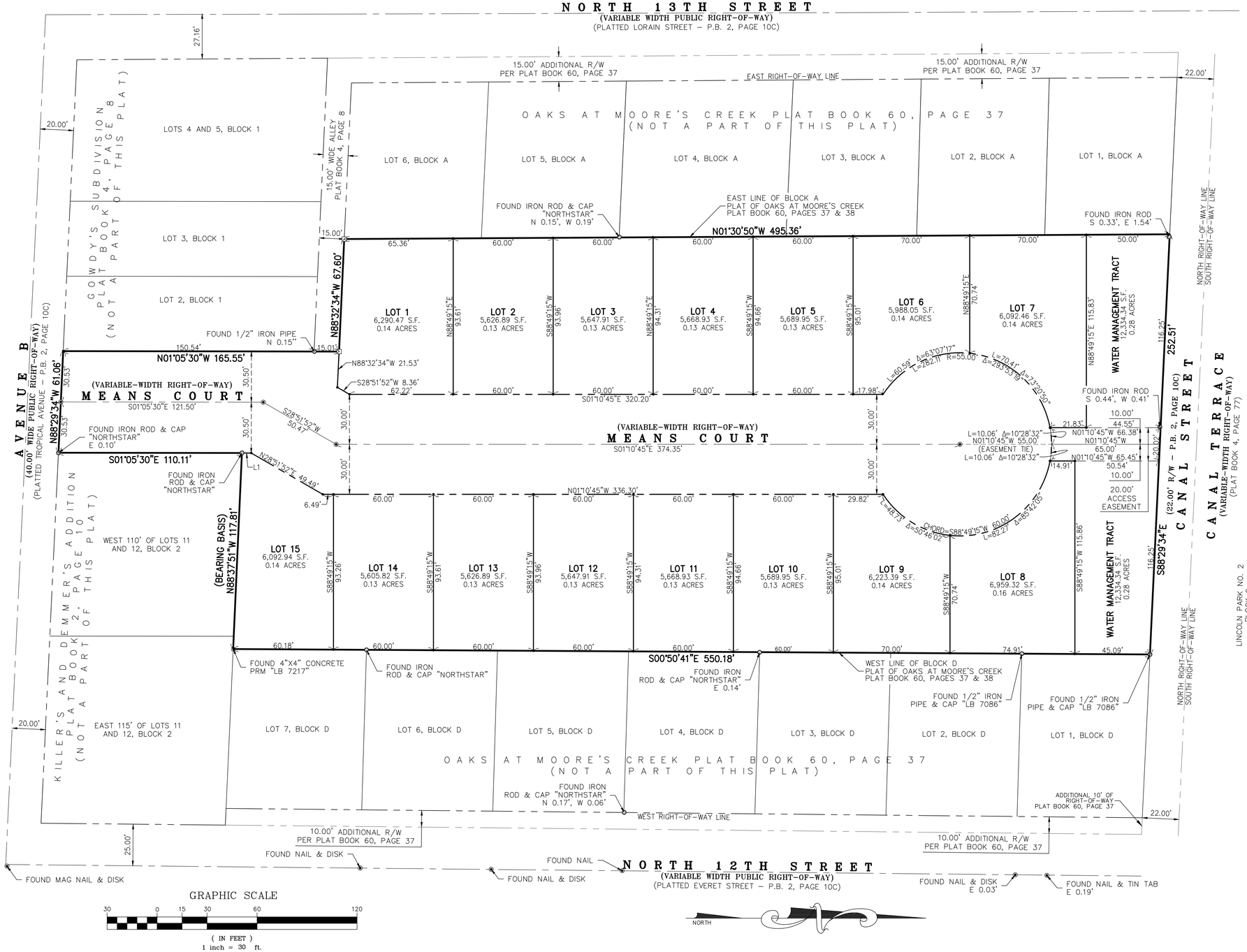
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

Z:\EDC-2021\21-430 - OMCII - The Oaks at Moores Creek II Ft Pierce\SURVEY\Dwg - PDP\Plat\21-430 Plat (05-23-22).dwg, 5/23/2022 10:24 AM

THE OAKS AT MOORE'S CREEK II

BEING A REPLAT OF LOTS 1-10 (INCLUSIVE) AND LOTS 16-24 (INCLUSIVE), BLOCK 2 OF THE PLAT OF KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., AS RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE LAND LYING IN MOORE'S CREEK AND LESS THE LAND LYING IN THE OAKS AT MOORE'S CREEK, AS RECORDED IN PLAT BOOK 60, PAGES 37-38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LOT 1, BLOCK 1, OF THE PLAT OF GOWDY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

◻	INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
⊛	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

Line Table		
Line #	Direction	Length
L1	N01°05'30"W	5.61'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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☏ 772-340-4990
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

Z:\EDC-2021\21-430 - OMCII - The Oaks at Moores Creek II Ft Pierce\SURVEY\Dwg - PDF\Plat\21-430 Plat (05-23-22).dwg, 5/23/2022 10:24 AM

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3145722 OR BOOK 2916 PAGE 2373, Recorded 12/17/2007 at 03:00 PM
Doc Tax: $140.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1115

Parcel ID Number: 2409-517-0033-000/8

Warranty Deed

This Indenture, Made this 19th day of November, 2007 A.D., **Between** David Taylor, a single adult, Individually and as Successor Trustee of the Lloyd Taylor Trust dated September 23, 1991 of the County of Seminole, State of Florida, **grantor,** and Fort Pierce Redevelopment Agency, a dependent special district of theCity of Fort Pierce, Florida whose address is: 100 North US 1, Fort Pierce, FL 34950 of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 10, Block 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, according to the plat thereof, as recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2007

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 966 Wildflower Way, Longwood, FL 32750.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

David Taylor, Individually and as Successor Trustee of the Lloyd Taylor Trust dated September 23, 1991

Susan Hummel
Printed Name: Susan Hummel
~~Witness~~

By: David Taylor (Seal)
David Taylor, Individually and as Successor Trustee
P.O. Address: **966 Wildflower Way, Longwood, FL 32750**

Patricia Romagosa
Printed Name: Patricia Romagosa
~~Witness~~

STATE OF Florida
COUNTY OF ~~St. Lucie~~ Seminole

The foregoing instrument was acknowledged before me this ~~19th~~ 29th day of November, 2007 by David Taylor, Individually and as Successor Trustee on behalf of said Florida trust

he is personally known to me or he has produced his Florida driver's license as identification.

Patricia Jakubisin
My Commission DD272818
Expires December 07 2007

Printed Name: Patricia Jakubisin
~~Notary~~ Public
My Commission Expires: Dec. 7, 2007

07-1115

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2835250 OR BOOK 2537 PAGE 2395, Recorded 04/18/2006 at 07:45 AM
Doc Tax: $1001.00

CH BX 76
Treasure Coast Abstract & Title
401 South Indian River Drive
Fort Pierce, FL 34950
Wendy Lounds/File No.06-1040

Parcel ID Number: 2409-517-0038-000/3

Warranty Deed

This Indenture, Made this 17th day of April , 2006 A.D., **Between**
Dominique Etienne, a married adult

of the County of St. Lucie , State of Florida , **grantor,** and
Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lots 16, 17 and 18, Block 2, of PLAT OF BLOCK 2 KILLER & DEMMER'S ADDITION TO FORT PIERCE, FL, according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2005.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 452 SW Tarra Avenue, Fort Pierce, Fl 34953.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Witness WENDY LOUNDS

Printed Witness AMANDA STOPKOWITZ

Dominique Etienne (Seal)
P.O. Address: **452 SW Tarra Avenue, Port St. Lucie, FL 34953**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 17th day of April , 2006 by Dominique Etienne, a married adult

she is personally known to me or she has produced her Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed WENDY LOUNDS
Notary Public
My Commission Expires:

06-1040

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3014626 OR BOOK 2765 PAGE 2912, Recorded 02/22/2007 at 11:25 AM
Doc Tax: $595.00

This Document Prepared by and Retun to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1012

Parcel ID Number: 2409-517-0032-000/1

Warranty Deed

This Indenture, Made this 20th day of February , 2007 A.D., **Between** Soleil Properties, Inc., a corporation existing under the laws of the State of Florida
of the County of Broward , State of Florida , **grantor,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**
Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 9, Block 2, PLAT OF BLOCK 2 KILLER AND DEMMERS ADDITION TO FORT PIERCE, according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Soleil Properties, Inc.

Printed Name: WENDY LOUNDS
Witness

By: _____ (Seal)
Marcus VanWinkle, President
P.O. Address: 1021 Hillboro Mile, #1005
Hillsborough Beach, FL 33062

Printed Name: NANCYE J. DAILEY
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 20th day of February , 2007 by Marcus VanWinkle, President of Soleil Properties, Inc., a Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3014622 OR BOOK 2765 PAGE 2908, Recorded 02/22/2007 at 11:18 AM
Doc Tax: $595.00

This Document Prepared by and Retun to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1011

Parcel ID Number: 2409-517-0031-000/4

Warranty Deed

This Indenture, Made this 20th day of February , 2007 A.D., **Between** Soleil Properties, Inc. , a corporation existing under the laws of the State of Florida of the County of Broward , State of Florida , **grantor,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 8, Block 2 of PLAT OF BLOCK 2 KILLER AND DEMMERS ADDITION TO FORT PIERCE, according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Soleil Properties, Inc.

Printed Name: WENDY LOUNDS
Witness

By: _____ (Seal)
Marcus VanWinkle, President
P.O. Address: 1021 Hillsboro Mile, #1005
Hillsborough Beach, FL 33062

Printed Name: NANCYE J. DAILEY
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 20th day of February , 2007 by Marcus VanWinkle, President of Soleil Properties, Inc. , a Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3014627 OR BOOK 2765 PAGE 2913, Recorded 02/22/2007 at 11:25 AM
Doc Tax: $980.00

This Document Prepared by and Retun to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1010

Parcel ID Number: 2409-517-0030-000/7

Warranty Deed

This Indenture, Made this 20th day of February , 2007 A.D., **Between** Soleil Properties, Inc., a corporation existing under the laws of the State of Florida
of the County of Broward , State of Florida , **grantor,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 7, Block 2, PLAT OF BLOCK 2 KILLER AND DEMMERS ADDITION TO FORT PIERCE, FLA., according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Soleil Properties, Inc.

Witness
Printed Name: WENDY LOUNDS

By: _____ (Seal)
Marcus VanWinkle, President
P.O. Address: 1021 Hillboro Mile, #1005
Hillsborough Beach, FL 33062

Witness
Printed Name: NANCYE J. DAILEY

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 20th day of February , 2007 by Marcus VanWinkle, President of Soleil Properties, Inc., a Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

07-1010

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3261135 OR BOOK 3018 PAGE 2721, Recorded 09/30/2008 at 11:54 AM
Doc Tax: $808.50

Prepared by and return to:
Brian E. Port
Attorney at Law
Fromberg, Perlow & Kornik, P.A.
18901 N.E. 29 Ave. Suite 100
Aventura, FL 33180
305-933-2000
File Number: **9228.003**
Will Call No.:
Price $115,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24 day of **September, 2008** between **Edith S. Fernandez, a single woman** whose post office address is **451 NE 134 St., Miami, FL 33161**, grantor, and **Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce** whose post office address is 100 North US 1, Ft. Pierce, FL 34954 , grantee:

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

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

Lot 19 and Lot 20, less the North 10 feet of Lot 20, Block 2, Killer and Demmer's Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page 10, of the Public Records of St. Lucie County, Florida

Parcel Identification Number: 2409 517 0041 000 7

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem real property taxes accruing subsequent to December 31, 2007.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 451 NE 134 St., North Miami, FL 33161.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

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

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3221218 OR BOOK 2985 PAGE 2145, Recorded 06/17/2008 at 03:35 PM
Doc Tax: $154.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No. 08-1062

Parcel ID Number: 2409-517-0029-000/7

Warranty Deed

This Indenture, Made this 16th day of June, 2008 A.D., **Between**
Kristina C. Grosse and Thomas Michael Grosse and Amy Elizabeth Scott f/n/a Amy Elizabeth Grosse
of the County of St. Lucie, State of Florida, **grantors,** and
Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950
of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:
Lot 6, Block 2, of PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, according to the plat thereof, recorded in Plat Book 2, page 10c, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2007

THE GRANTORS HEREIN covenant that the above described real property is not now, nor has it ever been their homestead, nor contiguous thereto.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Walter Damon
Printed Name: Walter Damon
Witness

Mary DeCastro
Printed Name: Mary DeCastro
Witness

Robert J Caridi
Printed Name: Robert J. Caridi
Witness

Patrick Bembury
Printed Name: Patrick Bembury
Witness

Kristina C Grosse (Seal)
Kristina C. Grosse
P.O. Address: 1586 SE Ballantrae Court, Port St. Lucie, FL 34952

(Seal)
Thomas Michael Grosse
P.O. Address:

Amy Elizabeth Scott (Seal)
Amy Elizabeth Scott f/n/a Amy Elizabeth Grosse
P.O. Address:

08-1062

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3020448 OR BOOK 2773 PAGE 277, Recorded 03/06/2007 at 09:30 AM
Doc Tax: $140.00

This Document Prepared by and Retun to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1006

Parcel ID Number: 2409-517-0028-000/0

Warranty Deed

This Indenture, Made this 5th day of March , 2007 A.D., **Between**
Laura Mae King, a single adult

of the County of St. Lucie , State of Florida , **grantor,** and
Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 5, Block 2, of PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

W.
Printed Name: WENDY LOUNDS
Witness

Amanda Stopkowitz
Printed Name: AMANDA STOPKOWITZ
Witness

LAURA MAE KING (Seal)
Laura Mae King
P.O. Address: **511 N. 20th Street, Fort Pierce, FL 34950**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 5th day of March , 2007 by Laura Mae King, a single adult

she is personally known to me or she has produced her Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

W.
Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

07-1025

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2849687 OR BOOK 2553 PAGE 2805, Recorded 05/04/2006 at 03:39 PM
Doc Tax: $1540.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title
401 South Indian River Drive
Fort Pierce, Fl 34950
Wendy Lounds/File No. 06-1003

Parcel ID Number: 2409-517-0043-000/1

Warranty Deed

This Indenture, Made this 8th day of February, 2006 A.D., **Between** Soleil Properties, Inc., a corporation existing under the laws of the State of Florida of the County of Broward, State of Florida, **grantor,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida whose address is: 100 N. US#1, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The North 10 feet of Lot 20 and all of Lot 21, Block 2, KILLER AND DEMMER'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 2, page 10, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2005.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Soleil Properties, Inc.

W. [signature]
Printed Witness WENDY LOUNDS

By: [signature] (Seal)
Marcus VanWinkle, President
P.O. Address: 1021 Hillsboro Mile #1005
Hillsborough Beach, FL 33062

[signature]
Printed Witness AMANDA STOPKOWITZ

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 8th day of February, 2006 by Marcus VanWinkle, President of Soleil Properties, Inc., a Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

W. [signature]
Printed Notary Public WENDY LOUNDS
My Commission Expires:

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3310273 OR BOOK 3059 PAGE 2745, Recorded 02/13/2009 at 09:14 AM
Doc Tax: $0.70

Prepared by and return to:
Robert V. Schwerer, City Attorney
City of Fort Pierce
100 North U. S. 1
Fort Pierce, FL 34950

Parcel ID No. 2409-517-0027-000/3

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 4TH day of February, 2009, between the **CITY OF FORT PIERCE, FLORIDA**, a municipal corporation whose address is100 North U.S. 1, Fort Pierce, Florida 34950, "Grantor" and the **FORT PIERCE REDEVELOPMENT AGENCY**, a dependent special district of the City of Fort Pierce, whose address is 100 North U.S. 1, Fort Pierce, Florida, "Grantee":

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

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

Lot 4, Block 2, KILLER AND DEMMER'S SUBDIVISION,
according to the Plat thereof recorded in Plat Book 2, Page 10,
of the Public Records of St. Lucie County, Florida

Subject to restrictions, reservations, and easements of record, it any, provided however that this reference shall not serve to reimpose the same.

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

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

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property 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.

Signed, sealed and delivered in our presence:

Witness Name: Joyce E Kobbe

Witness Name: Christine Kell

FORT PIERCE REDEVELOPMENT AGENCY

By: _____
Robert J. Benton, III, Chairman

APPROVED AS TO FORM AND CORRECTNESS

By _____
Robert V. Schwerer, Agency Attorney

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 4TH day of February, 2009, by Robert J. Benton, III, Chairman of the Fort Pierce Redevelopment Agency. who [X] is personally known to me or[_] produced a driver's license as identification.

Notary Public
State of Florida at Large

My commission expires:

CASSANDRA STEELE
MY COMMISSION # DD 840798
EXPIRES: January 17, 2013
Bonded Thru Notary Public Underwriters

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2975662 OR BOOK 2718 PAGE 294, Recorded 12/11/2006 at 09:21 AM
Doc Tax: $166.60

This Document Prepared by and Return to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.06-1058

Parcel ID Number: 2409-517-0044-000/8

Warranty Deed

This Indenture, Made this 8th day of December, 2006 A.D., **Between** Edwin B. Arnold and Ligia M. Arnold, husband and wife

of the County of St. Lucie, State of Florida, **grantors,** and Fort Pierce Redevelopment Agency, a Special Dependent District of the City of Fort Pierce, Florida
whose address is: 100 N. US#1, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 22, less the North 27.5 feet, PLAT OF BLOCK 2 KILLER & DEMMER'S ADDITION TO FORT PIERCE, FLA., according to the Plat thereof recorded in Plat Book 2, page 10, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 7605 Butler Lane, Port St. Lucie, FL 34986.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: WENDY LOUNDS
Witness

Printed Name: AMANDA STOPKOWITZ
Witness

Edwin B. Arnold (Seal)
P.O. Address: **7605 Butler Lane, Port St. Lucie, FL 34986**

Ligia M. Arnold (Seal)
P.O. Address: **7605 Butler Lane, Port St. Lucie, FL 34986**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 8th day of December, 2006 by Edwin B. Arnold and Ligia M. Arnold, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

6-1058

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3123790 OR BOOK 2895 PAGE 2410, Recorded 10/23/2007 at 10:34 AM
Doc Tax: $140.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No. 07-1097

Parcel ID Number: 2409-517-0026-000/6

Warranty Deed

This Indenture, Made this 17th day of October, 2007 A.D., **Between** Solages Jean Jarbathe, a single adult and Berthony Aury, a single adult

of the County of Miami-Dade, State of Florida, **grantors,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida.
whose address is: 100 North US 1, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 3, Block 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL., according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Serge Jarbathe
Printed Name:
Witness

Jean Clarke
Printed Name:
Witness

Solages Jean Jarbathe (Seal)
P.O. Address: 841 NW 116th Terrace, Miami, FL 33168

Berthony Aury (Seal)
P.O. Address: 370 NW 139th Street, Miami, FL 33168

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of October, 2007 by Solages Jean Jarbathe, a single adult and Berthony Aury, a single adult

who are personally known to me or who have produced their Florida driver's license as identification.

MARIE J. CLARKE
MY COMMISSION # DD 653890
EXPIRES: July 22, 2011
Bonded Thru Budget Notary Services

MARIE J. CLARKE
Printed Name:
Notary Public
My Commission Expires: 07-22-2011

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3123789 OR BOOK 2895 PAGE 2409, Recorded 10/23/2007 at 10:34 AM
Doc Tax: $560.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No. 07-1096

Parcel ID Number: 2409-517-0025-000/9

Warranty Deed

This Indenture, Made this 17th day of October, 2007 A.D., **Between** Solages Jean Jarbathe, a single man and Berthony Aury, a single man

of the County of Miami-Dade, State of Florida, **grantors,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 North US 1, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 2, Block 2, PLAT OF BLOCK 2 KILLER & DEMMER'S ADDITION TO FORT PIERCE, FLA., according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2006

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

JEAN CLARKE
Printed Name:
Witness

Serge Jarbathe
Printed Name:
Witness

X _____ (Seal)
Solages Jean Jarbathe
P.O. Address: 841 NW 116th Terrace, Miami, FL 33168

X _____ (Seal)
Berthony Aury
P.O. Address: 370 NW 139th Street, Miami, FL 33168

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of October, 2007 by Solages Jean Jarbathe, a single man and Berthony Aury, a single man

who are personally known to me or who have produced their Florida driver's license as identification.

NOTARY PUBLIC STATE OF FLORIDA
MARIE J. CLARKE
MY COMMISSION # DD 653890
EXPIRES: July 22, 2011
Bonded Thru Budget Notary Services

MARIE J. CLARKE
Printed Name:
Notary Public
My Commission Expires: 07-22-2011

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2908010 OR BOOK 2628 PAGE 2056, Recorded 08/04/2006 at 12:18 PM
Doc Tax: $219.80

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title
401 South Indian River Drive
Fort Pierce, FL 34950
Wendy Lounds/File No.06-1002

Parcel ID Number: 2409-517-0024-000/2

Warranty Deed

This Indenture, Made this 31st day of July , 2006 A.D., **Between** Sunrise City Community Housing Development Organization, Inc., a corporation existing under the laws of the State of Florida of the County of St. Lucie , State of Florida , **grantor,** and Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida. whose address is: 100 N. US#1, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lot 1, Block 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2005.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Sunrise City Community Housing Development Organization, Inc.

Printed Name: WENDY LOUNDS
Witness

By: _____ (Seal)
Toby T. Philpart, President
P.O. Address: 1513 N. 23rd St., Fort Pierce, FL 34950

Printed Name: AMANDA STOPKOWITZ
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 31st day of July , 2006 by Toby T. Philpart, President of Sunrise City Community Housing Development Organization, Inc., a Florida Corporation, on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.

WENDY LOUNDS
Notary Public - State of Florida
My Commission Expires May 2, 2009
Commission # DD 424914
Bonded By National Notary Assn.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2876675 OR BOOK 2585 PAGE 57, Recorded 06/08/2006 at 01:10 PM
Doc Tax: $1001.00

This Document Prepared By and Return to: Box 76
Treasure Coast Abstract & Title
401 South Indian River Drive
Fort Pierce, FL 34950
Wendy Lounds/File No.06-1059

Parcel ID Number: 2409-517-0045-000/5

Warranty Deed

This Indenture, Made this 1st day of June, 2006 A.D., **Between**
Jesse Nelson, a single adult

of the County of Broward, State of Florida, **grantor,** and
Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida
whose address is: 100 N US#1, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The North 27.5 feet of Lot 22, and all of Lots 23 and 24, less the West 110 feet thereof, Plat of Block 2, Killer and Demmer's Addition to Fort Pierce, Fla., according to the Plat thereof recorded in Plat Book 2, page 10C, of the Public Records of St. Lucie County, Florida.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and Ad Valorem taxes accruing subsequent to December 31, 2005.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1631 NE 46th Street, Pompano, FL 33064.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: WENDY LOUNDS
Witness

Printed Name: AMANDA STOPKOWITZ
Witness

Jesse Nelson (Seal)
P.O. Address: **1631 NE 46th Street, Pompano, FL 33064**

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 1st day of June, 2006 by Jesse Nelson, a single adult

he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3413849 OR BOOK 3147 PAGE 828, Recorded 11/20/2009 at 04:11 PM
Doc Tax: $39.90

Prepared by and return to:
Frank H Fee, IV
Vice President
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: **09-1117**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of **November, 2009,** between **GTA Investment Group, LLC, a Florida limited liability company,** whose post office address is **950 Peninsula Corp CIrcle, #2000, Boca Raton, FL 33487**, grantor, and **Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida** whose post office address is **100 N. U.S. Highway 1, Fort Pierce, FL 34950**, grantee:

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

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

Lot 1, Block 1, GOWDY'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 4, page 8, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2409-518-0001-000/8

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2010 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2008**.

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

(Execution of Grantor appears on following second page)

Z:\EDC-2021\21-430 - Stuart & Shelby - The Oaks at Moores Creek (FI Pierce)\SURVEY\Dwg - PDR\Survey\21-430 Stuart & Shelby Development.dwg, 9/20/2021 3:25 PM
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: STUART & SHELBY DEVELOPMENT

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
WFG NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1934697FL-A
COMMITMENT DATE: JULY 20, 2021, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT, NOT SHOWN.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM ENCROACHMENT INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. ANY ADVERSE OWNERSHIP CLAIM BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING TIDELANDS, SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS OR DISPUTE AS TO THE BOUNDARIES PURPORTEDLY CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND.
   LAND NOT AFFECTED BY WATER BOUNDARIES.
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
9. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., AS RECORDED IN PLAT BOOK 2, PAGE 10C. (AS TO PARCELS 1 THROUGH 15)
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.
10. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF GOWDY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 8. (AS TO PARCEL 16)
    AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.
11. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN DEED RECORDED IN DEED BOOK 124, PAGE 333, AS AFFECTED BY RELEASE OF ROAD RESERVATION RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGE 2057. NOTE: THE RIGHTS OF ENTRY AND EXPLORATION HAVE BEEN RELEASED PURSUANT TO S270.11, F.S. (AS TO PARCEL 1
    DOES NOT AFFECT SUBJECT PROPERTY.

SURVEYORS NOTES AND REPORT:

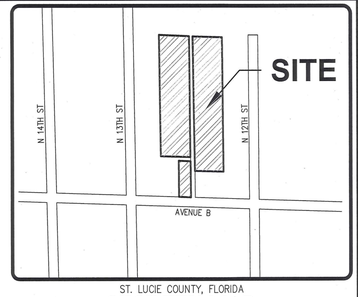
1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK AND/OR ACQUISITION WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT WAS PROVIDED FROM WFG NATIONAL TITLE INSURANCE COMPANY.
4. PARCELS CONTAIN A TOTAL OF 2.957 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

FFE	FINISHED FLOOR ELEVATION
PRM	PERMANENT REFERENCE MONUMENT
X 0.0'	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00'	TOPOGRAPHIC DATA (HARD SURFACE)
	SANITARY VALVE
-x-x-	WOOD FENCE
-o-o-	CHAIN LINK FENCE
	LIGHT POLE
	GUARD RAIL

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING SEPTEMBER 15, 2021, UTILIZING A DJI MATRICE 300 DRONE & ZENMUSE L1 LIDAR, WITH TRIMBLE BUSINESS CENTER FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. GROUND ELEVATIONS WHERE SPOT CHECK WITH GPS RTK.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25'



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:
LOT 1, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 2, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 3, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 4, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:
LOT 5, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:
LOT 6, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
LOT 7, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 8:
LOT 8, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE , ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:
LOT 9, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:
LOT 10, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 11:
LOTS 16, 17, AND 18, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 12:
LOTS 19 AND LOT 20, LESS THE NORTH 10 FEET OF LOT 20, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 13:
THE NORTH 10 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 14:
LOT 22, LESS THE NORTH 27.5 FEET, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 15:
THE WEST 110 FEET OF THE NORTH 27.5 FEET OF LOT 22 AND THE WEST 110 FEET OF LOTS 23 AND 24, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
THE NORTH 27.5 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24, LESS THE WEST 110 FEET THEREOF, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 16:
LOT 1, BLOCK 1, GOWDY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.957 ACRES, MORE OR LESS.

CERTIFIED TO:

1. STUART & SHELBY DEVELOPMENT, INC.TABERNACLE OF PRAISE LLC
2. EAST TO WEST DEVELOPMENT CORPORATION
3. GMCII, LLC
4. WFG NATIONAL TITLE INSURANCE COMPANY
5. ST. LUCIE TITLE SERVICES, INC.
6. FORT PIERCE REDEVELOPMENT AGENCY
7. MICHAEL ROBERT FLAM P.A.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556 — STATE OF FLORIDA — Professional Surveyor and Mapper

9-20-2021
SIGNATURE DATE:

ENGINEERS ⊗ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	IP
FILENAME	21-430 Stuart & Shelby Development.dwg
SCALE	AS SHOWN
DATE	September 14, 2021

REVISION COMMENTS	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: STUART & SHELBY DEVELOPMENT

RECORD INFORMATION
SEC. 09, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

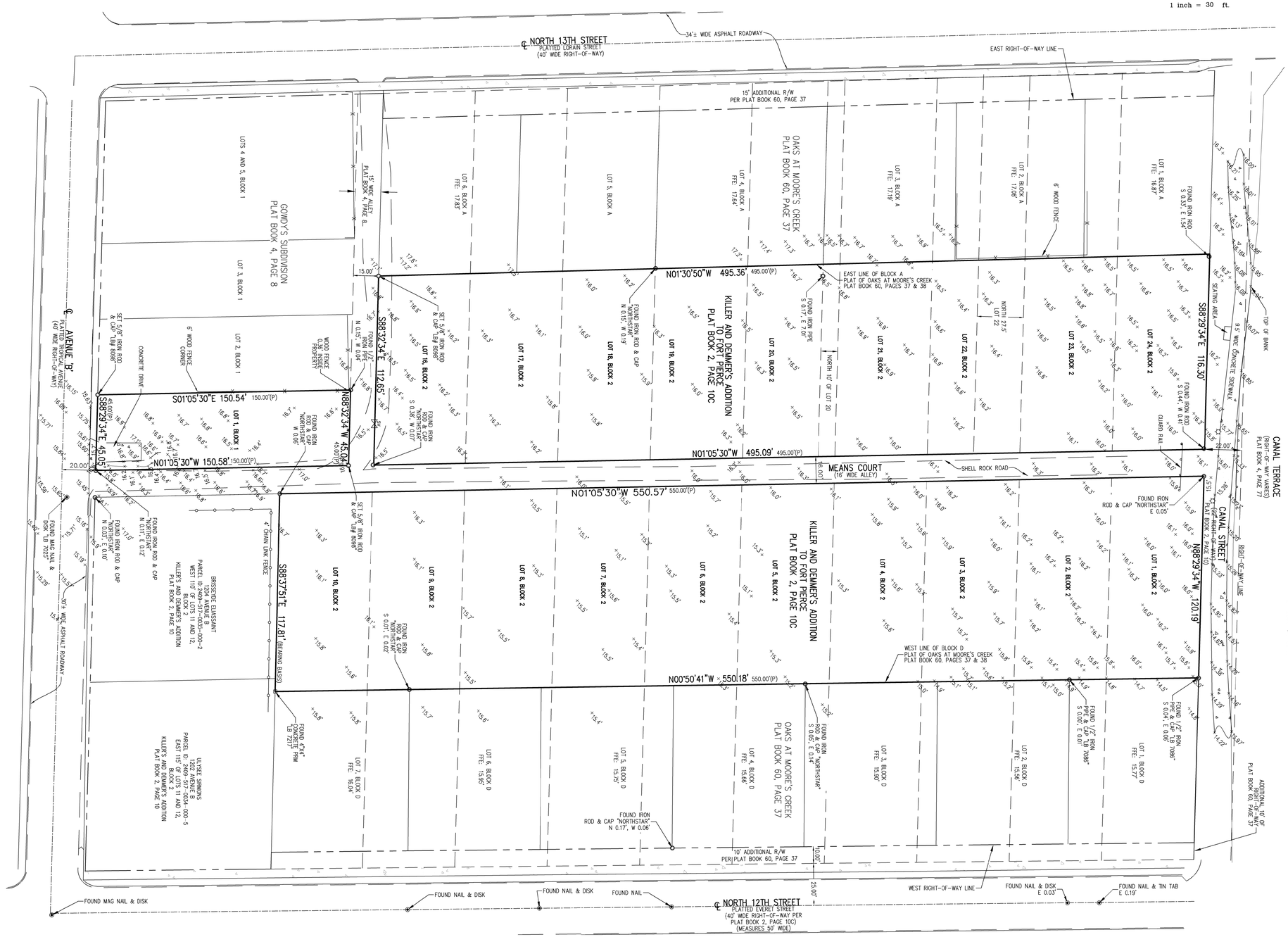
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

21-430

1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: STUART & SHELBY DEVELOPMENT



ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

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

DRAWN BY	ABB
CHECKED BY	MSD
FIELD WORK	at
FILENAME	21-430 Stuart & Shelby Development.dwg
SCALE	AS SHOWN
DATE	September 14, 2021

REVISION COMMENTS	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: STUART & SHELBY DEVELOPMENT

RECORD INFORMATION
SEC. 09, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-430

2 OF 2

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