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)
- [ ] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [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**

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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. HOEFFNER

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: Charylene Thompson

Witness Name: Grace Gallant

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: _____

Witness Name: _____

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

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

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.

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

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		Current Year Exemption Value Breakdown
Building:	$0	

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

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

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

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

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.

H. Potter

Notary Signature

Hope R. Potter

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

James S Miller

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 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 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 "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:

EDC
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	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
SPT	MTO	SV	21-260 Boundary.dwg	AS SHOWN	June 11, 2021

DATE	REVISION COMMENTS

BOUNDARY SURVEY

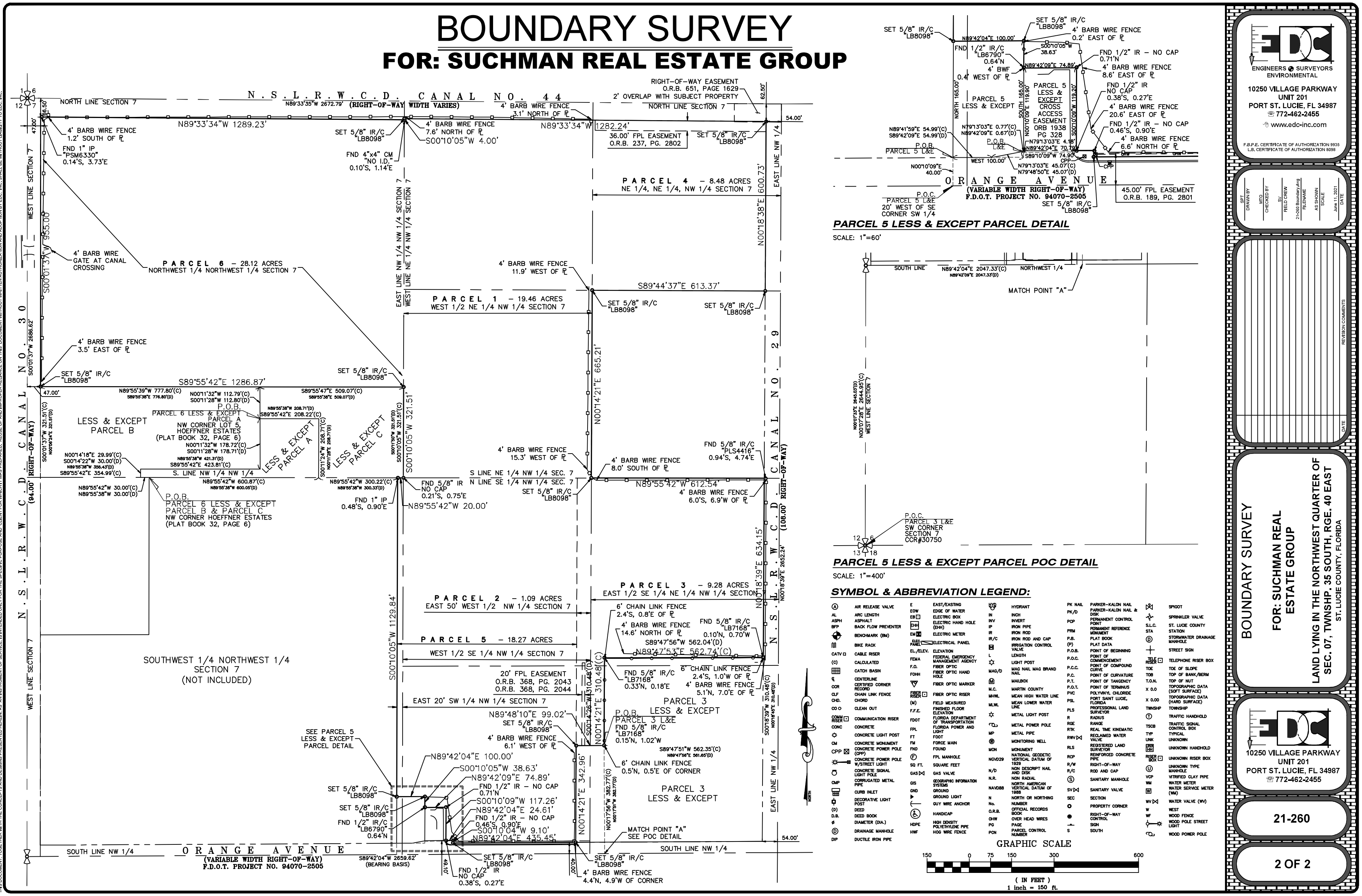
FOR: SUCHMAN REAL ESTATE GROUP

LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-260

1 OF 2


BOUNDARY SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
N.S.L.R.W.C.D. CANAL NO. 44
N89°33'35"W 2672.79' (RIGHT-OF-WAY WIDTH VARIES)
NORTH LINE SECTION 7
N89°33'34"W 1289.23'
N89°33'34"W 1282.24'
RIGHT-OF-WAY EASEMENT O.R.B. 651, PAGE 1629
2' OVERLAP WITH SUBJECT PROPERTY
36.00' FPL EASEMENT O.R.B. 237, PG. 2802
PARCEL 4 - 8.48 ACRES
NE 1/4, NE 1/4, NW 1/4 SECTION 7
PARCEL 6 - 28.12 ACRES
NORTHWEST 1/4 NORTHWEST 1/4 SECTION 7
PARCEL 1 - 19.46 ACRES
WEST 1/2 NE 1/4 NW 1/4 SECTION 7
S89°44'37"E 613.37'
N00°18'38"E 600.73'
N00°14'21"E 665.21'
S89°55'42"E 1286.87'
LESS & EXCEPT PARCEL B
LESS & EXCEPT PARCEL A
LESS & EXCEPT PARCEL C
P.O.B. PARCEL 6 LESS & EXCEPT PARCEL A
NW CORNER LOT 5, HOEFFNER ESTATES (PLAT BOOK 32, PAGE 6)
P.O.B. PARCEL 6 LESS & EXCEPT PARCEL B & PARCEL C
NW CORNER HOEFFNER ESTATES (PLAT BOOK 32, PAGE 6)
S. LINE NW 1/4 NW 1/4
N89°55'42"W 612.54'
PARCEL 2 - 1.09 ACRES
EAST 50' WEST 1/2 NW 1/4 SECTION 7
PARCEL 3 - 9.28 ACRES
EAST 1/2 SE 1/4 NE 1/4 NW 1/4 SECTION 7
PARCEL 5 - 18.27 ACRES
WEST 1/2 SE 1/4 NW 1/4 SECTION 7
EAST 20' SW 1/4 NW 1/4 SECTION 7
20' FPL EASEMENT O.R.B. 368, PG. 2043 O.R.B. 368, PG. 2044
S00°10'05"W 1129.84'
S00°10'05"W 321.51'
N00°18'39"E 634.15'
N.S.L.R.W.C.D. CANAL NO. 29 (108.00' RIGHT-OF-WAY)
N.S.L.R.W.C.D. CANAL NO. 30 (94.00' RIGHT-OF-WAY)
SOUTHWEST 1/4 NORTHWEST 1/4 SECTION 7 (NOT INCLUDED)
PARCEL 3 LESS & EXCEPT
P.O.B. PARCEL 3 L&E
MATCH POINT "A" SEE POC DETAIL
SEE PARCEL 5 LESS & EXCEPT PARCEL DETAIL
ORANGE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) F.D.O.T. PROJECT NO. 94070-2505
S89°42'04"W 2659.62' (BEARING BASIS)
SOUTH LINE NW 1/4
WEST LINE SECTION 7
EAST LINE NW 1/4
PARCEL 5 LESS & EXCEPT PARCEL DETAIL
SCALE: 1"=60'
45.00' FPL EASEMENT O.R.B. 189, PG. 2801
P.O.C. PARCEL 5 L&E 20' WEST OF SE CORNER SW 1/4
PARCEL 5 LESS & EXCEPT CROSS ACCESS EASEMENT ORB 1938 PG 328
PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL
SCALE: 1"=400'
P.O.C. PARCEL 3 L&E SW CORNER SECTION 7 CCR#30750
MATCH POINT "A"
SYMBOL & ABBREVIATION LEGEND:
GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.
EDC
ENGINEERS SURVEYORS ENVIRONMENTAL
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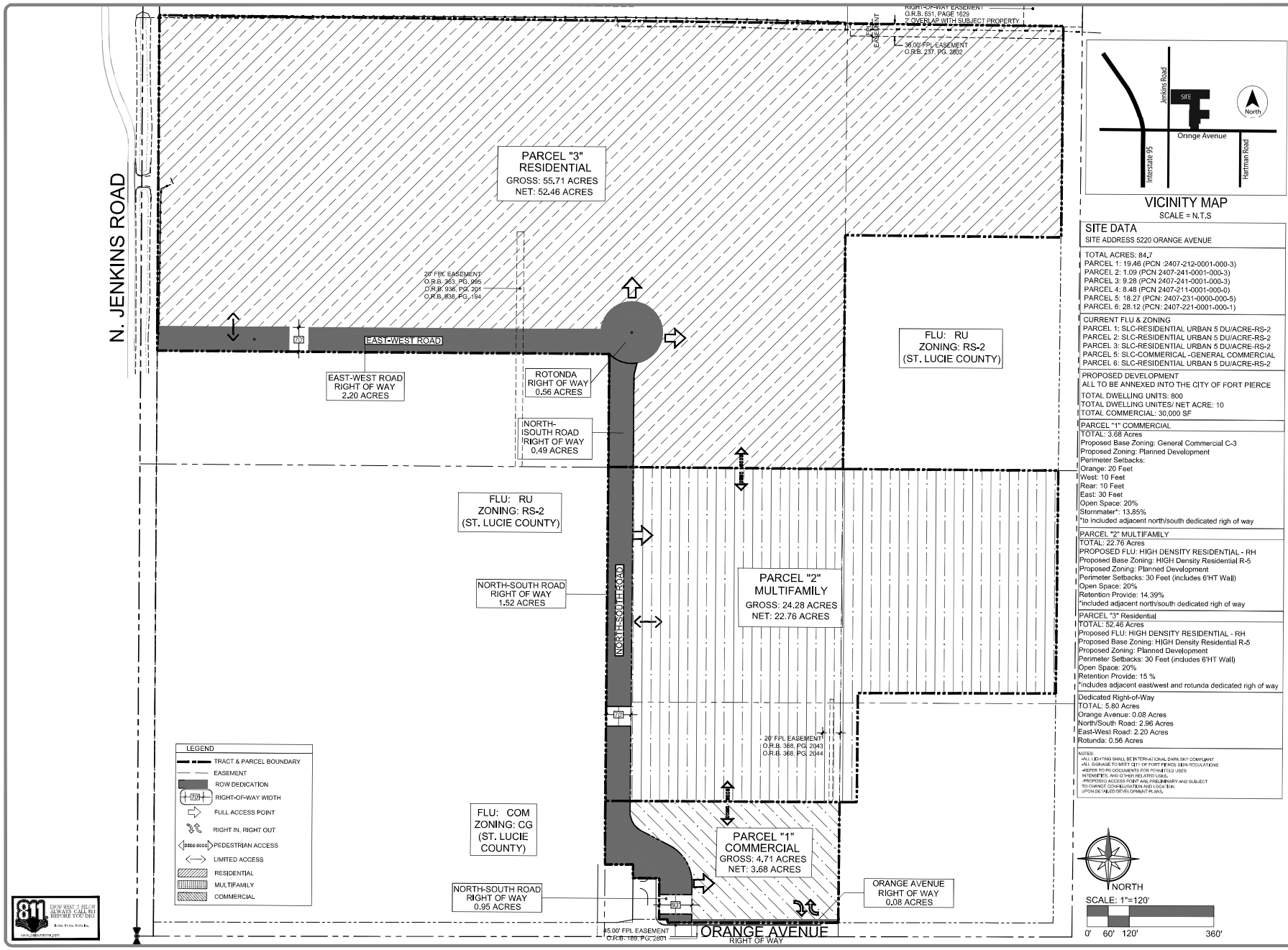
June 11, 2021
AS SHOWN
21-260 Boundary.dwg
REVISION COMMENTS
BOUNDARY SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA
21-260
2 OF 2



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%
Stonmwater*: 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.

SUCHMAN
REAL ESTATE GROUP

REDTAIL

HD DESIGNED BY
G.F. DRAWN BY
PARCEL EXHIBIT FILENAME
OVERALL MASTER PLAN LAYOUT
AS NOTED SCALE
06/11/2022 DATE

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE FLORIDA

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.

ENGINEERS SURVEYORS
ENVIRONMENTAL

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

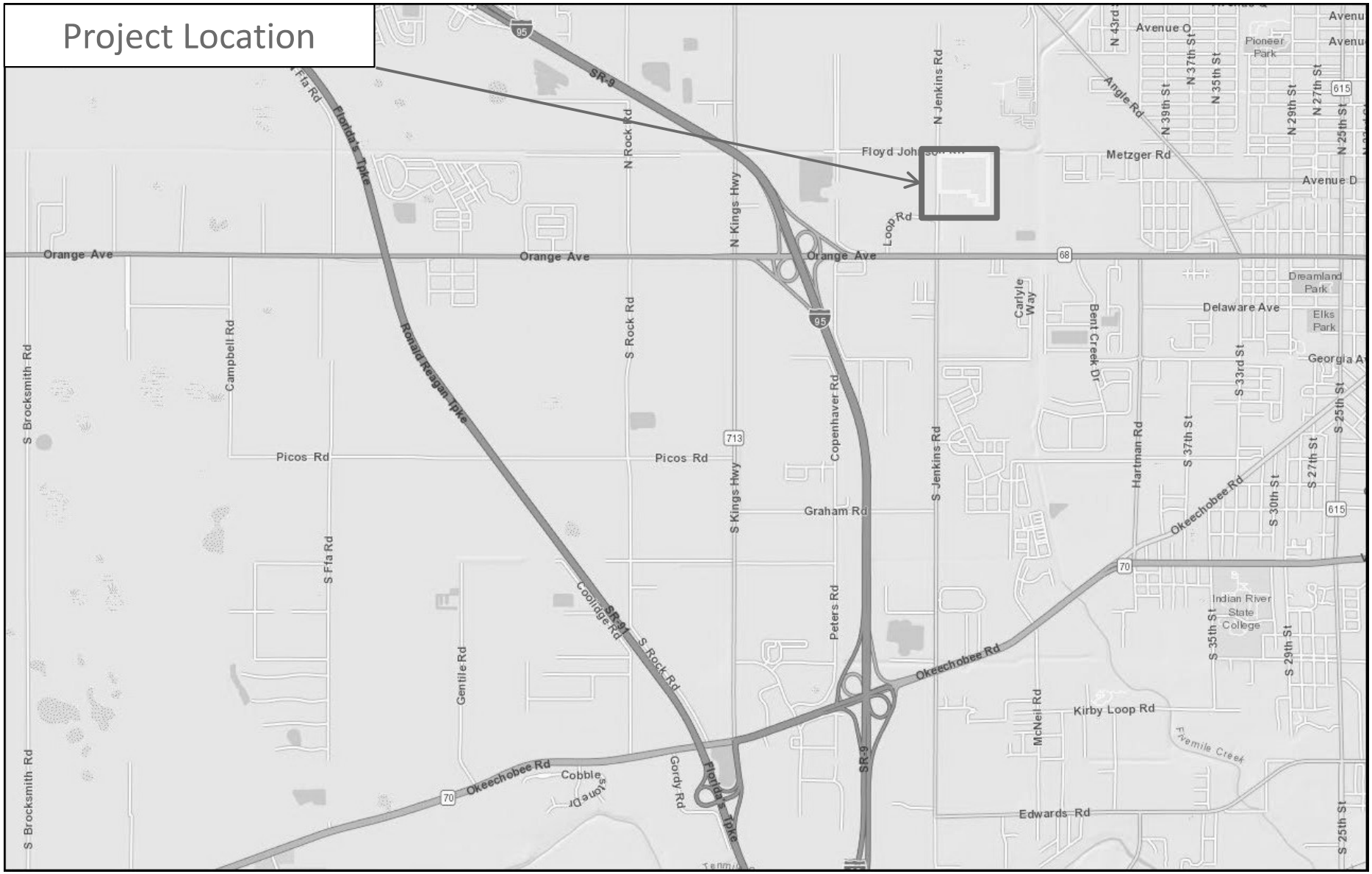
Environmental Assessment

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

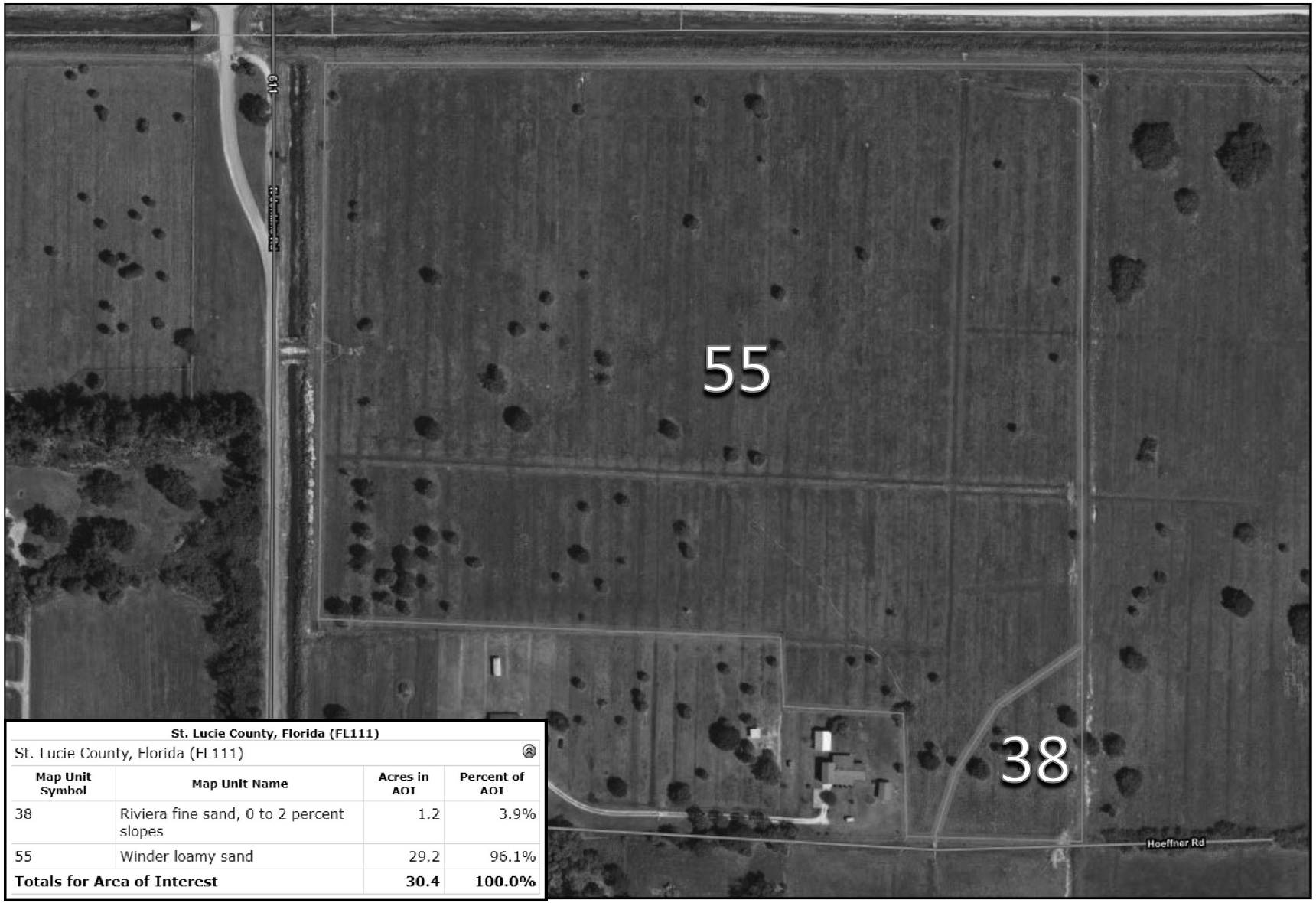
Environmental Assessment

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.

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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.

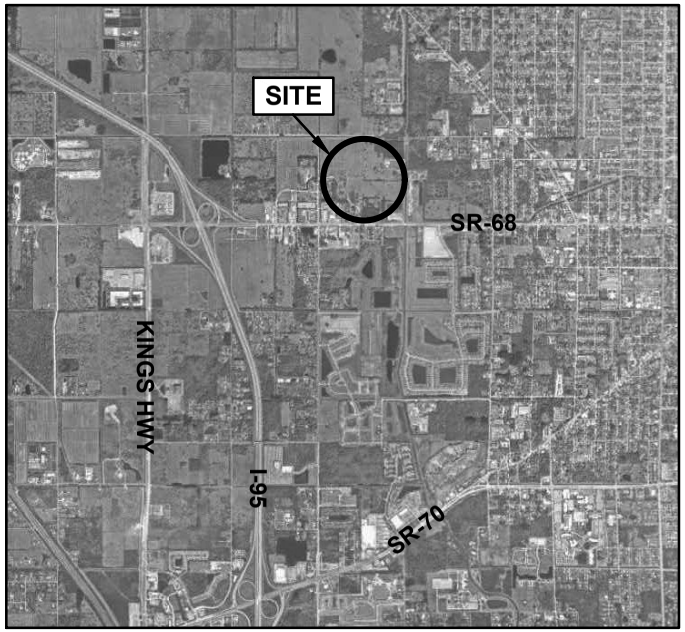
Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER GREGERS 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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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

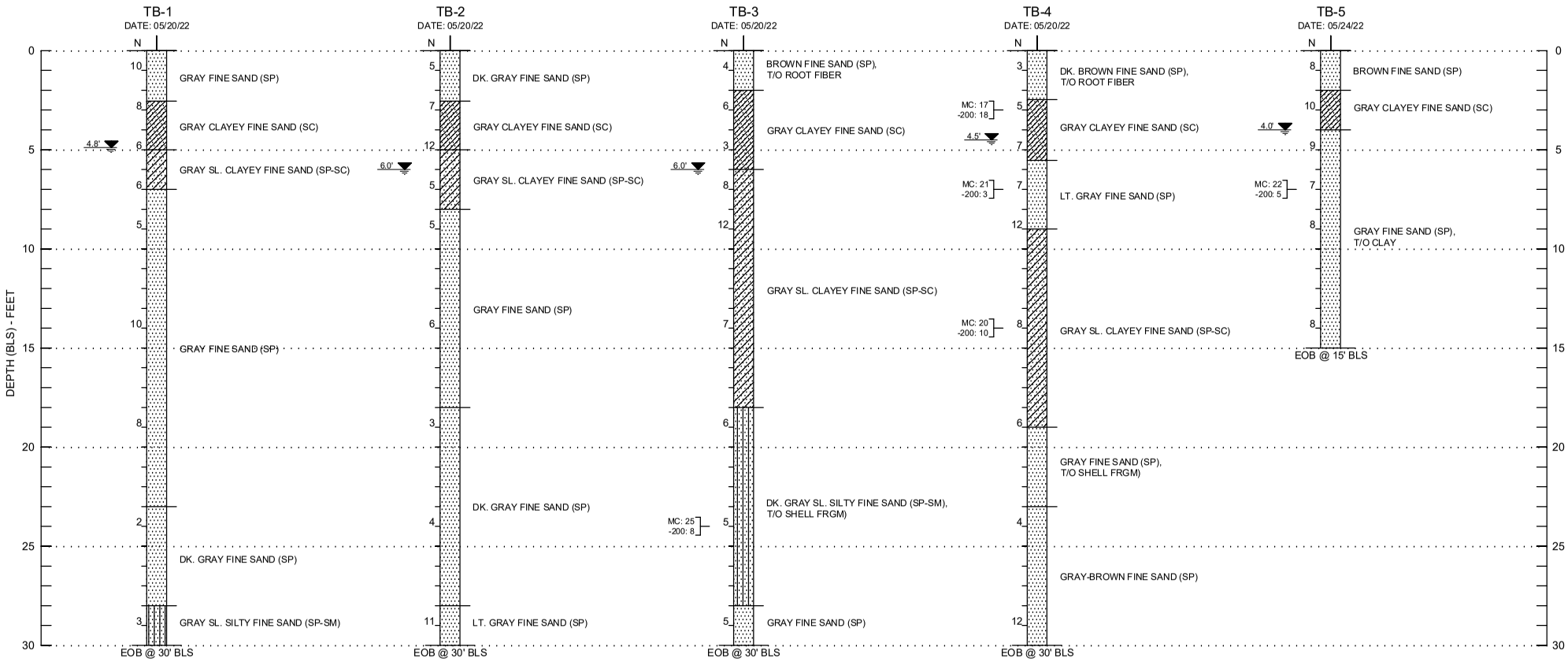
Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. 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

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 ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA	Drawn by: PGA Checked by: DPA AACE File No: 22-181	Date: May 2022 Date: May 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)
▽ 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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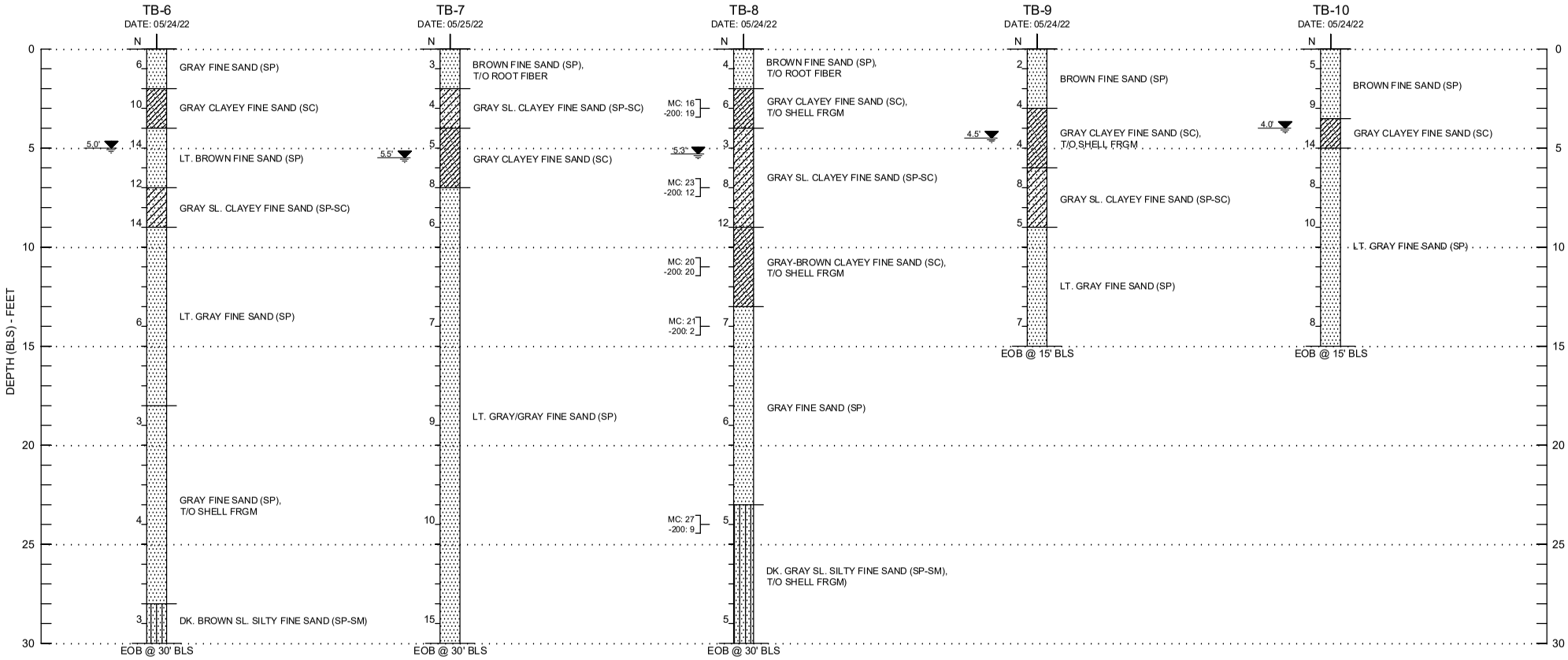
SOIL BORING PROFILES

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. 1**



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SOIL BORING PROFILES

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±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
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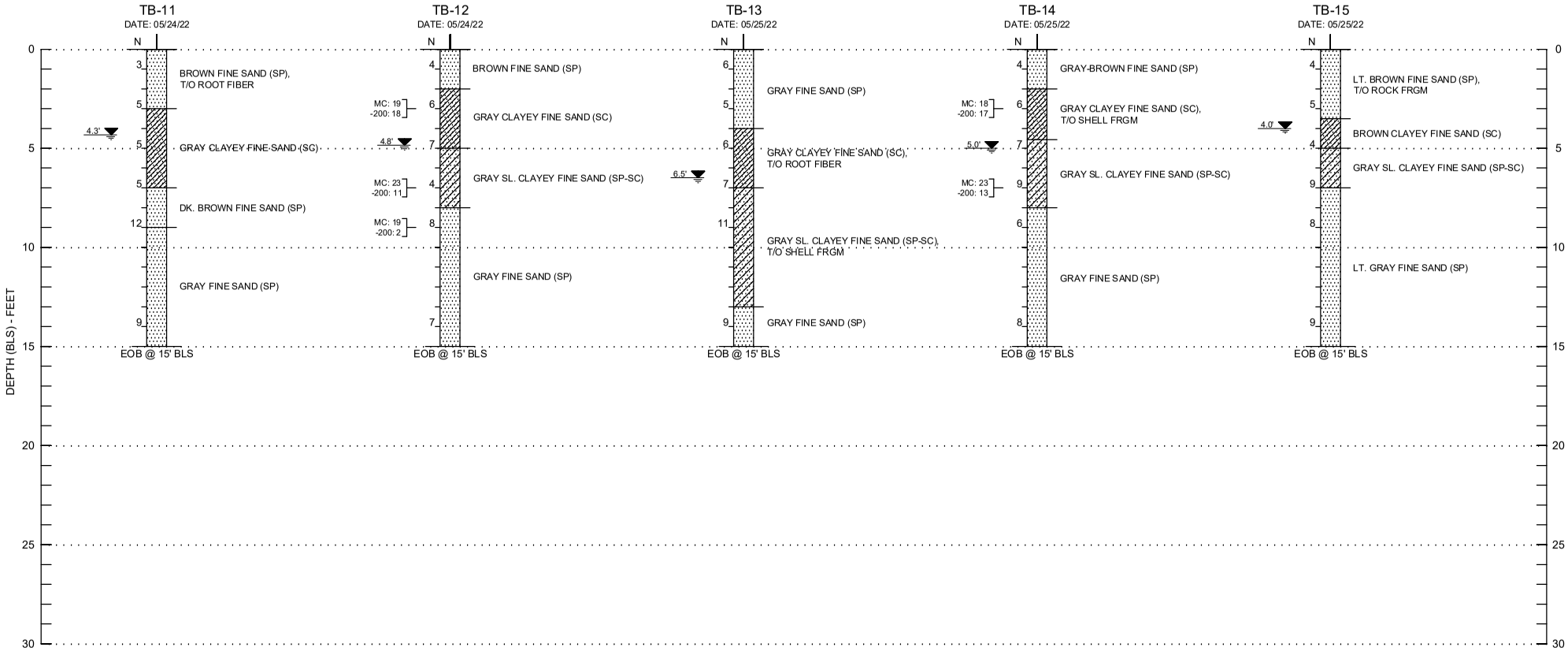
Drawn by: PGA	Date: May 2022
Checked by: DPA	Date: May 2022
AACE File No: 22-181	**Sheet No. 2**



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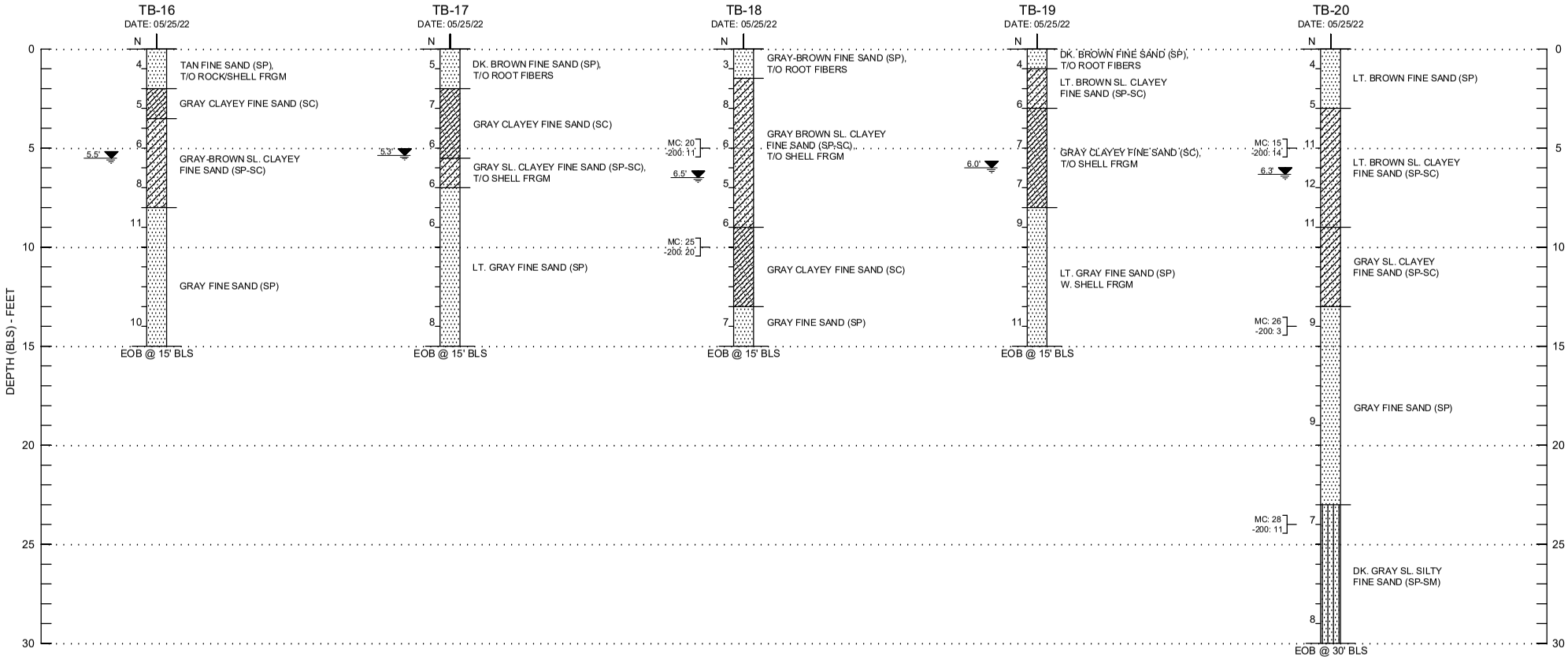
SOIL BORING PROFILES

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**



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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)

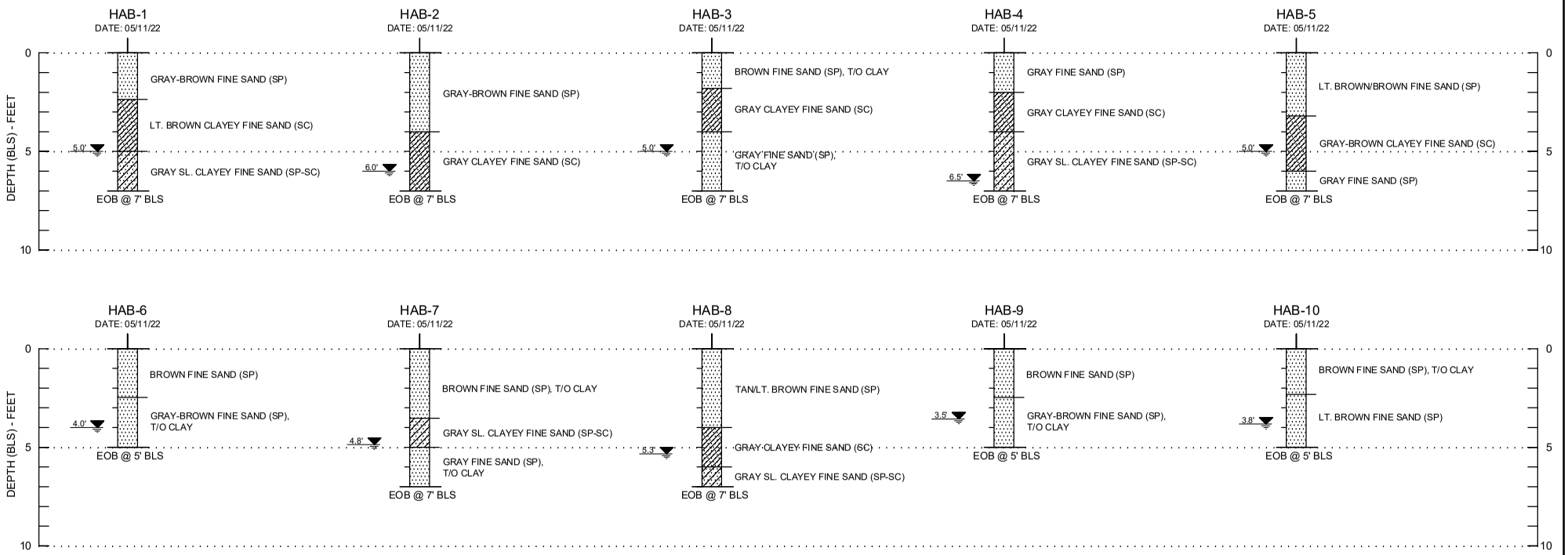
DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
INSIDE DIAMETER: 1.375"
OUTSIDE DIAMETER: 2.0"
LENGTH: 24"
SPT HAMMER:
AVERAGE DROP: 30"
WEIGHT: 140 LBS
TYPE: SAFETY/MANUAL

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
±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)
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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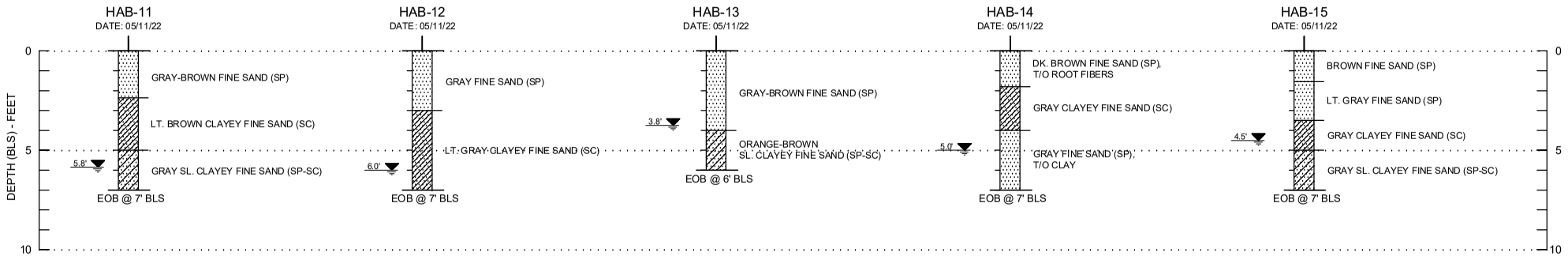
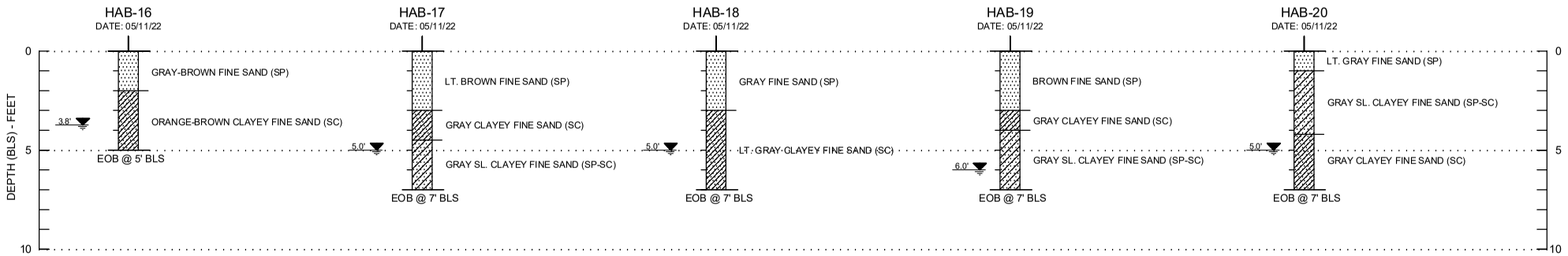
SOIL BORING PROFILES

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. 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)
▽ 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. 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

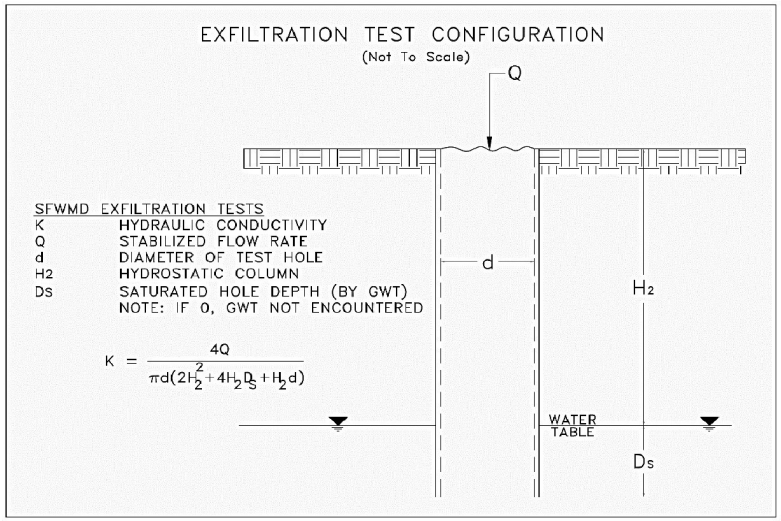
Soil Hydraulic Conductivity Test Reports

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.

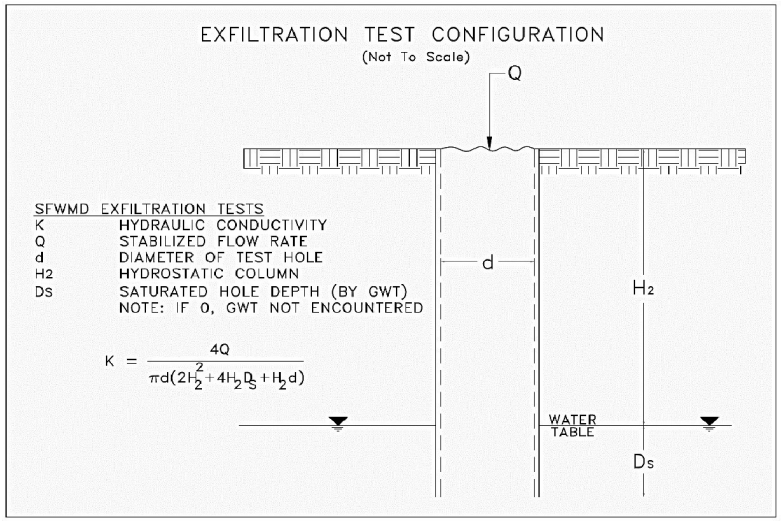
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

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.

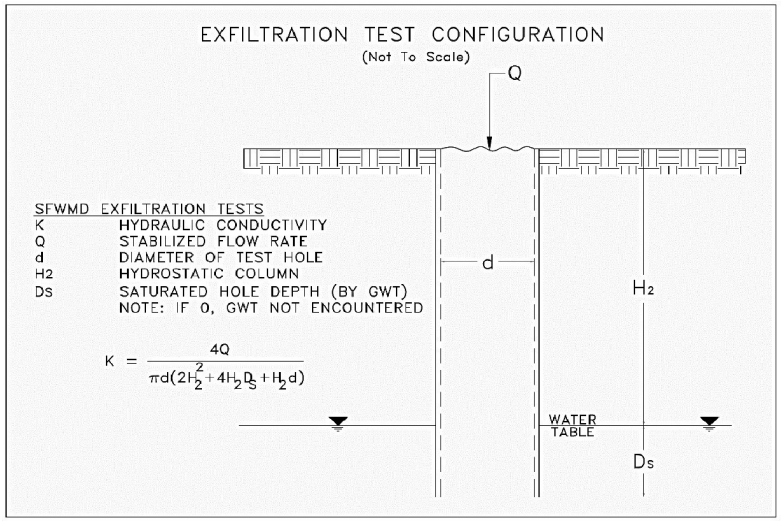
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

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.

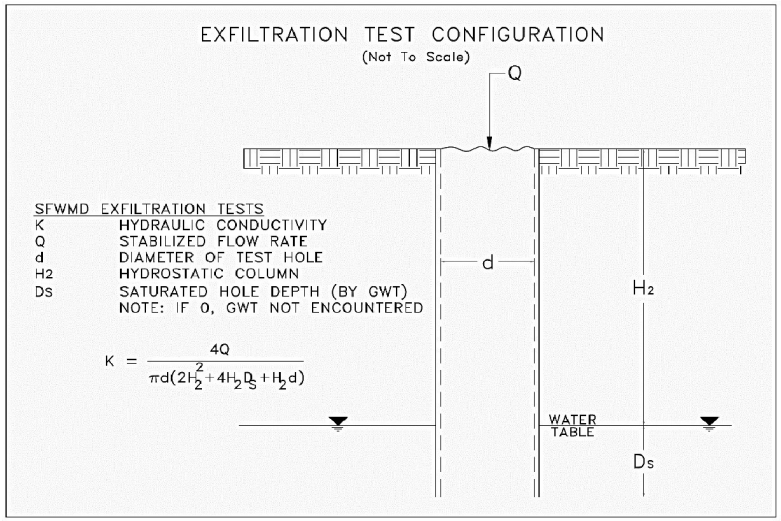
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

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

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

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)

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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
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(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
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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.

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T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

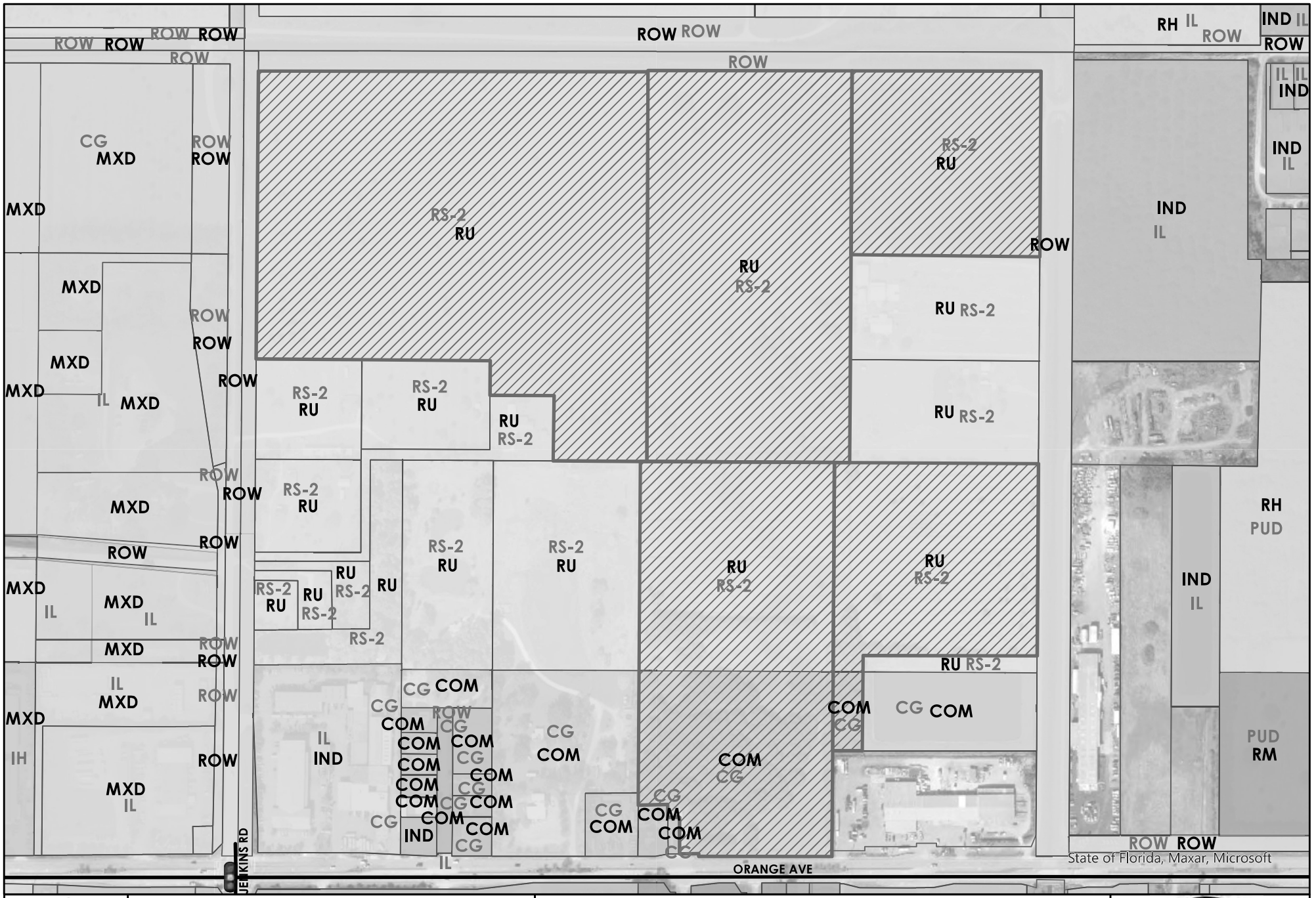

Figure 2:
CURRENT FUTURE LAND USE & ZONING
SUCHMAN

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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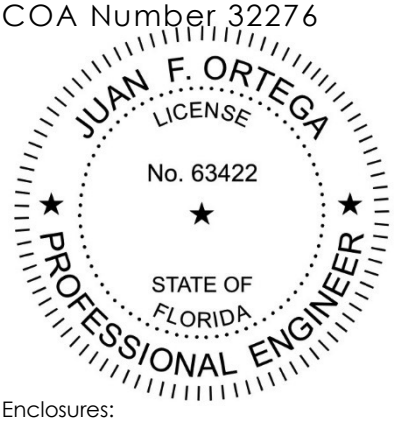
The proposed Zoning for the Suchman property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Suchman property will not be expected to generate additional traffic. Therefore, the 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

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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)

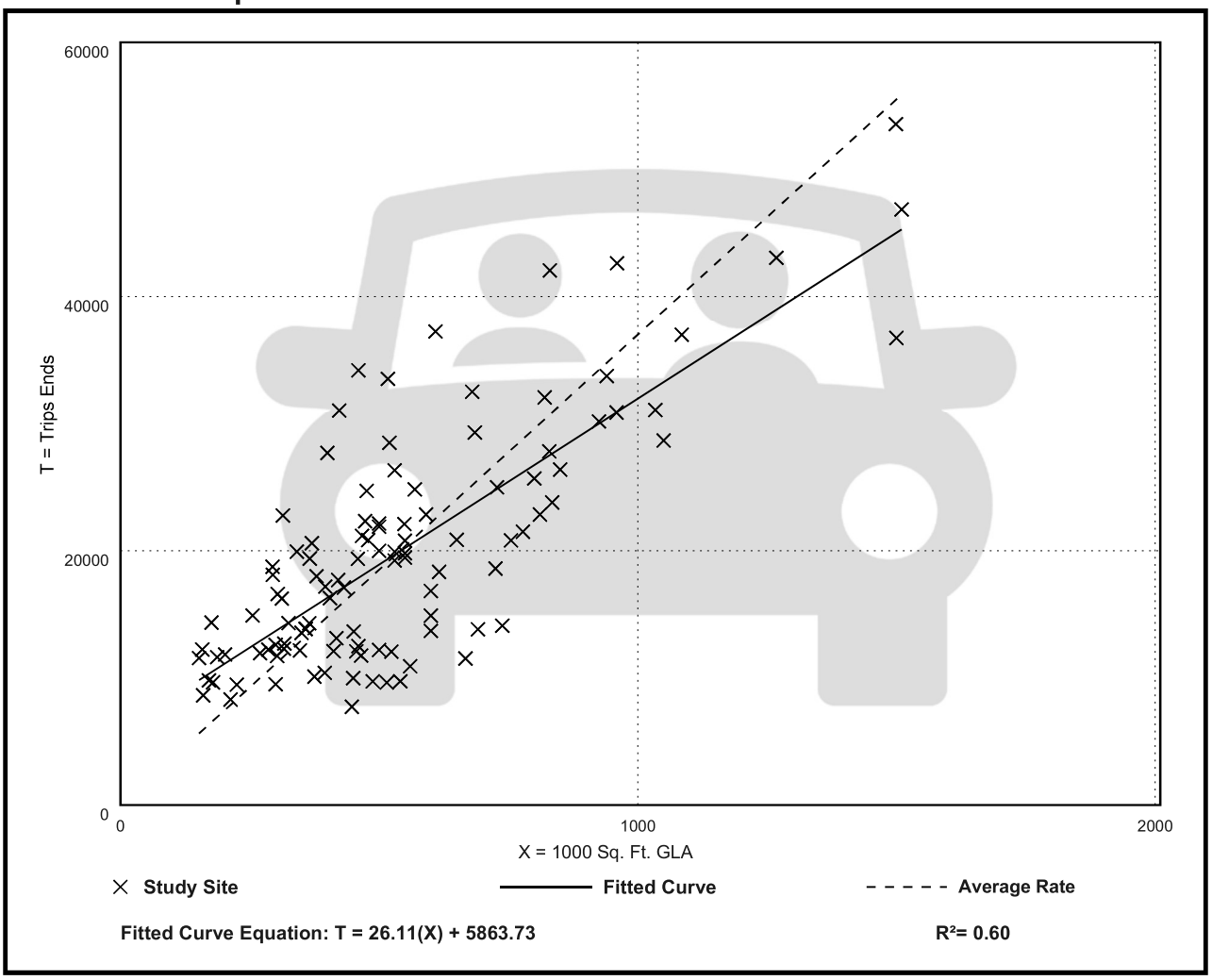
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

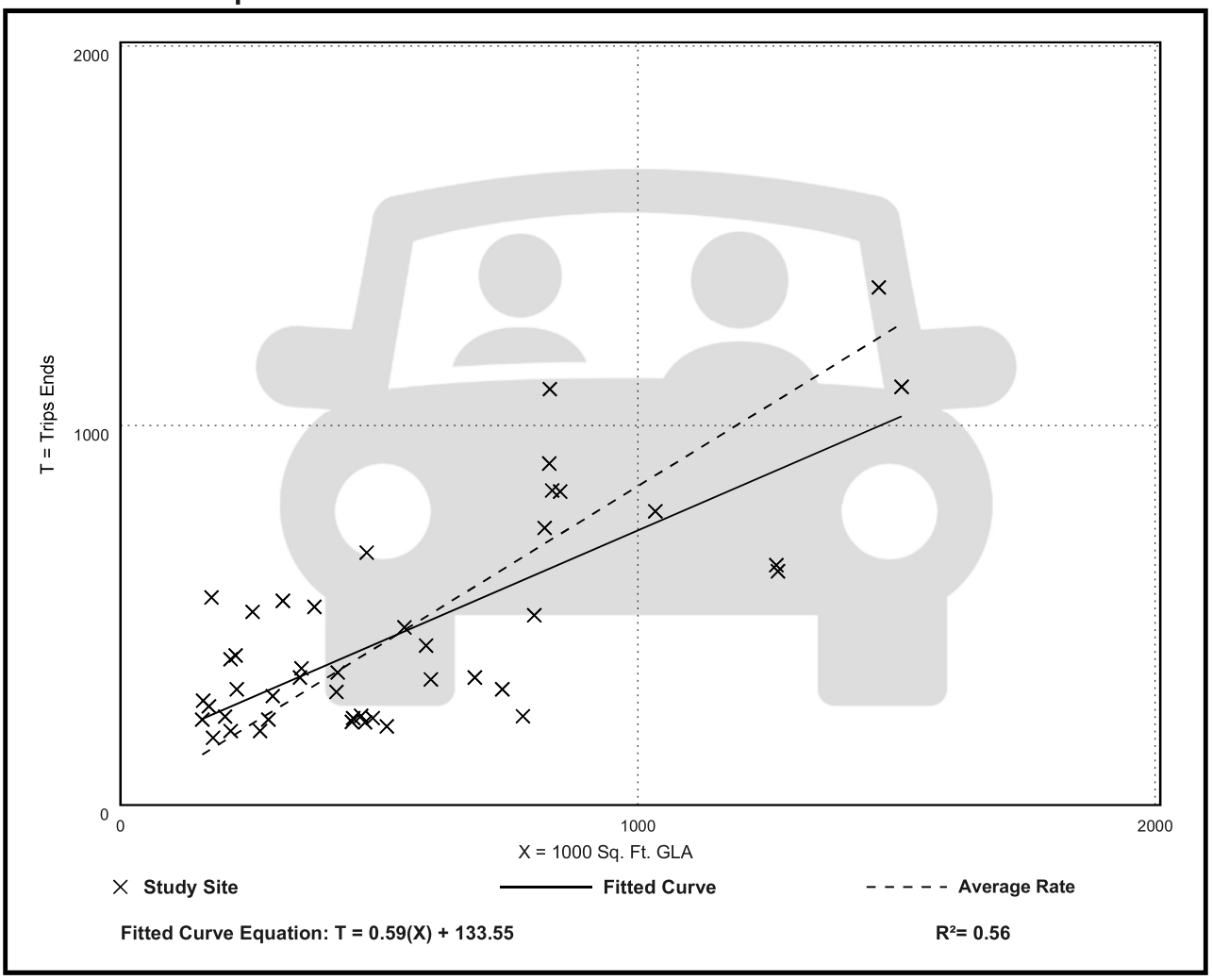
Shopping Center (>150k)
(820)

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



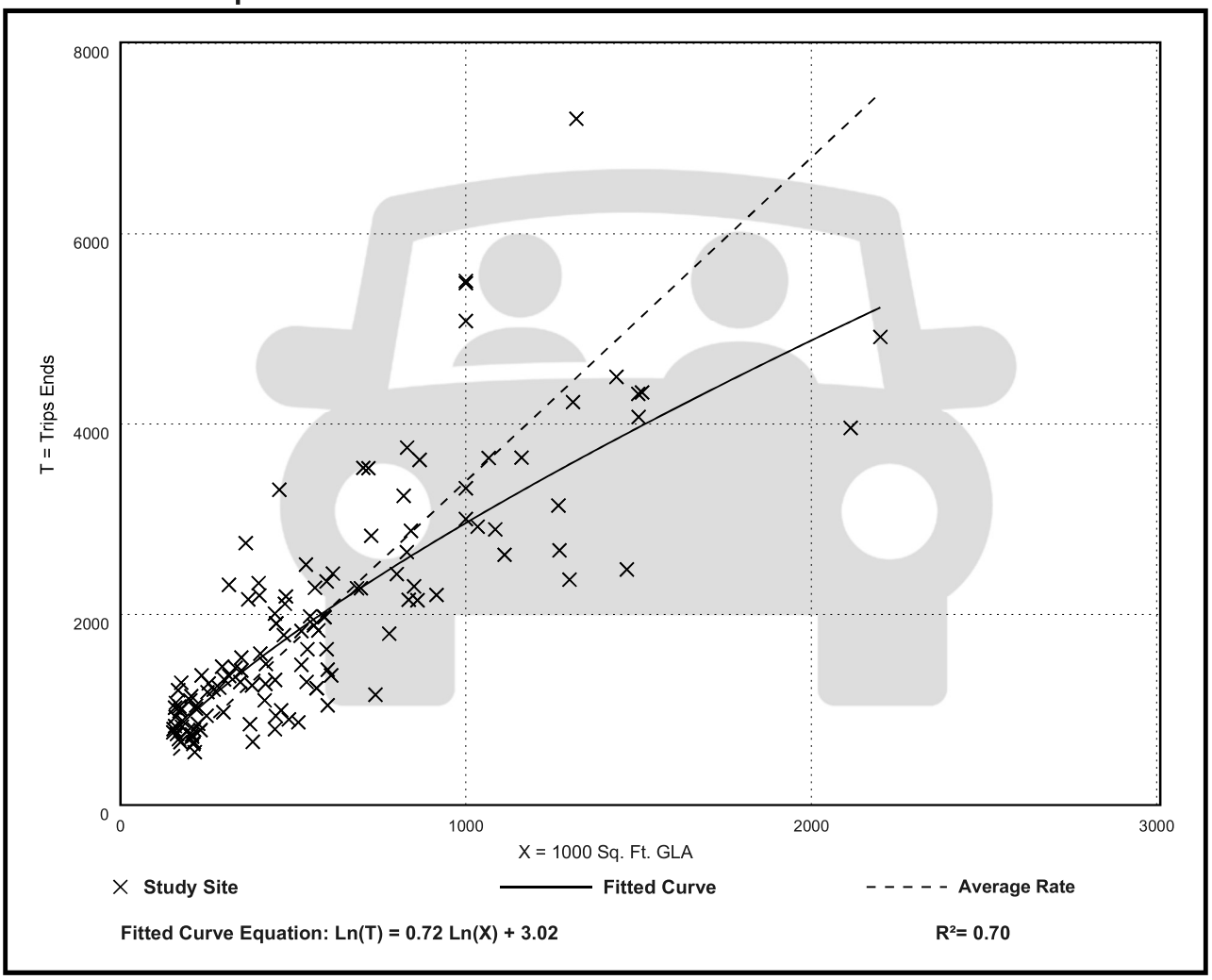
Shopping Center (>150k)
(820)

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: 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)

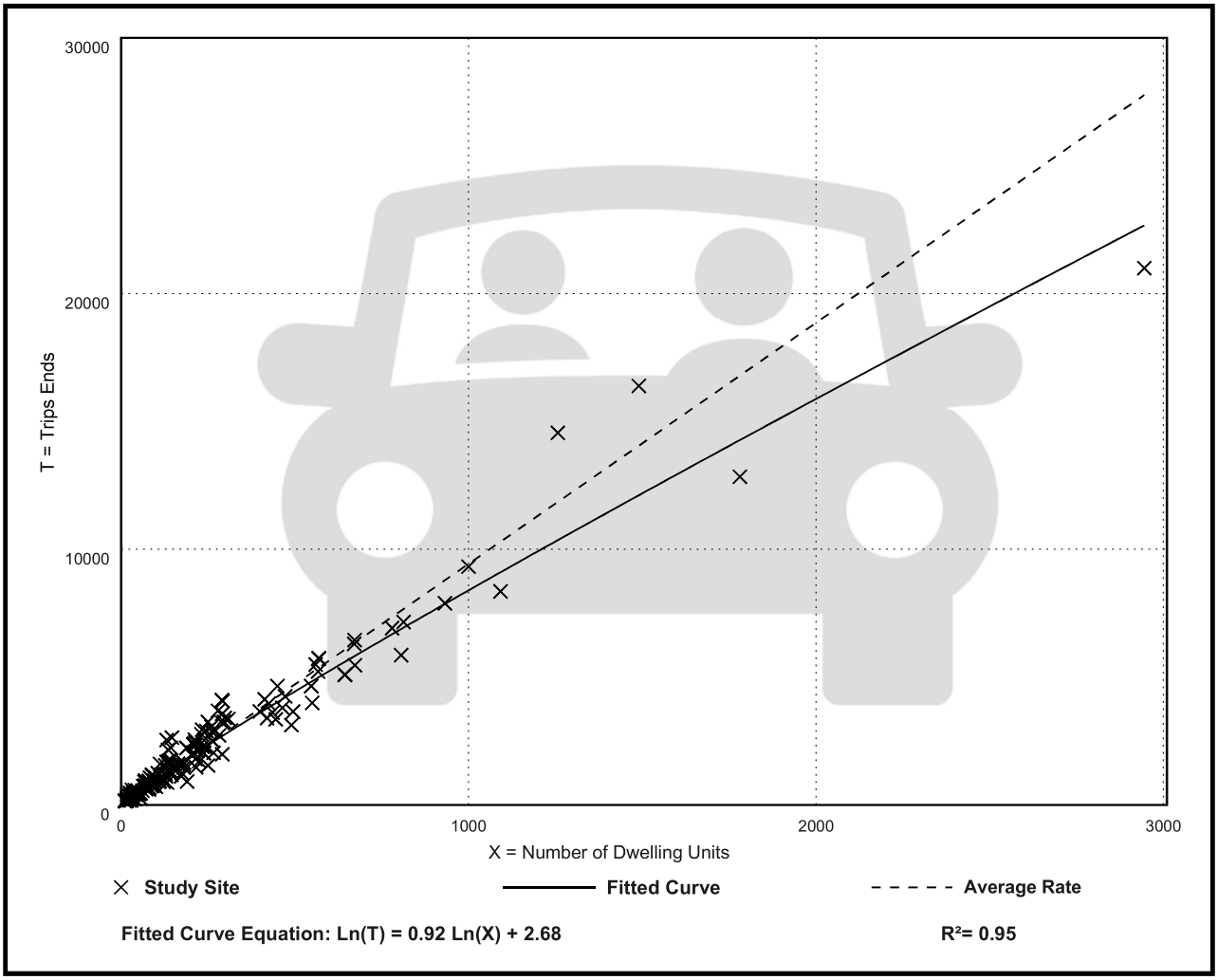
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

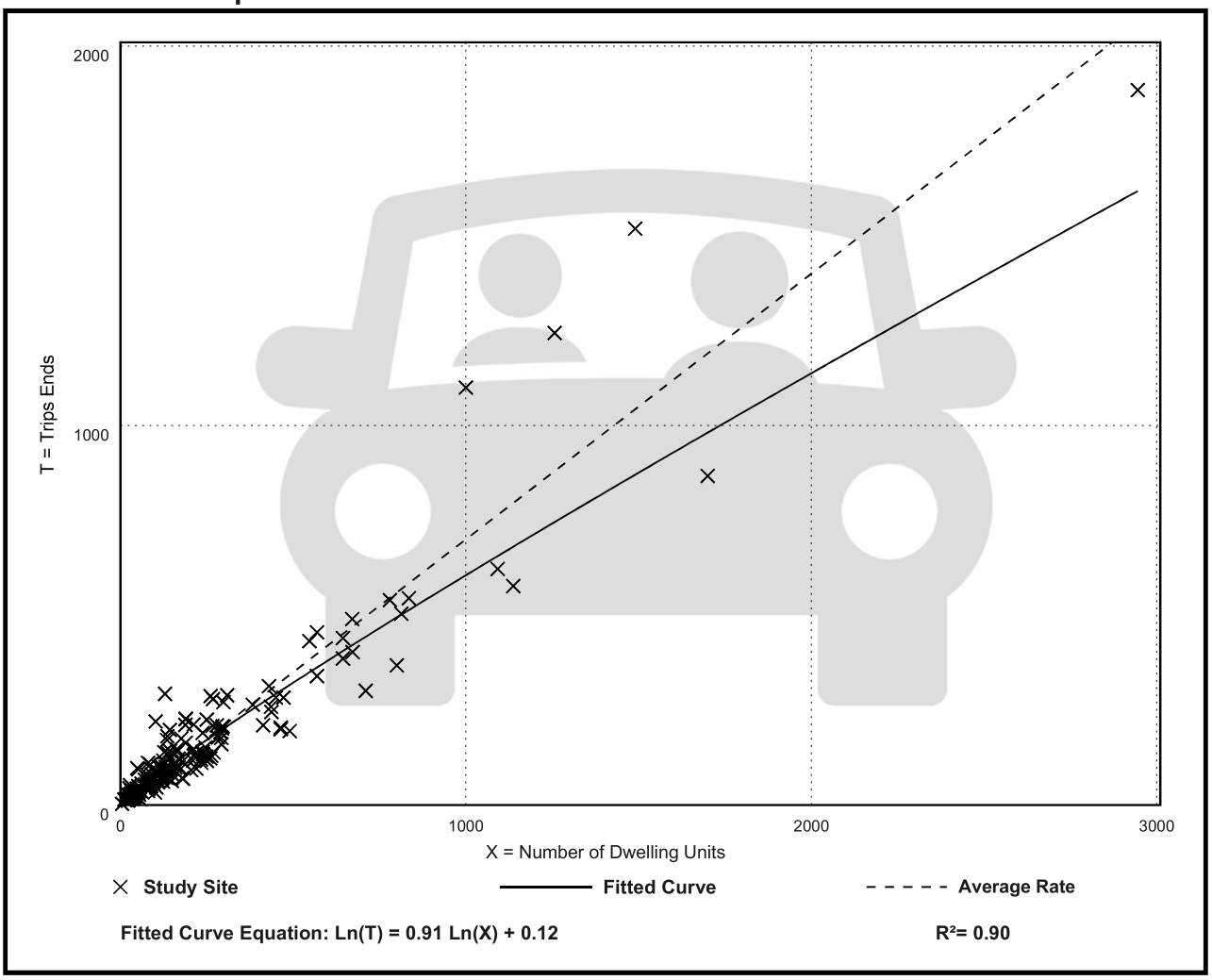
Single-Family Detached Housing
(210)

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



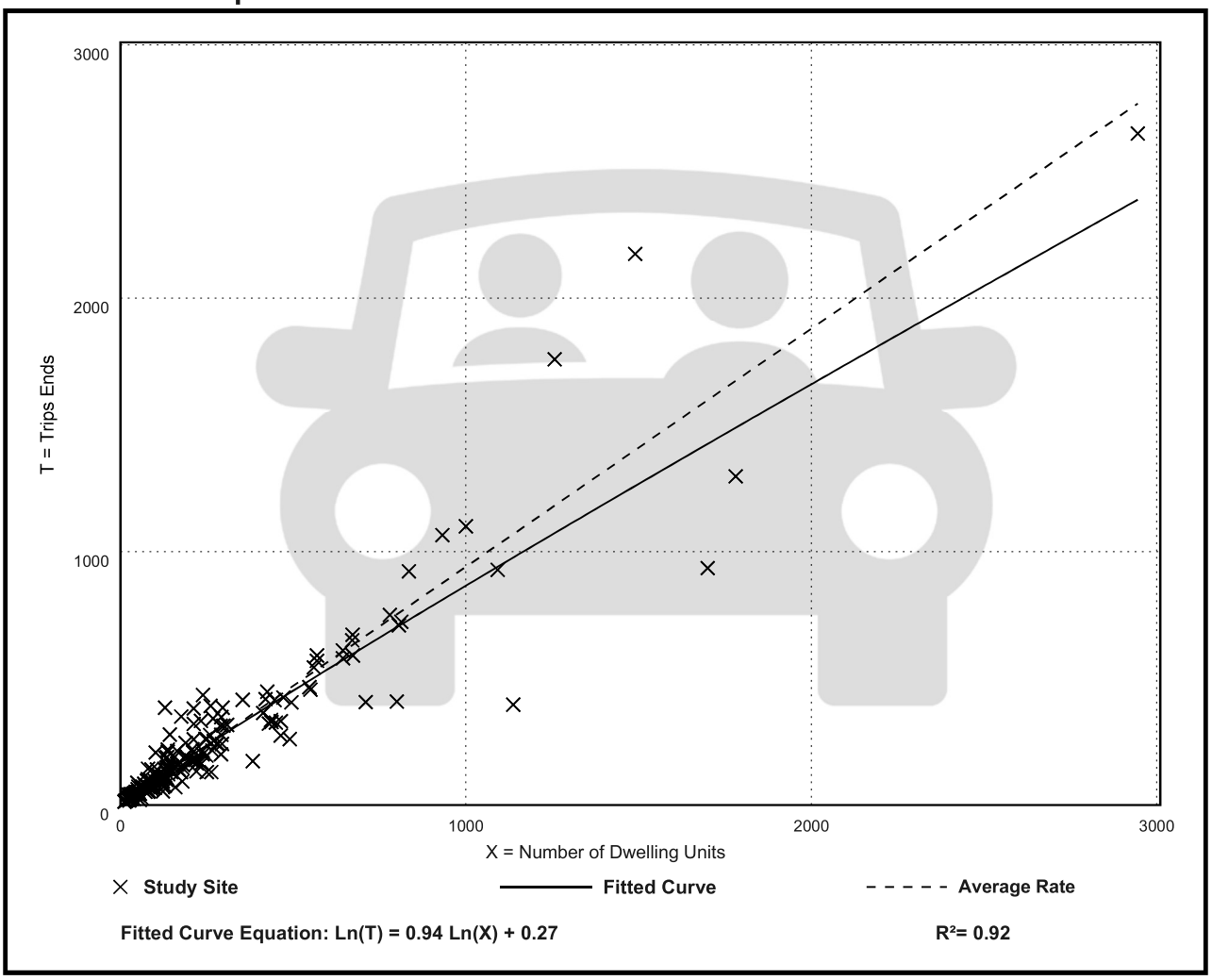
Single-Family Detached Housing
(210)

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)

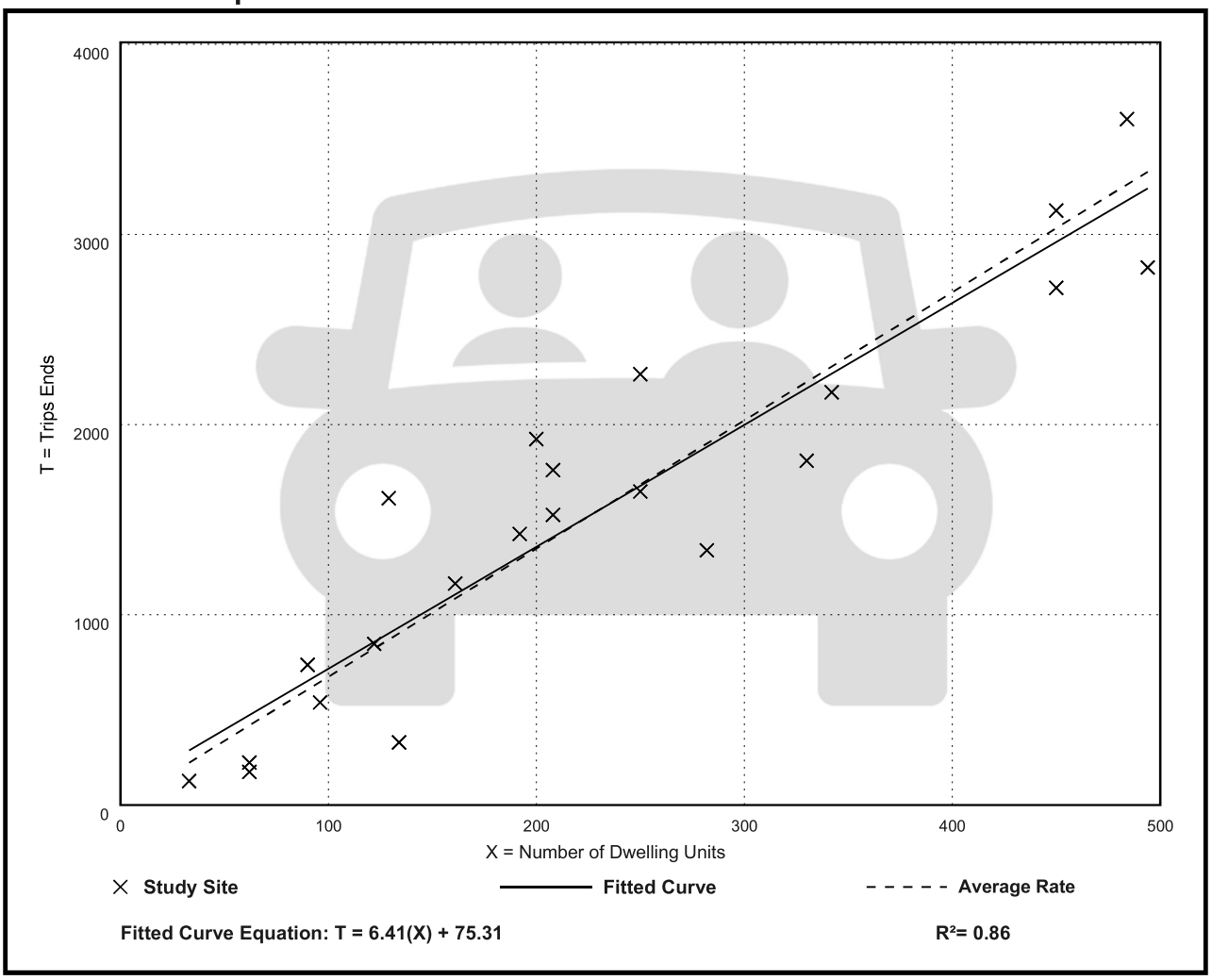
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

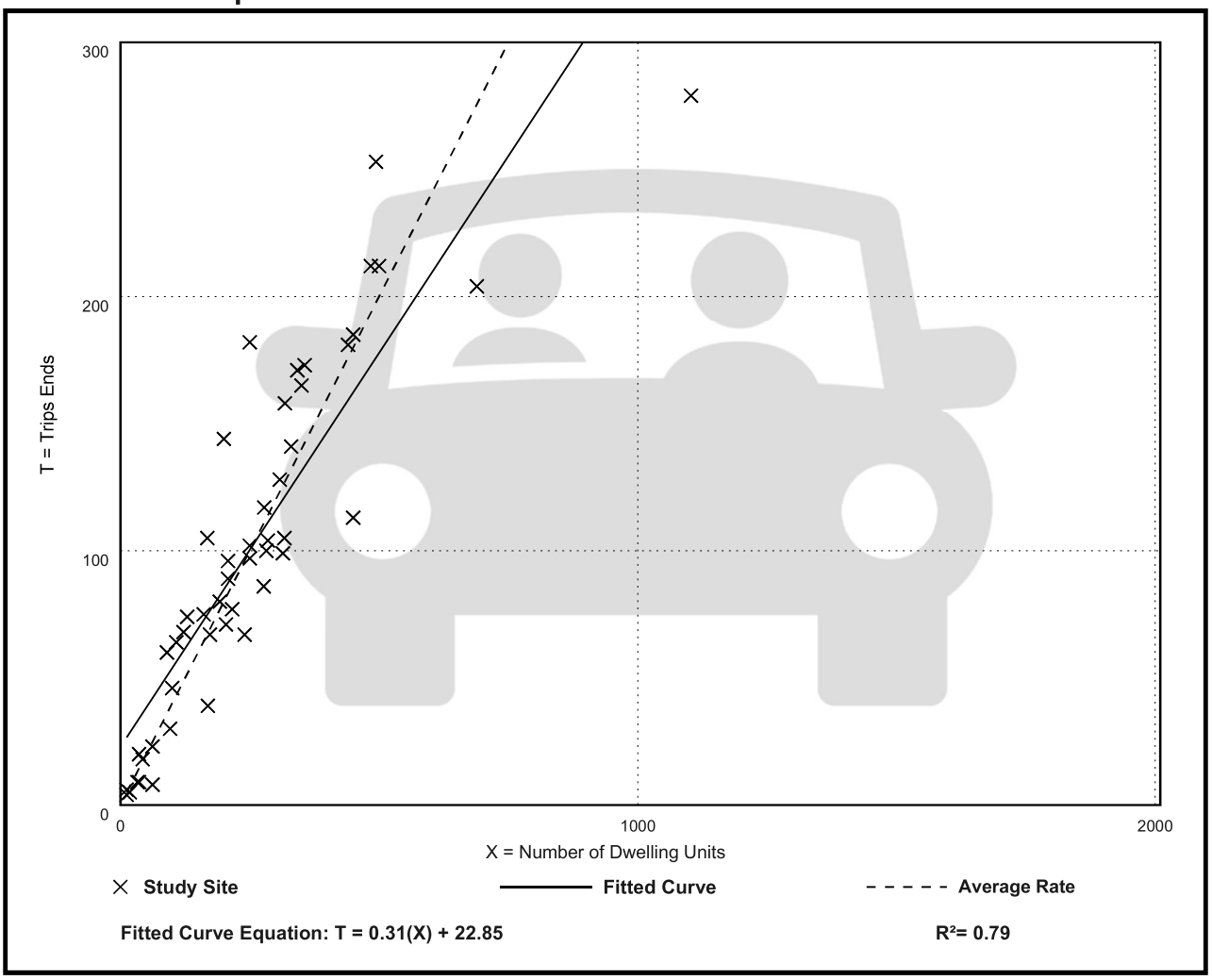
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



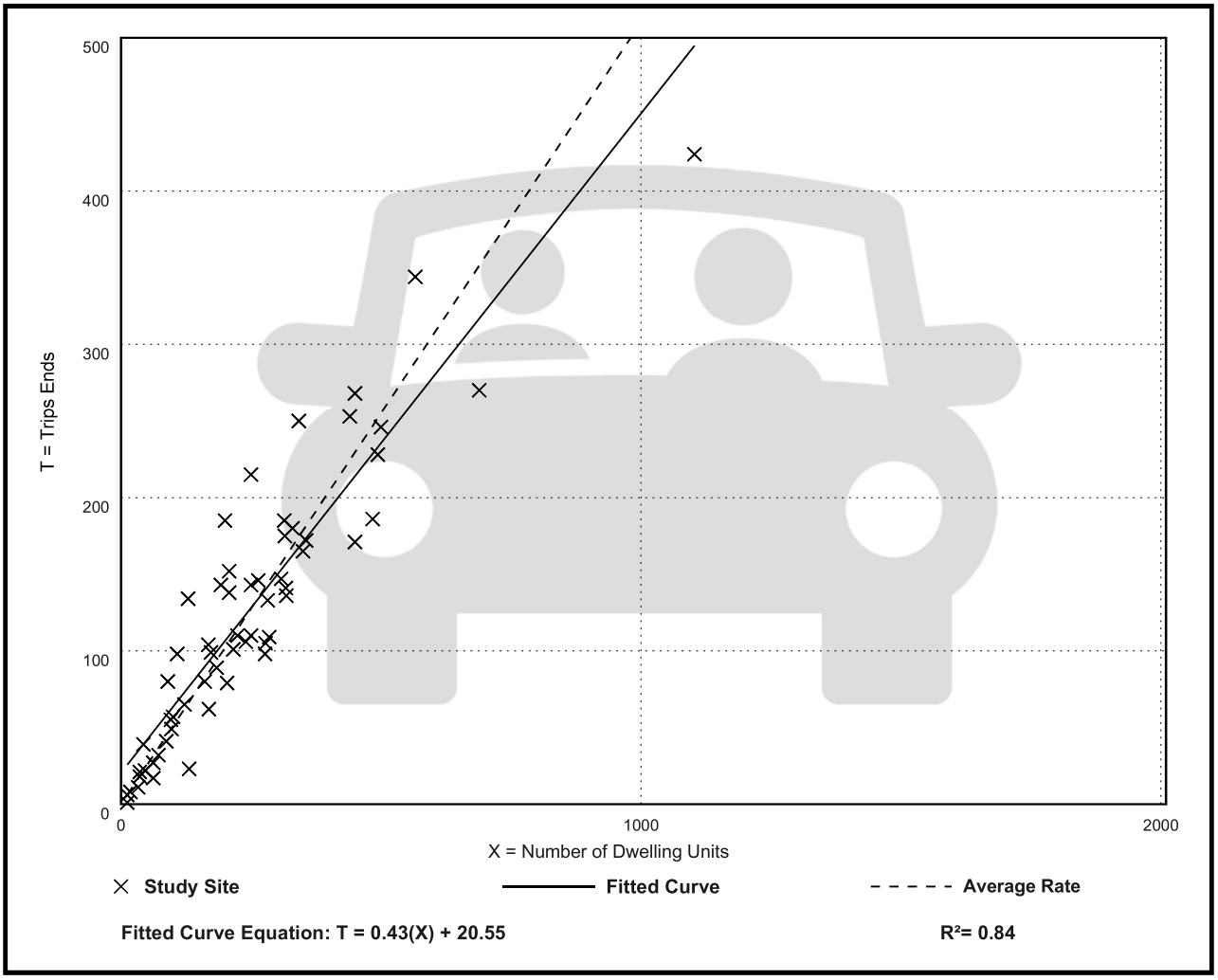
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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)

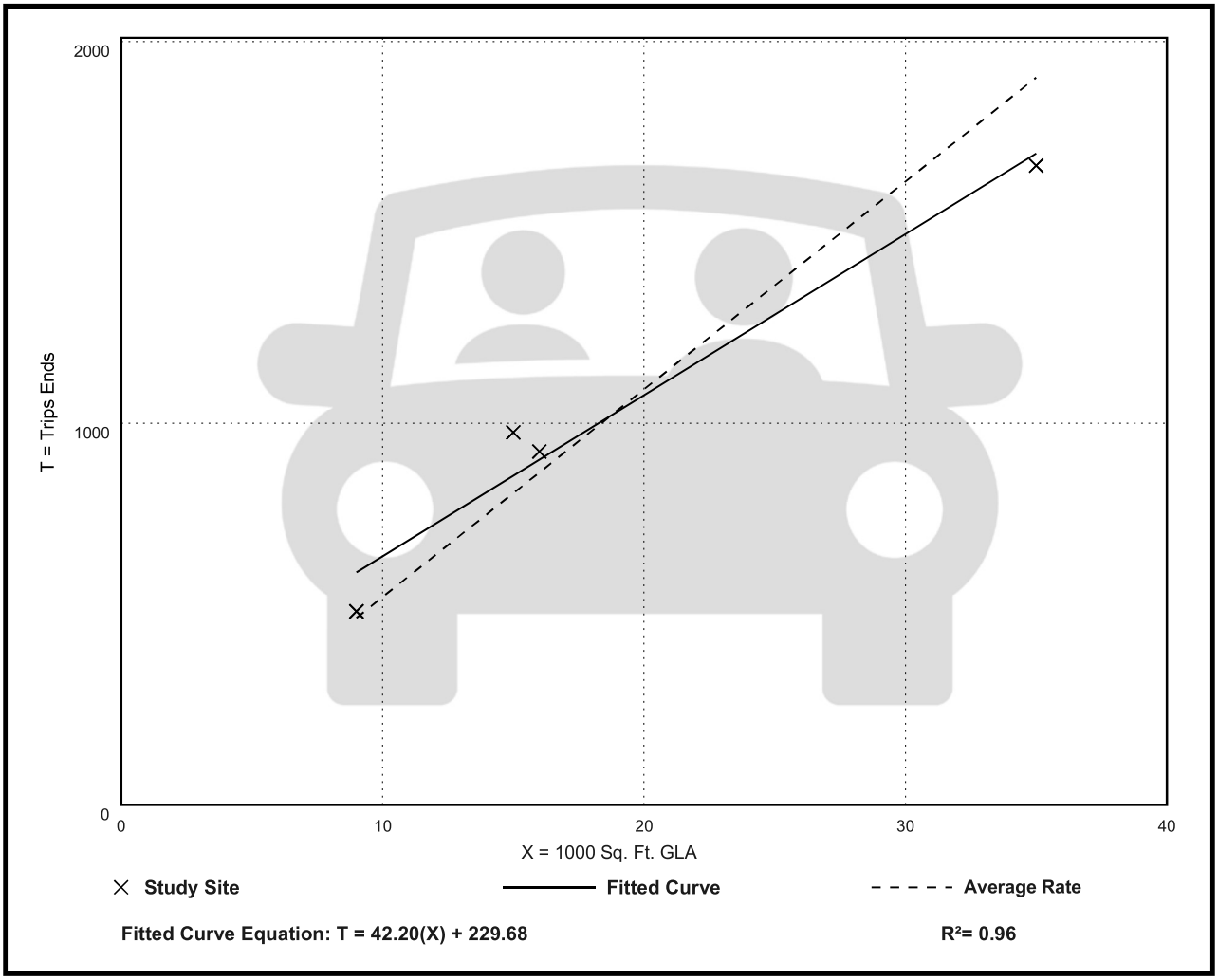
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

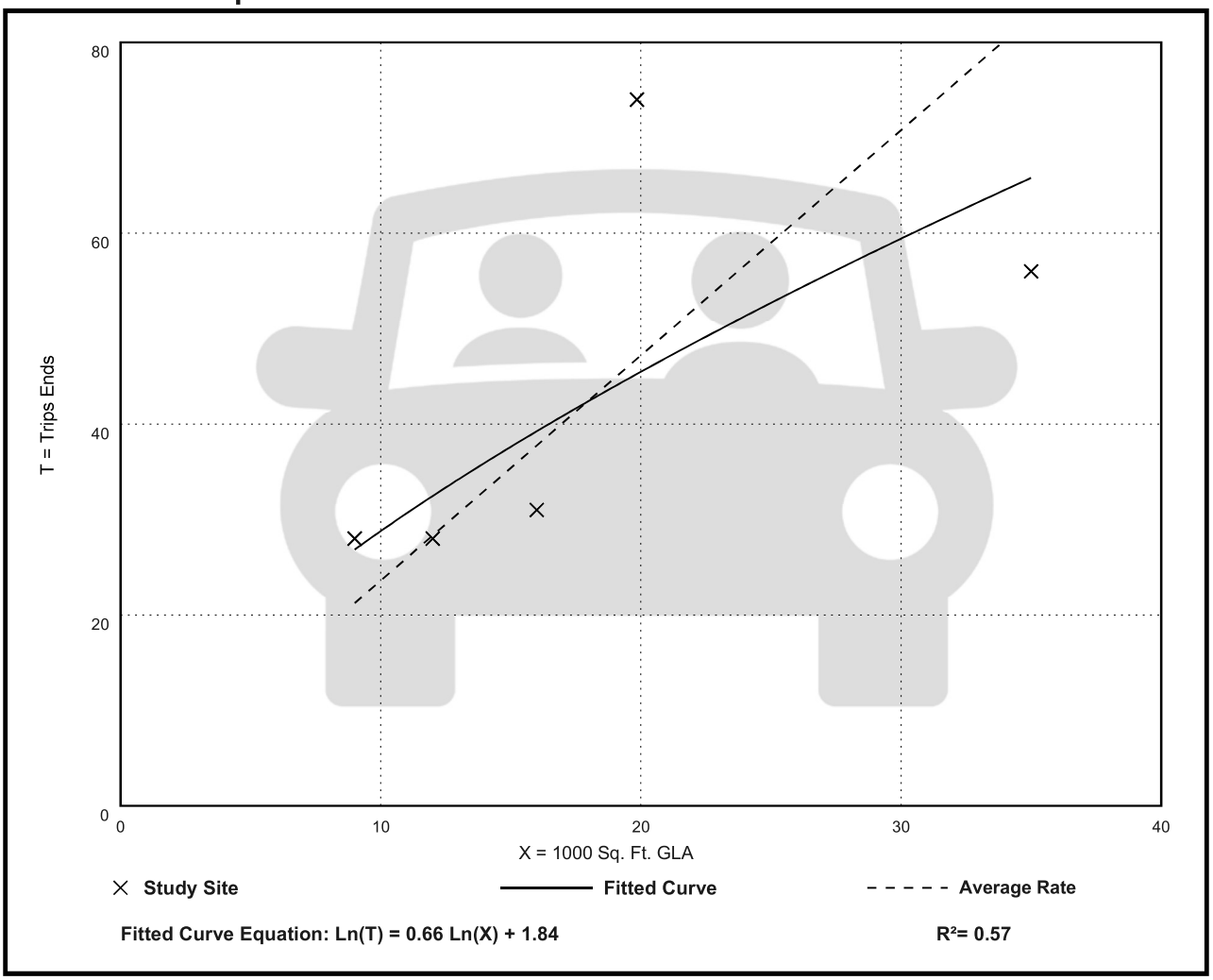
Strip Retail Plaza (<40k)
(822)

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

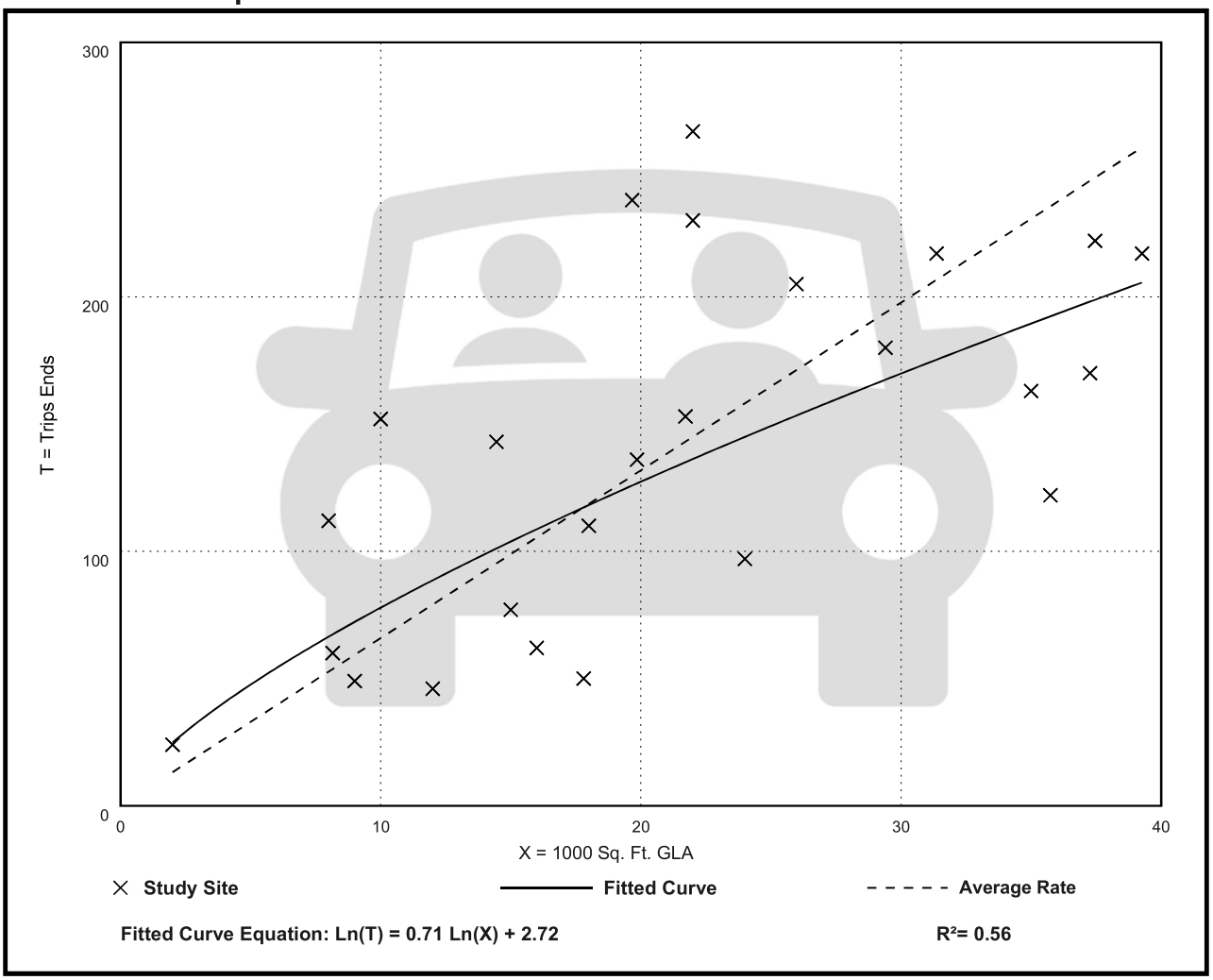
Strip Retail Plaza (<40k)
(822)

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