CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, October 19, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Planned Development - Sunrise Residential - 9850 Midway Road

   b. Conditional Use - Kids in the City Academy - 602 E. Weatherbee Road

   c. Site Plan and Conditional Use with New Construction - Independence Classical Academy - 2902 S. Jenkins Road

   d. Minor Amendment to Site Plan - Pool Replacement - Ocean Village - 2400 S. Ocean Drive

Technical Review Committee **1. a.**

Meeting Date: 10/19/2023

REQUESTED ACTION

Planned Development - Sunrise Residential - 9850 Midway Road

SUMMARY

Project #: 23-43900003

Applicant Derrick E Phillips Jr of Lucido and Associates, is proposing a Planned Development (PD) of approximately 516 acres of land immediately to north of Midway Road and west of I-95. The intent of the PD is to provide sustainable and flexible development options for a variety of uses by using the PD zoning district, including general commercial, neighborhood commercial and various residential uses. Included in this submission are a PD Master Plan, Preliminary Plat, and PD Guidelines for future build-out. A master Property Owner Association (POA) will be created to provide for continued and long term maintenance of common areas as well as the storm water system, master irrigation system common area signage, street lighting and other improvements and services.

Please review and provide comments at least two days before the meeting date. Send all comments to vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to reach out to Vennis should you require any additional information at 772-467-3741.

LOCATION

9850 Midway Road
Parcel IDs: 2334-340-0000-000-7 and 2334-410-0000-000-1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

Application & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 10/05/2023 12:14 PM
Final Approval Date: 10/05/2023

lucido&associates

July 11, 2023 **VIA DIGITAL DELIVERY**

Planning and Zoning Department
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

Re: Sunrise Residential – Planned Development (PD) Application

On behalf of Walton Acquisitions FL, LLC and Sunrise Residential, LLC, we respectfully submit this Planned Development (PD) application package. The proposed PD includes general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments.

Please find attached the following items in support of the application:

- Cover Letter
- Project Narrative
- Property Ownership Card
- Sunrise Residential PD
- Warranty Deeds
- Site Plan
- Plat/Boundary Survey
- Traffic Analysis
- Drainage Statement

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Derrick E Phillips Jr
Project Manager

PROJECT NARRATIVE

lucido&associates

Kevin Freeman
Planning Director
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Sunrise Residential– Project Narrative
Our Reference Number: 22-405

Dear Mr. Freeman,

Sunrise Residential is a proposed mixed-use development on approximately 516 acres of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce. The project consists of two parcels of land that were recently annexed into the City of Fort Pierce. One of which is approximately 116 ac. and was recently annexed into the City, while the second parcel is approximately 400 ac. and was annexed into the City on July 19, 2010.

The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. Uses within the proposed development include general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments).

As proposed, approval of an overall Planned Development master plan and preliminary plat, along with Planned Development guidelines, which will provide for a cohesive project build-out, will provide the foundation for future tenants, developers, or builders to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the city, developer and potential tenants, developers, or builders, a clear, agreed path to provide for the most efficient and flexible development of the subject parcels.

As contained in the Planned Development Guidelines, design and development parameters by lot type, such as, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long term maintenance of common areas, such as parks, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services.

We appreciate the opportunity to work with you in making this project become a reality and encourage any feedback and constructive dialogue you may have to lend. Should you have any questions, please do not hesitate to contact me directly.

Kindest Regards,

Derrick E Phillips Jr
Project Manager

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4053777 OR BOOK 3730 PAGE 42, Recorded 03/30/2015 at 11:31 AM
Doc Tax: $210.00

RETURN TO:
First American Title Insurance Co.
400 South Rampart Drive, Suite 290
Las Vegas, NV 89145

Prepared By:

Walton Acquisitions FL, LLC
c/o Walton International Group (USA), Inc.
4800 N. Scottsdale Rd., Ste. 4000
Scottsdale, Arizona 85251
Attn: Wayne G. Souza

Tax Identification Nos.: 2334-340-0000-000-7
3303-210-0000-000-4
2334-410-0000-000-1

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this _____ day of FEB 25 2015, 20__, between **WALTON ACQUISITIONS FL, LLC,** a Florida limited liability company ("***Grantor***"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **FONG, CHEE TAT,** Trustee of the **FONG, CHEE TAT Village at Midway Revocable Trust** ("***Grantee***"), whose address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000, Scottsdale, AZ 85251.

P-WRR

CF83999-004

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **Three/Two Thousand Four Hundredth (3/2400th)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Sumter County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

To Have to the Hold, the same in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2014 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Sumter County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Sumter County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

RESERVATION OF MINERALS: Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered
in the presence of:

Print Name: Desiree Rodriguez
First Witness

Print Name: Mark Franco
Second Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

By: Walton International Group, Inc.,
a Nevada corporation,
its Manager

By: _____
Name: Ambre Boutin
Title: Authorized Signatory

By: _____
Name: Laura Gartner
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this ____ day of FEB 25 2015, 20__, by Ambre Boutin and Laura Gartner, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
ELISE KELSHEIMER
My Commission Expires 10/11/16

[SEAL]

_____
Notary Public, State of Arizona
Print Name: ELISE KELSHEIMER
Commission No.: 319327
My Commission Expires: OCT 11 2016

CF83999-004

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Village at Midway

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY

OF SAID

STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE

ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

Containing 17,411,400 square feet or 399.71 acres, more or less.

Parcel 2:

Parcel A:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 1,701,018 square feet or 39.05 acres, more or less.

Parcel B:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL

RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.

This instrument was prepared by:

Richard G. Cherry, Esquire
Cherry, Edger & Smith, P.A.
8409 N. Military Trail, Suite 123
Palm Beach Gardens, FL 33410

Upon recording, this instrument should be returned to:

c/o Walton International Group (USA), Inc.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251
Attn: Todd Hall, Esq.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3908898 12/19/2013 at 03:29 PM
OR BOOK 3589 PAGE 1086 - 1088 Doc Type: DEED
RECORDING: $27.00
D DOC STAMP COLLECTION: $9800.00

Property Control No.: 2334-340-0000-000-7
3303-210-0000-000-4

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 19th day of December, 2013, between SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company ("Grantor"), whose address is 5310 E SR 64, Bradenton, FL 34208, and WALTON ACQUISITIONS FL, LLC, a Florida limited liability company ("Grantee"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Lucie, State of Florida:

See Exhibit "A" attached hereto and by this reference made apart hereof.

together with all tenements, hereditament, and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises, and

easements or claims of easements not shown by the public records;

4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brenda Gallivan
Print Name Brenda Gallivan

Richard G. Cherry
Print Name Richard G. Cherry

SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company

By: IB SPE Management, Inc., a Delaware corporation, its sole Manager

By: _____
Jason Block, Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of December, 2013, by Jason Block, the Authorized Representative of IB SPE Management, Inc., a Delaware corporation, in its capacity as the sole manager of SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company, on behalf of the company and corporation. He (*check one*) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

BRENDA J. GALLIVAN
MY COMMISSION # EE 060636
EXPIRES: January 31, 2015
Bonded Thru Notary Public Underwriters

Brenda J. Gallivan
Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

PARCEL 1:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4053778 OR BOOK 3730 PAGE 49, Recorded 03/30/2015 at 11:32 AM
Doc Tax: $140.00

RETURN TO:
First American Title Insurance Co.
400 South Rampart Drive, Suite 290
Las Vegas, NV 89145

Prepared By:

Walton Acquisitions FL, LLC
c/o Walton International Group (USA), Inc.
4800 N. Scottsdale Rd., Ste. 4000
Scottsdale, Arizona 85251
Attn: Wayne G. Souza

Tax Identification Nos.: 2334-340-0000-000-7
3303-210-0000-000-4
2334-410-0000-000-1

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this _____ day of MAR 0 3 2015, 20__, between **WALTON ACQUISITIONS FL, LLC,** a Florida limited liability company ("***Grantor***"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **FOO, John Fung Hai,** Trustee of the **FOO, John Fung Hai Village at Midway Revocable Trust** ("***Grantee***"), whose address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000, Scottsdale, AZ 85251.

P-WRR

CF30777-010

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **Two/Two Thousand Four Hundredth (2/2400th)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Sumter County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

To Have to the Hold, the same in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2014 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Sumter County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Sumter County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

RESERVATION OF MINERALS: Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered
in the presence of:

Laura Gartner
Print Name: Laura Gartner
First Witness

Print Name: Cade Becher
Second Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

By: Walton International Group, Inc.,
a Nevada corporation,
its Manager

By: _____
Name: Elise Kelsheimer
Title: Authorized Signatory

By: _____
Name: Sasha Smith
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this ____ day of MAR 0 3 2015, 20__, by ELISE KELSHEIMER and Sasha Smith, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
MARK A. FRANCO
My Commission Expires September 21, 2018

_____
Notary Public, State of Arizona
Print Name: Mark A. Franco
Commission No.: 334365
My Commission Expires: SEP 2 1 2018

[SEAL]

CF30777-010

CF30777-010
VM2972-2344, VM2972-2345

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Village at Midway

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY

OF SAID

STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE

ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

Containing 17,411,400 square feet or 399.71 acres, more or less.

Parcel 2:

Parcel A:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 1,701,018 square feet or 39.05 acres, more or less.

Parcel B:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL

RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.

Property Identification

Site Address: 9850 MIDWAY RD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-340-0000-000-7
Account #: 14561
Use Type: 6000
Jurisdiction: Saint Lucie County

Ownership

Walton Acquisitions FL LLC
Maki Asai (TR)
Tan H Ngan (TR)

PO Box 2249
Cumming, GA 30028

Legal Description

34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W- AND E 1/2 OF NW 1/4 OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W- (116.61 AC - 5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru 1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ; 1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081: 3730-35 : 3730-42 ; 3730-49)

Total Areas

Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,154,439
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 5,079,532 SF / 116.61 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	116.61 Market Acres	0
Sequence Number	**Number/Type of Units**	**Depth for Front Feet**
2	116.61 Class Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-410-0000-000-1
Account #: 14562
Use Type: 6000
Jurisdiction: Fort Pierce

Ownership

Juni Jusuf (TR)

% Walton International Group (USA) INC
4800 N Scottsdale Road Ste 4000
Scottsdale, AZ 85251

Legal Description

34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 2622.04 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 AND POB,TH N 00 20 10 E ALG E R/W LI 1318.99 FT TO S LI OF W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 34-35-39,TH S 89 46 53 E ALG S LI 624.96 FT,TH N 00 16 46 E 1319.04 FT TO 1/4 SEC LI OF SEC 34,TH S 89 47 10 E ALG 1/4 SEC LI 1987.99 FT TO E LI OF SEC,TH S 00 06 37 W ALG E LI 49 FT TO S R/W LI OF NSLRWCD CANAL NO. 101,TH S 89 59 09 E ALG S R/W LI 2664.42 FT TO 1/4 SEC LI OF SEC 35,TH N 00 12 25 E ALG 1/4 SEC LI 2.00 FT,TH S 89 52 23 E 1750.18 FT TO W R/W LI OF I-95,TH S 42 14 14 W ALG W R/W LI 727.09 FT TO CURVE CONC SE,R OF 5903.58 FT,TH SWLY ALG ARC 1998.21 FT,TH S 22 50 38 W 363.01 FT TO N R/W LI OF NSLRWCD CANAL NO. 102,TH N 89 48 50 W 60.02 FT,TH N 89 53 51 W 1760.14 FT TO W LI OF SW 1/4 OF SEC 35,TH S 00 04 39 W ALG W LI 42.50 FT TO NW COR OF NW 1/4 OF SEC 2-36-39,TH S 00 06 35 W ALG W LI 42.50 FT TO S R/W LI OF NSLRWCD CANAL NO. 102,TH S 89 53 51 ALG S R/W LI 2630.08 FT TO W R/W LI OF 30 FT RD R/W,TH S 00 03 15 W ALG R/W LI 129.69 FT,TH S 22 50 38 W 470.73 FT,TH S 26 50 37 W 519.99 FT,TH S 32 49 14 W 230.02 FT,TH N 56 07 55 W 323.59 FT,TH N 27 59 51E 671.72 FT TO CURVE CONC SW,R OF 150 FT,TH NWLY ALG ARC 308.52 FT,TH N 89 50 50 W 1811.20 FT,TH S 00 00 00 E 142.46 FT TO CURVE CONC NW,R OF 335 FT,TH SWLY ALG ARC 365.79 FT,TH S 62 33 43 W 139.15 FT,TH S 01 56 01 W 142.19 FT,TH S 53 57 44 W 58.71 FT,TH S 85 17 03 W 146.97 FT,TH S 02 37 14 W 332.85 FT,TH S 31 56 28 W 78.35 FT,TH S 61 15 41 W 335.12 FT TO E R/W LI OF 60 FT FP&L ESMT,TH N 32 18 17 W ALG E R/W LI 1746.02 FT TO N R/W LI OF 200 FT FP&L ESMT,TH N 89 46 35 W ALG N R/W LI 1026.62 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 ,TH N 00 02 49 E ALG E R/W LI 52.50 FT TO N SEC LI OF SEC 3 AND POB-(402.69 AC) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2977; 3641- 899 thru 1205; 1605 thru 1887 ; 2092 thru 2392 ; 2577 thru 2859 ; 3642-2688 thru 2916 ; 3643- 77 thru 251; 3647-1347 thru 1485 ; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082 thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3064 - 916 thru 922,928 thru 988 ; 1032 thru 1122 ; 3670 - 2079 thru 2163 ; 3672-962 thru 1016 ; 3672-1037 ; 3681-1069 thru 1081 : 3730-35 ; 3730-42 : 3730-49)

Total Areas

Land Size (acres):	402.69
Land Size (SF):	17,541,176

Current Values

Just/Market Value:	$3,543,672
Assessed Value:	$110,740
Exemptions:	$0
Taxable Value:	$110,740

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 17,541,176 SF / 402.69 acres

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

WALTON PARCEL (399.71 ACRES)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FEE PARCEL:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. 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CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,412,284 SQUARE FEET OR 399.73 ACRES, MORE OR LESS.

BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903,58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999,10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363,01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60,02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900,00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430,07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330,07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06,37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42,50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42,50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330,04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129,69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470,73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519,99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229,66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323,65 FEET; THENCE N27°59'51"E A DISTANCE OF 671,72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150,00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308,52 FEET THROUGH A CENTRAL ANGLE OF 117°50,41"; THENCE N89°50'50"W A DISTANCE OF 1811,20 FEET; THENCE S00°00'00"E A DISTANCE OF 142,46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335,00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365,79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139,15 FEET; THENCE S01°56'01"W A DISTANCE OF 142,19 FEET; THENCE S53°57'44"W A DISTANCE OF 58,71 FEET; THENCE S85°17'03"W A DISTANCE OF 146,97 FEET; THENCE S02°37'14"W A DISTANCE OF 332,85 FEET; THENCE S31°56'28"W A DISTANCE OF 78,35 FEET; THENCE S61°15'41"W A DISTANCE OF 335,42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745,80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026,62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399,71 ACRES, MORE OR LESS.

EASEMENT PARCELS:
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE ,EASEMENT PROPERTY, AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:
TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

IBERIA PARCEL: (116.61 ACRES)

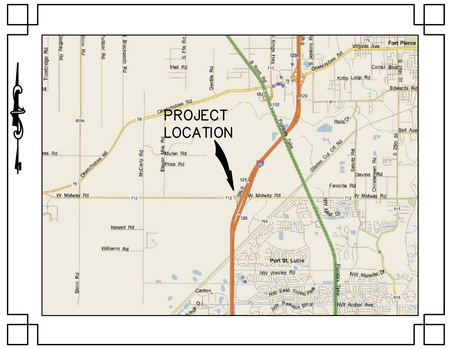
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

LEGEND

A	= ARC LENGTH
A.P.U.	= APPARENT PHYSICAL USE
ALTA	= AMERICAN LAND TITLE ASSOCIATION
ACSM	= AMERICAN CONGRESS ON SURVEYING AND MAPPING
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
C.R.	= COUNTY ROAD
(D)	= DEED DATA
D.B.	= DEED BOOK
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FL.	= FLORIDA
FPL	= FLORIDA POWER AND LIGHT
FT. PIERCE	= FORT PIERCE
G.P.S.	= GLOBAL POSITIONING SYSTEM
I.D.	= IDENTIFICATION
INC.	= INCORPORATED
LB	= LICENSED BUSINESS
LTD	= LIMITED
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NO.	= NUMBER
#	= NUMBER
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
O.R.B.	= OFFICIAL RECORDS BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
R	= RADIUS
R.T.K.	= REAL TIME KINEMATICS
R/W	= RIGHT-OF-WAY
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U.S.	= UNITED STATES
34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
△	= CENTRAL ANGLE
-x-x-x-	= FENCE
○	= BOLLARD
-10-	= CONTOUR ELEVATION
	= CONCRETE POWER POLE
	= FIRE HYDRANT
	= WATER VALVE
W	= WELL
	= WOOD POWER POLE
-OHUL-	= OVERHEAD UTILITY LINE
→	= GUY ANCHOR
⊡	= FOUND 4X4 CONCRETE MONUMENT
○	= FOUND IRON ROD
	= CABBAGE PALM TREE
	= OAK TREE

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LEGEND
SHEET 2	TITLE COMMITMENTS
SHEET 3	ALTA BOUNDARY SURVEY
SHEET 4	WETLANDS AND CONTOURS
SHEETS 5-13	TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE BOUNDARY SURVEY SHOWN ON SHEET 3 WAS PERFORMED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 OF TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "MEASUREMENT STANDARDS FOR LAND TITLE SURVEYS", AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID BOUNDARY SURVEY WAS PREPARED UTILIZING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE OCTOBER 11, 2013, AMENDED DECEMBER 16, 2013, FOR THE WALTON PARCEL AND FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE DECEMBER 19, 2013, FOR THE IBERIA PARCEL. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.

3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF 0,10 FEET.

4. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS NUMBER 12111C0169J,AND 12111C0170J, BOTH DATED FEBRUARY 16, 2012.

5. THE EXPECTED USE OF THE LANDS BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS" IS "COMMERCIAL/HIGH RISK" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.

6. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. THE ZONING OF THIS PROPERTY IS "AG", BUILDING SETBACKS PER ST. LUCIE COUNTY ARE:
FRONT : 50' FROM PROPERTY LINE
SIDE: 20' FROM PROPERTY LINE
REAR: 30' FROM PROPERTY LINE

8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

9. APPARENT PHYSICAL USES:
ABOVE GROUND UTILITIES AND FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.

IBERIA PARCEL:
1) A) 4' BARBED WIRE FENCE MEANDERS 1.4' EAST OF PROPERTY LINE.
B) 4' BARBED WIRE FENCE MEANDERS 2.0' EAST OF PROPERTY LINE.
C) 4' BARBED WIRE FENCE MEANDERS 4.0' EAST OF PROPERTY LINE.
2) A) 8' WIDE TRAIL CENTERLINE 13' EAST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.
B) 8' WIDE TRAIL CENTERLINE 13' WEST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.

WALTON PARCEL:
3) DOWN GUY ANCHORS ALONG EAST RIGHT-OF-WAY LINE OF CANAL NO. 93 LIE OUTSIDE EASEMENT AREA.
4) RIGHTS OF OTHERS IN AND TO THE USE OF THE TRAILS TRAVERSING THROUGH OUT THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
5) FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.
6) RIGHTS OF OTHERS IN AND TO THE USE OF THE LAKE ALONG THE SOUTHEAST PORTION OF THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
7) CULVERTS LOCATED ALONG NORTHERN BOUNDARY LINE WITH NO APPARENT EASEMENT.

10. THE RIGHT-OF-WAY LINES SHOWN HEREON FOR STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO, 95) ARE BASED UPON RIGHT-OF-WAY MAP SECTION 94001-2414 PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4, 3400 WEST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33309-3421.

11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PART OR PARTIES.

12. THE WETLANDS SHOWN HEREON ARE AS DEPICTED WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, NO. 56-02538-P.

13. CANAL RIGHT-OF-WAYS SHOWN HEREON ARE BASED UPON THE LEGAL DESCRIPTION AND SUPPORTED BY THE "GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT" FOUND ON THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT WEBSITE: nslrwcd.org.

SURVEYOR'S CERTIFICATION:

TO: WALTON ACQUISITION FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WALTON INTERNATIONAL GROUP (USA), INC., AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 THEREOF. PURSUANT TO THE MEASUREMENT STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/ACSM L

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

ALTA COMMITMENT - WALTON PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II

TITLE COMMITMENT: FILE NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE: OCTOBER 11TH, 2013, AMENDED DECEMBER 16, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. 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.
SEE EXCEPTION #24.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL DOES ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. This item has been intentionally deleted.

8. The lien of the taxes for the year 2013 and all subsequent years, which are not yet due and payable.
NOT A SURVEY ITEM.

9. 110' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in Deed Book 234, Page 7; as affected by Modification of Right of Way Agreement increasing the width to 170' recorded in Deed Book 235, Page 356, as affected by Right of Way Agreements recorded in OR Book 119, Page 404, OR Book 119, Page 407, OR Book 119, Page 410, OR Book 119, Page 413, OR Book 119, Page 416, OR Book 119, page 419, OR Book 119, page 422, and OR Book 119, page 425; and further affected by Supplement to Right of Way Agreement recorded in OR Book 249, Page 389.
AFFECTS PROPERTY AS SHOWN.

10. 170' Right of Way Easement Agreements granted to Florida Power & Light Company recorded in OR Book 119, Page 405, OR Book 119, Page 408, OR Book 119, Page 411, OR Book 119, Page 414, OR Book 119, Page 417, OR Book 119, Page 420, OR Book 119, Page 423 and OR Book 119, page 426.
AFFECTS PROPERTY AS SHOWN.

11. Order of Taking granting an Easement to Florida Power & Light Company recorded in Official Records Book 377, Page 2069.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS PROPERTY AS SHOWN.

12. 110' Right of Way Easement granted to Southern Bell and Telegraph Company recorded in Official Records Book 587, Page 235.
THIS IS A 10 FOOT RIGHT OF WAY EASEMENT, ADJACENT TO THE WESTERLY RIGHT OF WAY OF I-95. AFFECTS THE PROPERTY AS SHOWN.

13. Terms, conditions and other provisions contained in Ordinance No. 95-039 recorded in Official Records Book 981, Page 1615, and duplicate recorded in Official Records Book 992, Page 2862; as affected by Amended Ordinance No. 00-002 recorded in Official Records Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. NOT A SURVEY ITEM.

14. This item has been intentionally deleted.

15. The terms, provisions and conditions contained in that certain Easement Agreement recorded in Official Records Book 2035, Page 1430; Amending, Modifying and Restating the Easements Terms contained in Deed recorded in Official Records Book 1324, Page 936, as corrected by Deed recorded in Official Records Book 1330, Page 2972, Dedication of Easements recorded in Official Records Book 1333, Page 1940, as affected by Scrivener's Affidavit recorded in Official Records Book 1375, Page 1674.
THIS IS AN EASEMENT AGREEMENT BETWEEN MIDWAY PROPERTIES, WILLOW LAKES, AND HHHP ASSOCIATES WHICH AMENDS THE EASEMENTS REFERENCED ABOVE, BUT SPECIFICALLY DOES NOT EXTINGUISH THEM. IT CREATES A 60 FOOT ACCESS, UTILITY, DRAINAGE, AND BILLBOARD EASEMENT ACROSS THIS PROPERTY AND THE PROPERTIES TO THE ABUTTING TO THE NORTH AND SOUTH. IN ADDITION, IT STATES THE OWNERSHIP OF THE INCOME FOR THE BILLBOARD LEASES AND THEIR CONTINUANCE IN THE EVENT OF LAND TITLE TRANSFER.

16. This item has been intentionally deleted.

17. The terms, provisions and conditions contained in that certain Temporary Easement Agreement recorded in Official Records Book 2035, Page 1456.
THIS IS A TEMPORARY INGRESS-EGRESS EASEMENT BETWEEN MIDWAY PROPERTIES, LLC AND WILLOW LAKES, LLC THAT RUNS FROM MIDWAY ROAD AND CONNECTS TO THE SOUTHERLY PROPERTY LINE OF THIS PARCEL, IT TERMINATES ONLY WHEN AN AN ALTERNATE LOCATION IS AGREED UPON BETWEEN THE TWO PARTIES AND RECORDED. AFFECTS PROPERTY AS SHOWN.

18. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Official Records Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS AND ALSO CONVEYANCE OF ANY PROPERTIES.. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

19. Terms, provisions and other conditions contained in Ordinance No. L-127 by the City Commission of the City of Fort Pierce, Florida, recorded in Official Records Book 3214, Page 1254.
THIS IS AN ORDINANCE THAT ANNEXES THIS PARCEL OF LAND INTO THE CITY OF FT. PIERCE.

20. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE EXCEPTION # 23 FOR UNRECORDED CATTLE GRAZING LEASE.

21. 170' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in OR Book 96, Page 58, re-recorded in OR Book 97, Page 174.
AFFECTS THE PROPERTY AS SHOWN.

22. 10' and 15' Easement granted to Florida Power & Light Company recorded in OR Book 547, Page 1431.
AFFECTS THE PROPERTY AS SHOWN.

23. An unrecorded Cattle Grazing Lease dated April 9, 2010, executed by City National Bank as lessor and Mr. Clyde Crouch as lessee, as disclosed to the Company.
AFFECTS THE PROPERTY AS SHOWN.

24. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Patrick B. Meeds of Creech Engineers, Inc. on November 7, 2013, designated Job Number 13184.00:
SEE SURVEYOR'S NOTE #9.

ALTA COMMITMENT - IBERIA PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
TITLE COMMITMENT: FILE NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE: DECEMBER 19TH, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. 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.
SEE SURVEY NOTE #9.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL OF LAND DOES NOT ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT A SURVEY ITEM.

8. Taxes and assessments for the year 2013, which are not yet due and payable, but not yet delinquent.
NOT A SURVEY ITEM.

9. 200-foot easement in favor of Florida Power & Light Company as described in that certain Order of Taking recorded in Book 377, Page 2069 as affected by Book 564, Page 15 and Stipulated Judgment - Parcel 49 recorded in Book 582, Page 2901 and Book 616, Page 1590.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS THE PROPERTY AS SHOWN.

10. The terms, provisions and conditions contained in that certain Ordinance No. 95-039 establishing a "Library Impact Fee" recorded in Book 981, Page 1615; Book 992, Page 2862, and as amended in Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. THIS IS NOT A SURVEY MATTER.

11. The terms, provisions and conditions contained in that certain Resolution 01-012 regarding granting a preliminary planned nonresidential development recorded in Book 1389, Page 1236, and amended in Book 1403, Page 2281.
THIS IS A RESOLUTION GRANTING A PRELIMINARY PLANNED NONRESIDENTIAL DEVELOPMENT AND CHANGE OF ZONING. AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

12. The terms, provisions and conditions contained in that certain Preliminary Development Agreement for the Provences Development of Regional Impact recorded in Book 2399, Page 1777.
THIS IS AN AGREEMENT BETWEEN WILLOW LAKE LLC, RED RIVER PROPERTIES LLC AND THE DEPARTMENT OF COMMUNITY AFFAIRS (STATE OF FLORIDA) WHICH DISCUSSES DEVELOPMENT PLANS FOR PARCEL 2. AFFECTS PARCEL 2 AS SHOWN.

13. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS, AND ALSO CONVEYANCE OF ANY PROPERTIES. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

14. The terms, provisions and conditions contained in that certain Lease as referenced by that certain Lease for Grazing of Cattle recorded in Book _____, Page _____.
AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE TITLE EXCEPTION #14.

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Creech Engineers, Inc. on December 4, 2013, designated Job Number 13184.00:
Overhead utilities along West boundary line without an apparent easement thereto.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-I BNDY TOPO 2015_.dwg 8/3/2015

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8050
BOARD OR PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

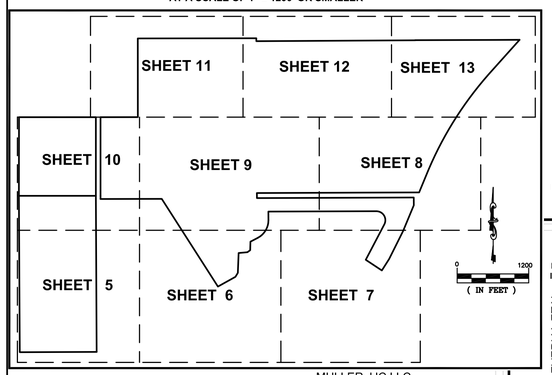
DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28, 30-39, 47-48
13-116	
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD
SCALE H: N.T.S. V: N.T.S.
JOB No. 010230-01-003
DATE MARCH 2, 2015
FILE No. 010230 W-1 BNDY TOPO 2015

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

KEY MAP
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 1200' OR SMALLER



GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

A.P.U. #7 CULVERT (SEE NOTE #9)

N.S.L.R.W.C.D. CANAL NO. 101 (63.00' R/W)

S89°47'10"E (D) 1987.99' (D)

A.P.U. #7 CULVERT (SEE NOTE #9)

FOUND 1" IRON PIPE (NO ID.)

S00°06'37"W (D) 49.00' (D)

49.00'

N.S.L.R.W.C.D. CANAL NO. 101 (98.00' R/W)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°12'25"E (D) 2.00'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N.S.L.R.W.C.D. CANAL NO. 101 (94.00' R/W)

47.00'

NORTH LINE OF THE SE 1/4 OF SECTION 35

FOUND 5/8" IRON ROD (NO ID.)

GATE (COMBINATION LOCK)

S89°52'23"E (D) 418.59'(D)

FOUND 5/8" IRON ROD (NO ID.)

EAST LINE OF NOT INCLUDED PARCEL

1/4 SECTION LINE OF SECTION 34

FOUND 5/8" IRON ROD (NO ID.)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

S89°59'09"E (D) 2664.42' (D)

NORTH LINE OF THE SW 1/4 OF SECTION 35

SEE DETAIL "A"

S89°52'23"E (D) 1331.59' (D)

CULVERTS SEE WALTON TITLE EXCEPTION #24 F

BILLBOARD SEE WALTON TITLE EXCEPTION #15

8' WIDE TRAIL SEE WALTON TITLE EXCEPTION #24 C

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

S42°14'14"W(D) 727.09'(D)

4' HOG WIRE FENCE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

A.P.U. #4 TRAILS BEING USED BY OTHERS (SEE NOTE #9)

CITY NATIONAL BANK OF FL
PCN: 2334-410-0000-000-1
399.71 ACRES, MORE OR LESS

RONALD L. EVERLY, ETAL
TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°16'46"E(D) 1319.04'(D)

8' WIDE TRAIL

WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-410-0000-000-1

EAST LINE OF SECTION 34

1/4 SECTION LINE OF SECTION 35

SEE SHEET 4 FOR WETLAND INFORMATION. SEE SHEETS 5-13 FOR ADDITIONAL TOPOGRAPHIC INFORMATION, APPARENT PHYSICAL USE AND EASEMENT DETAILS

10' S.B.T.&T. RIGHT OF WAY UTILITY EASEMENT O.R.B. 587, PG. 235 SEE WALTON TITLE EXCEPTION #12

OVERHEAD UTILITY LINE MEANDERS PROPERTY LINE

R = 5903.58' Δ = 05°54'07" A = 462.05' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

R = 5903.58' Δ = 05°47'41" A = 597.06' (D)

STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) R/W WIDTH VARIES PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

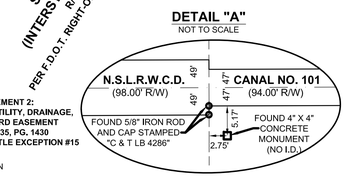
SE 1/4 OF SECTION 35-T35S-R39E

BILLBOARD SEE WALTON TITLE EXCEPTION #15

8' WIDE TRAIL

R = 5903.58' Δ = 09°41'46" A = 999.10' (D)

DETAIL "A"
NOT TO SCALE



MULLER JJC LLC
PCN: 2334-311-0000-000-7

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) N 0.20', E 0.20'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.87', E 0.23'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S89°40'53"E (C) 1288.94' (C)

A.P.U. #1A GUY ANCHORS (SEE NOTE #9)

S89°46'53"E (D) 624.96'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.12', W 6.31'

4' BARBED WIRE FENCE

SE 1/4 OF SECTION 34-T35S-R39E

SOUTH LINE OF THE W 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 34 AND NORTH LINE OF SW 1/4 OF SE 1/4

WEST TOP OF BANK MEANDERS WEST PROPERTY LINE

WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39E

A.P.U. #1C 4' BARBED WIRE FENCE 4.0' EAST (SEE NOTE #9)

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

PARCEL 1
SE 1/4 OF THE SW 1/4 OF 34-T35S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
39.05 ACRES, MORE OR LESS

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39E

N00°24'17"E (C) 1318.47' (C)

N00°02'10"E (C) 1316.96' (C) 1318.39' (D)

N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

A.P.U. #3 GUY ANCHORS (SEE NOTE #9 AND SHEET 10)

4' BARBED WIRE FENCE

EAST R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 93

ACTIVE PASTURE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) 15.33' NORTH AND 1.18' EAST OF SECTION LINE

POINT OF COMMENCEMENT WALTON PARCEL NE CORNER OF SECTION 3-T36S-R39E FOUND 1 1/4" IRON PIPE AND CAP STAMPED "CREECH INC LB 6705" CCR 10513

GATE (NO LOCK)

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

N.S.L.R.W.C.D. CANAL NO. 102 (85.00' R/W)

S00°04'39"W (D) S00°06'37"W (M) 42.50' (D)

S00°06'35"W (D) 42.50'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

N89°53'51"W(D)

42.50'

1330.07' (D)

N89°53'51"W (D) 430.07'(D)

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE WALTON TITLE EXCEPTION #10

SOUTH LINE OF THE SW 1/4 OF SECTION 35

GATE (NO LOCK)

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

N89°53'51"W (D) 900.00'(D)

10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE WALTON TITLE EXCEPTION #22

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°48'50"W 60.02'

FOUND 1/2" IRON ROD (NO ID.)

S22°50'38"W(D) 363.07'(D)

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE WALTON TITLE EXCEPTION #15

POINT OF COMMENCEMENT 10' AND 15' FPL EASEMENT O.R.B. 547, PAGE 1431 INTERSECTION OF NORTH R/W OF CANAL 102 AND WESTERLY R/W OF I-95 (POINT "A") SEE WALTON TITLE EXCEPTION #22

S00°03'15"W(D) 129.69'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "CREECH INC LB 6705"

S22°50'38"W(D) 470.73'(D)

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

FOUND 1/2" IRON ROD (NO ID.)

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE WALTON TITLE EXCEPTION #15

S26°50'37"W(D) 519.99'(D)

FOUND 1/2" IRON ROD (NO ID.)

N27°59'51"E (D) 671.72' (D)

R = 150.00' Δ = 117°50'41" A = 308.52' (D)

GATE (NO LOCK)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

FOUND 5/8" IRON ROD (NO ID.)

LAKE A.P.U. #6 (SEE NOTE #9)

N89°50'50"W(D) 1811.20' (D)

A.P.U. #6 TOP OF BANK MEANDERS ALONG PROPERTY LINE (SEE NOTE #9)

S00°00'00"E(D) 142.46' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

R = 335.00' Δ = 62°33'43" A = 365.79' (D)

S62°33'43"W(D) 139.15'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE WALTON TITLE EXCEPTION #21

S01°56'01"W(D) 142.19' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S85°17'03"W(D) 146.97' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S53°57'44"W(D) 58.71' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" N 0.33', E 0.14'

NW 1/4 OF SECTION 2-T36S-R39E

SOUTH LINE OF NORTH 1/2 OF NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF NW 1/4 OF SECTION 2

WEST LINE OF THE NW 1/4 OF SECTION 2

WILLOW LAKES, LLC
PCN: 3302-212-0001-000-4

8' WIDE DIRT ROAD

SHELL ROCK ROAD

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' HOG WIRE FENCE WITH BARBED WIRE

GATE (NO LOCK)

70' ACCESS R/W PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

S32°49'14"W (D) 230.02' (D) 229.66' (M)

N56°07'55"W (D) 323.59' (D) 323.65' (M)

170' FPL EASEMENT O.R.B. 119, PAGES 405, 408, 411, 414, 417,420,423 AND 426 SEE WALTON TITLE EXCEPTION #10

WILLOW LAKES PARCEL 1

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

ASPHALT ROAD (GORDY EXD)

S31°56'28"W 78.35'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286".

S02°37'14"W (D) 332.85' (D)

S61°15'41"W (D) 335.12' (D) 335.42' (M)

N32°18'17"W(D)1174.20'(D) 1174.02'(M)

8' WIDE TRAIL EAST R/W OF FPL EASEMENT PER O.R.B. 97, PAGES 58A

PARCEL 50A

NE 1/4 OF SECTION 3-T36S-R39E

1435.79'

200'

500'

PARCEL 50C

PARCEL 50B

CATTLE GATES (COMBINATION LOCK)

ASPHALT ROAD W. MIDWAY ROAD-(C.R. 712) R/W WIDTH VARIES PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

82' 100'±(D)

POINT OF BEGINNING D.B. 249, PAGE 389 SEE WALTON TITLE EXCEPTION #9

S.E. CORNER OF NE 1/4 OF SECTION 3

MULLER JJS LLC
PCN: 3303-221-0000-000-8

POINT OF BEGINNING O.R.B. 377, PAGE 2069

4' BARBED WIRE FENCE

NORTH LINE OF THE NW 1/4 OF SECTION 3-T36S-R39E

APPROXIMATE PROPERTY LINE

WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

EAST LINE OF THE E 1/2 OF THE NW 1/4 SECTION 3-T36S-R39E

CLYDE C THOMPSON JR
PCN: 3303-224-0006-000-9

CATTLE GATE (NO LOCK)

POND

CATTLE GATE (NO LOCK)

APPROXIMATE PROPERTY LINE

CLYDE C THOMPSON JR
PCN: 3303-231-0001-000-6

A.P.U. #2B 8' WIDE TRAIL (SEE NOTE #9)

UTILITIES SEE IBERIA TITLE EXCEPTION #16

A.P.U. #1A 4' BARBED WIRE FENCE 1.4' EAST (SEE NOTE #9)

A.P.U. #2A 8' WIDE TRAIL (SEE NOTE #9)

GATE (LOCKED)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E N89°52'26"W (C) 1288.78' (C)

NORTH EDGE OF PAVEMENT MIDWAY ROAD

LESS AND EXCEPT R/W (VARYING WIDTH) O.R.B. 44, PG. 447

70' R/W

N00°00'33"E (C) 2622.25' (C)

N00°02'49"E (C) 2617.42' (C)

PARCEL 2
E 1/2 OF NW 1/4 OF 3-T36S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
77.56 ACRES, MORE OR LESS

N89°46'35"W (M) 2622.04' (M) (BEARING BASE)

NORTH LINE OF SECTION 3

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°46'35"W (D) 1026.62' (D)

PARCEL 49

N00°02'49"E 52.50'

CATTLE GATE (NO LOCK)

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

A.P.U. #1B 4' BARBED WIRE FENCE 2.0' EAST (SEE NOTE #9)

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

PRELIMINARY DEVELOPER'S AGREEMENT O.R.B. 2399, PG. 1729 SEE IBERIA TITLE EXCEPTION #12

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE IBERIA TITLE EXCEPTION #9

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

110' FPL R/W D.B. 234, PAGE 7, MODIFIED IN D.B. 249, PAGE 389, D.B. 235, PAGE 356 SEE WALTON TITLE EXCEPTION #9

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, AND 425 SEE WALTON TITLE EXCEPTION #9

EASEMENT 1: 100' TEMPORARY INGRESS & EGRESS EASEMENT O.R.B. 2035, PG. 1456 SEE WALTON TITLE EXCEPTION #17

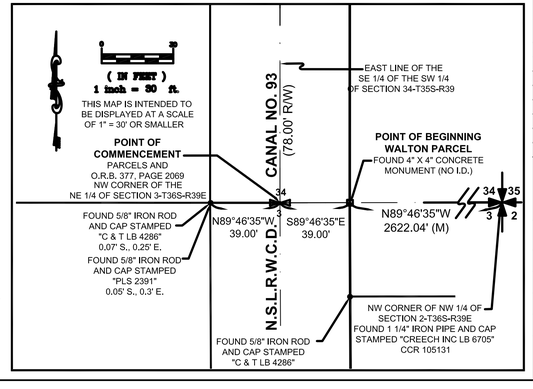
N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E N89°52'26"W (C) 1288.78' (C)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

W. MIDWAY ROAD (C.R. 712)

DETAIL "B"



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Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-I BNDY TOPO 2015_.dwg 8/3/2015

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 6909
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13–115	19–26
13–116	30–39
14–124,129,130	47–48
15–131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 300' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

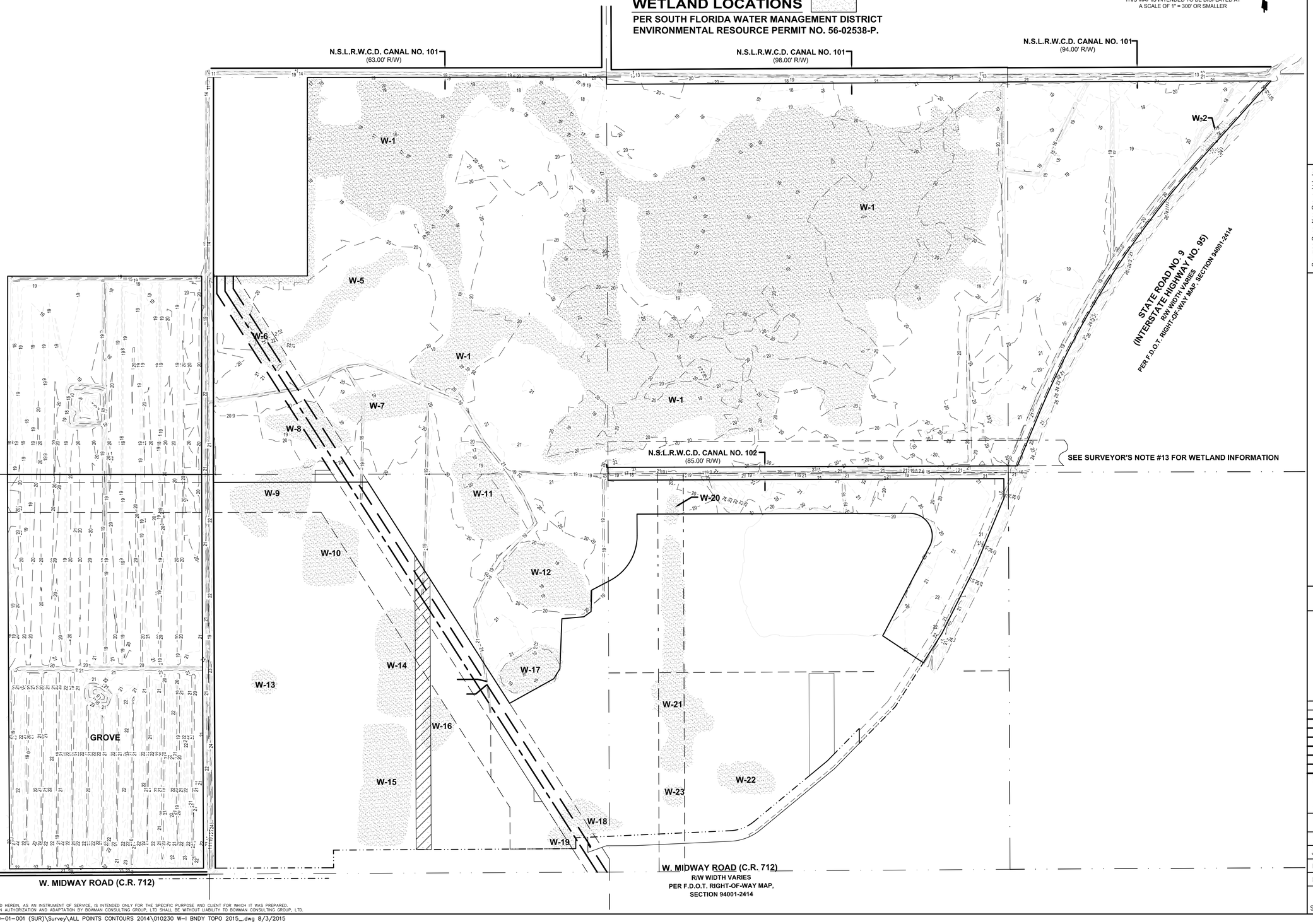
SHEET 3 OF 13

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

WETLAND LOCATIONS

PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 56-02538-P.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER



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301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK: 13-115 (PAGE 19-28, 30-39, 47-48); 13-116; 14-124,129,130; 15-131

D.J.I., D.A.L. (DRAWN) | S.N.B. (CHKD)

SCALE H: 1" = 300' V: N/A

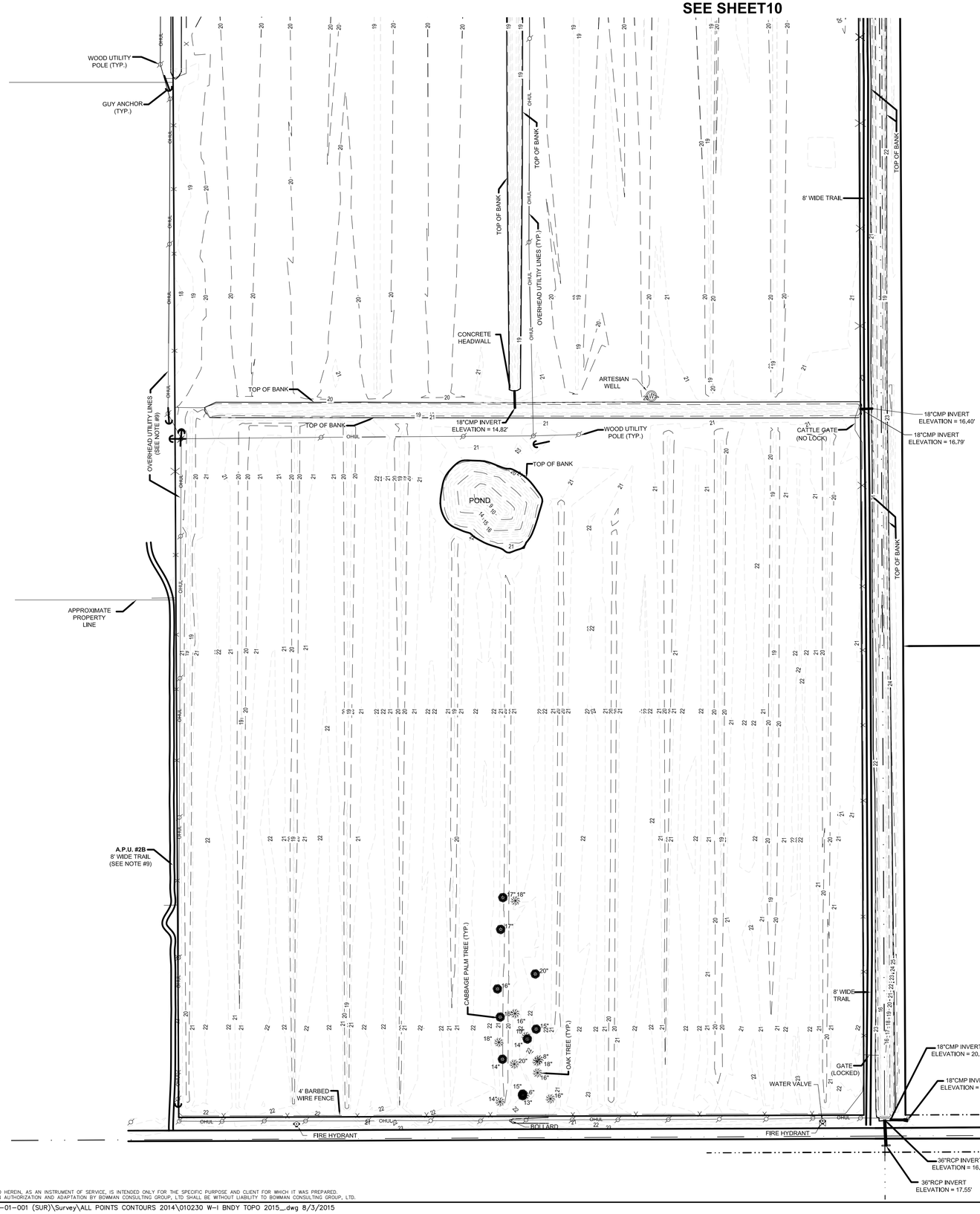
JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 4 OF 13

SEE SHEET10



SEE SHEET 6

NE 1/4 OF SECTION
3-T36S-R39E

GRAPHIC SCALE
10 0 50 100
(IN FEET)
1 inch = 100 ft.
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D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

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SHEET 5 OF 13

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SEE SHEET 9

SEE SHEET 5

SEE SHEET 7

110' FPL R/W
D.B. 234, PAGE 7,
MODIFIED IN D.B. 249,
PAGE 389, D.B. 235, PAGE 356
SEE TITLE EXCEPTION #9

200' FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

BOUNDARY LIMITS

12"CMP INVERT
ELEVATION = 18.60'

12"CMP INVERT
ELEVATION = 18.51'

OVERHEAD UTILITY LINES (TYP.)

TREELINE
(TYP.)

18"CMP INVERT
ELEVATION = 18.22'

18"CMP INVERT
ELEVATION = 18.18'

FIBER OPTIC
MARKER

ACTIVE
PASTURE

TOP OF BANK

TOP OF BANK

TREELINE
(TYP.)

TOP OF BANK

TOP OF BANK

BOUNDARY LIMITS

170' FPL
EASEMENT
O.R.B. 96, PG. 58.
O.R.B. 97, PAGE 174
SEE TITLE
EXCEPTION #21

WEST 500' OF THE NORTH 1/2 OF
THE NW 1/4 OF SECTION 2

SOUTH LINE OF NORTH 1/2 OF
NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF
NW 1/4 OF SECTION 2

NE 1/4 OF
SECTION
3-T36S-R39E

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

EASEMENT 1:
100' TEMPORARY INGRESS
& EGRESS EASEMENT
O.R.B. 2035, PG. 1456
SEE TITLE EXCEPTION #17

60' FPL EASEMENT
O.R.B. 119, PAGES 404, 407, 410,
413, 416, 419, 422, 425, AND
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #9

170' FPL
EASEMENT
O.R.B. 119,
PAGES 405,
408, 411, 414,
417,420,423
AND 426
SEE TITLE
EXCEPTION #10

NW 1/4 OF
SECTION
2-T36S-R39E

WEST LINE OF THE NW 1/4 OF SECTION 2

WEST 1435.79'
PER O.R.B. 2035, PG. 1456

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

170'

UTILITY POLES AND
GUY ANCHORS (TYP.)

CENTERLINE OF D.B. 249, PAGE 389

200'

PARCEL 50B
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

WEST 500' OF THE SW 1/4 OF THE
NW 1/4 OF SECTION 2

PARCEL 50C
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

CATTLE
GATES

ASPHALT ROAD

W. MIDWAY ROAD (S.R. 712)

ASPHALT ROAD

POINT OF COMMENCEMENT
D.B. 249, PAGE 389
SEE TITLE EXCEPTION #9

82'
100'± (D)

S.E. CORNER OF NE 1/4 OF
SECTION 3

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13-116	47-48
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

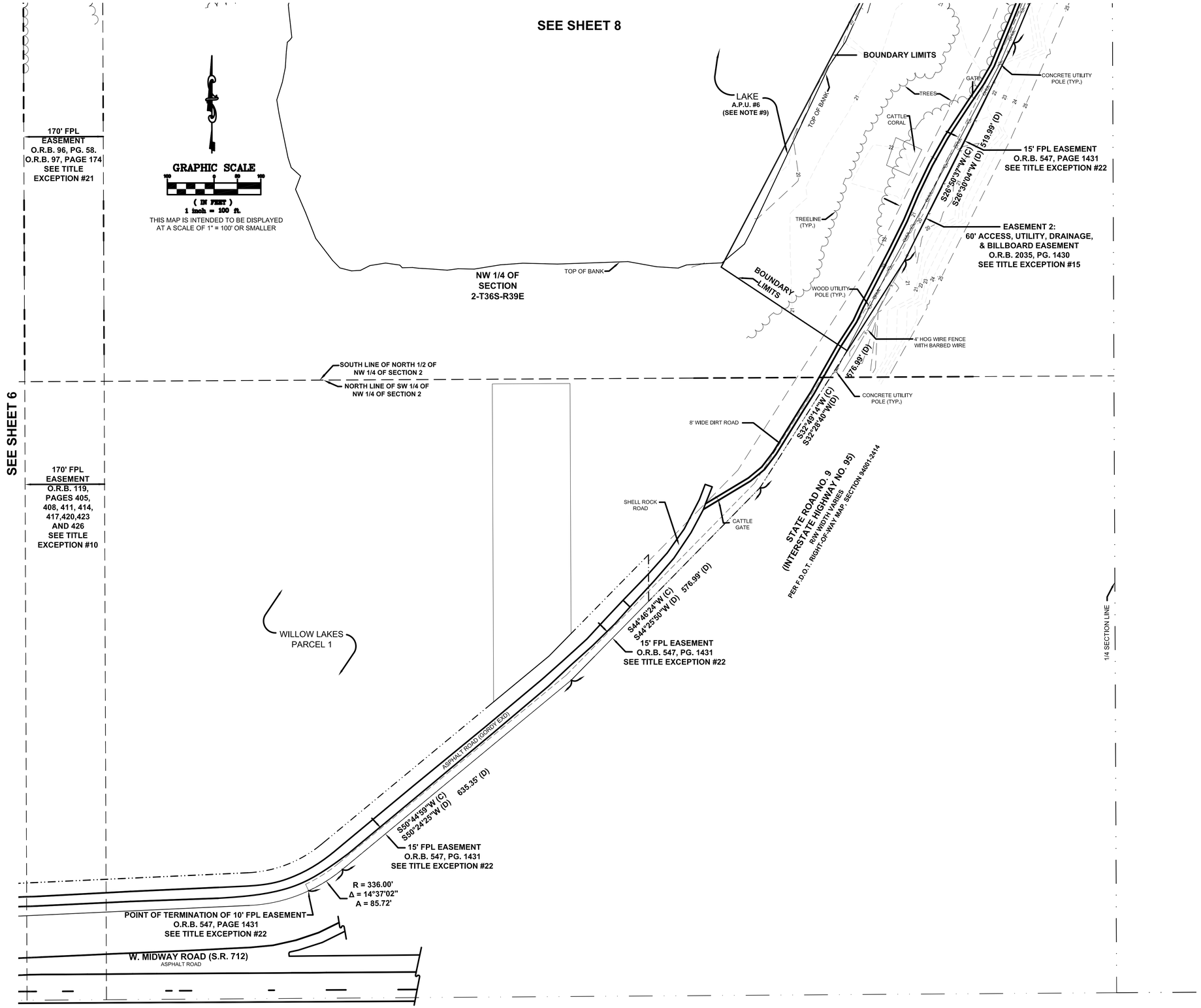
SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 6 OF 13



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D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SHEET 7 OF 13

SEE SHEET 13

SW 1/4 OF
SECTION
35-T35S-R39E

ACTIVE PASTURE

SEE SHEET 9

170' FPL R/W
O.R.B. 119, PAGES 405, 408, 411,
414, 417, 420, 423, AND 426
SEE TITLE EXCEPTION #10

WELL

TREELINE (TYP.)

TOP OF BANK

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

WARNING
UNDERGROUND
CABLE SIGN

4' BARBED WIRE
FENCE MEANDERS
PROPERTY LINE

BILLBOARD
SEE TITLE
EXCEPTION #15

GUY ANCHOR
(TYP.)

WOOD UTILITY
POLE (TYP.)

USED COWS
FOR SALE SIGN

EASEMENT 2:
60' ACCESS, UTILITY, DRAINAGE,
& BILLBOARD EASEMENT
O.R.B. 2035, PG. 1436
SEE TITLE EXCEPTION #15

8' WIDE TRAIL

WARNING
UNDERGROUND
CABLE SIGN

SEE DETAIL "C"
AT RIGHT

STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

WESTERLY R/W
OF I-95

SE 1/4 OF
SECTION
35-T35S-R39E

4' BARBED WIRE FENCE
MEANDERS PROPERTY LINE

170'

212.5

BOUNDARY LIMITS

N.S.L.R.W.C.D. CANAL NO. 101

42.50'

42.50'

NORTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

SOUTH LINE OF THE SW 1/4 OF SECTION 35

TOP OF BANK

6'X6' BOX CULVERT INVERT
ELEVATION = 13.51'

6'X6' BOX CULVERT INVERT
ELEVATION = 13.15'

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

18" CMP INVERT
ELEVATION = 16.47'

18" CMP INVERT
ELEVATION = 17.25'

N.S.L.R.W.C.D. CANAL NO. 102
(85.00' R/W)

BOUNDARY LIMITS

WEST R/W LINE OF 30' ROAD
PER D.B. 116, PAGE 379

WOOD UTILITY
POLE (TYP.)

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

15' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

NE 1/4 OF
SECTION
2-T36S-R39E

TREES

BOUNDARY LIMITS

TOP OF CMP
ELEVATION = 19.67'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

TOP OF CMP
ELEVATION = 18.88'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

NW 1/4 OF
SECTION
2-T36S-R39E

LAKE
A.P.U. #6
(SEE NOTE #9)

8' WIDE TRAIL

S22°30'38"W (C)
S22°30'04"W (D)
608.76' (D)

TREES

SEE SHEET 7

GRAPHIC SCALE

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

DETAIL "C"

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 200' OR SMALLER

POINT OF
TERMINATION
N00°05'07"E (C)
N00°14'14"W (D)
65.00' (D)

10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

POINT OF
TERMINATION
25.00'

N89°53'51"W (C)
S89°45'46"W (D)
301.08'

TOP OF BANK

8' WIDE TRAIL

POINT "B"

10" PVC INVERT
ELEVATION = 18.51'

10" PVC INVERT
ELEVATION = 18.56'

S22°30'38"W (C)
N22°30'04"E (D)

POINT OF COMMENCEMENT
10' AND 15' FPL EASEMENT
O.R.B. 547, PAGE 1431
INTERSECTION OF NORTH R/W
OF CANAL 102 AND WESTERLY
R/W OF I-95 (POINT "A")
SEE TITLE EXCEPTION #22

WARNING
UNDERGROUND CABLE
SIGNS

6'X6' BOX CULVERT
INVERT
ELEVATION = 13.51'

S22°30'04"W 92.10' (D)
S22°50'38"W 94.67' (C)

48" CMP INVERT
ELEVATION = 15.94'

48" CMP INVERT
ELEVATION = 15.63'

POINT OF BEGINNING
10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

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D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

JOB No. 010230-01-003

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FILE No. 010230 W-I BNDY TOPO 2015

SHEET 8 OF 13

SEE SHEET 11

SEE SHEET 12

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

SE 1/4 OF SECTION 34-T35S-R39E

SEE SHEET 10

TOP OF BANK

TOP OF BANK

TOP OF BANK

TOP OF BANK

ACTIVE PASTURE

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #11

FIBER OPTIC MARKER

12"CMP INVERT ELEVATION = 19.01'

12"CMP INVERT ELEVATION = 19.07'

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, 425, AND O.R.B. 547, PAGE 1431 SEE TITLE EXCEPTION #9

8' WIDE TRAIL

UTILITY POLES AND GUY ANCHORS (TYP.)

NORTH LINE OF SECTION 3

NE 1/4 OF SECTION 3-T36S-R39E

ACTIVE PASTURE

TREELINE

SEE SHEET 6

WEST LINE OF THE SW 1/4 OF SECTION 35

SEE SHEET 8

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE TITLE EXCEPTION #10

TREELINE (TYP.)

4' BARBED WIRE FENCE MEANDERS PROPERTY LINE

170'

TOP OF BANK

12"CMP INVERT ELEVATION = 17.67'

34

35

3

2

TOP OF BANK

TOP OF BANK

TOP OF BANK

4' BARBED WIRE FENCE

12"CMP INVERT ELEVATION = 17.36'

TOP OF BANK

N.S.L.R.W.C.D. CANAL NO. 101 (85.00' R/W)

42.50'

42.50'

36"CMP INVERT ELEVATION = 15.76'

36"CMP INVERT ELEVATION = 15.79'

TOP OF BANK

BOUNDARY LIMITS

BOUNDARY LIMITS

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE TITLE EXCEPTION #21

TOP OF BANK

LAKE
A.P.U. #6
(SEE NOTE #9)

SEE SHEET 7

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S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

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SHEET 9 OF 13

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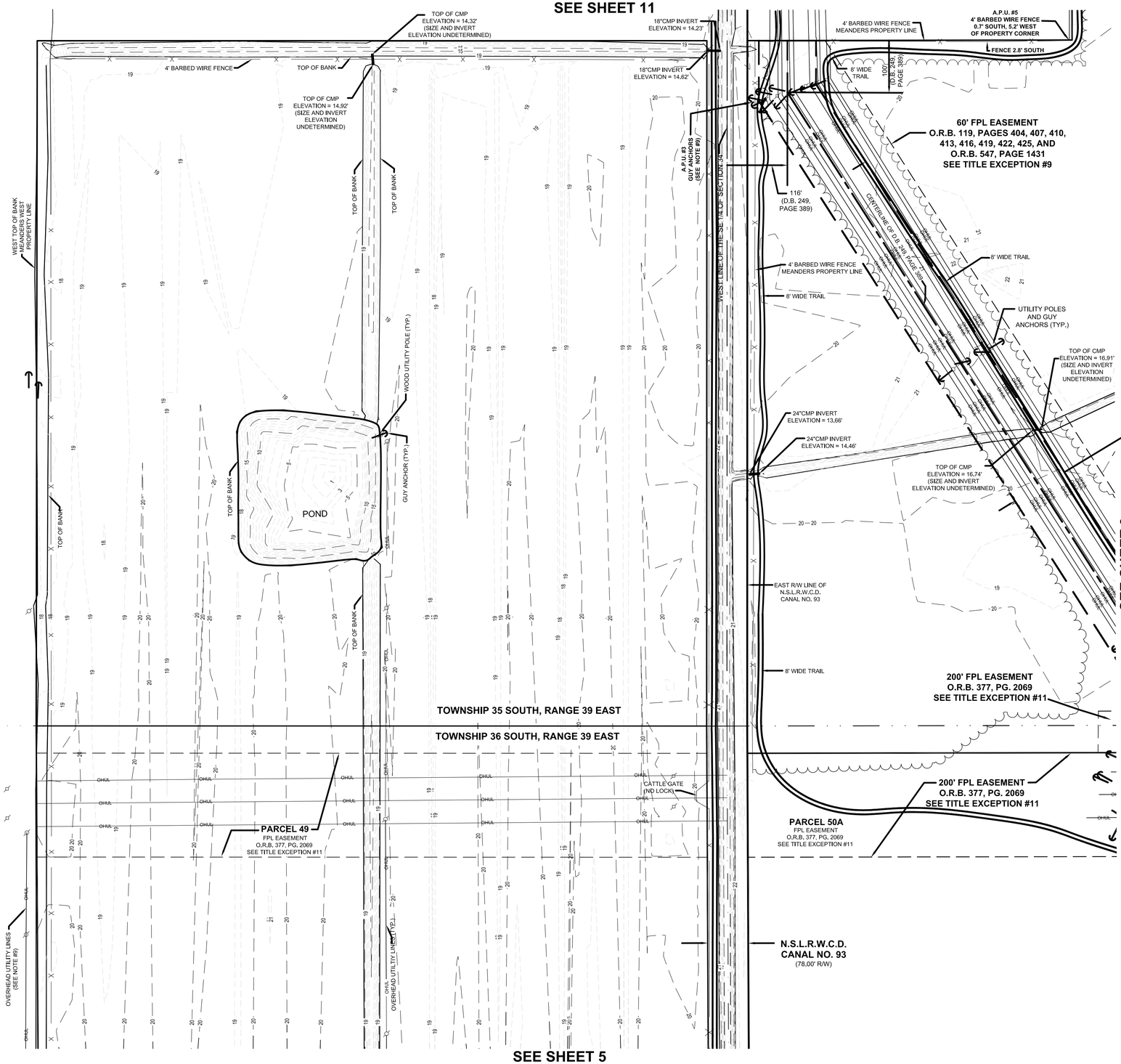

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SEE SHEET 11

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100 0 50 100
(IN FEET)
1 inch = 100 ft.
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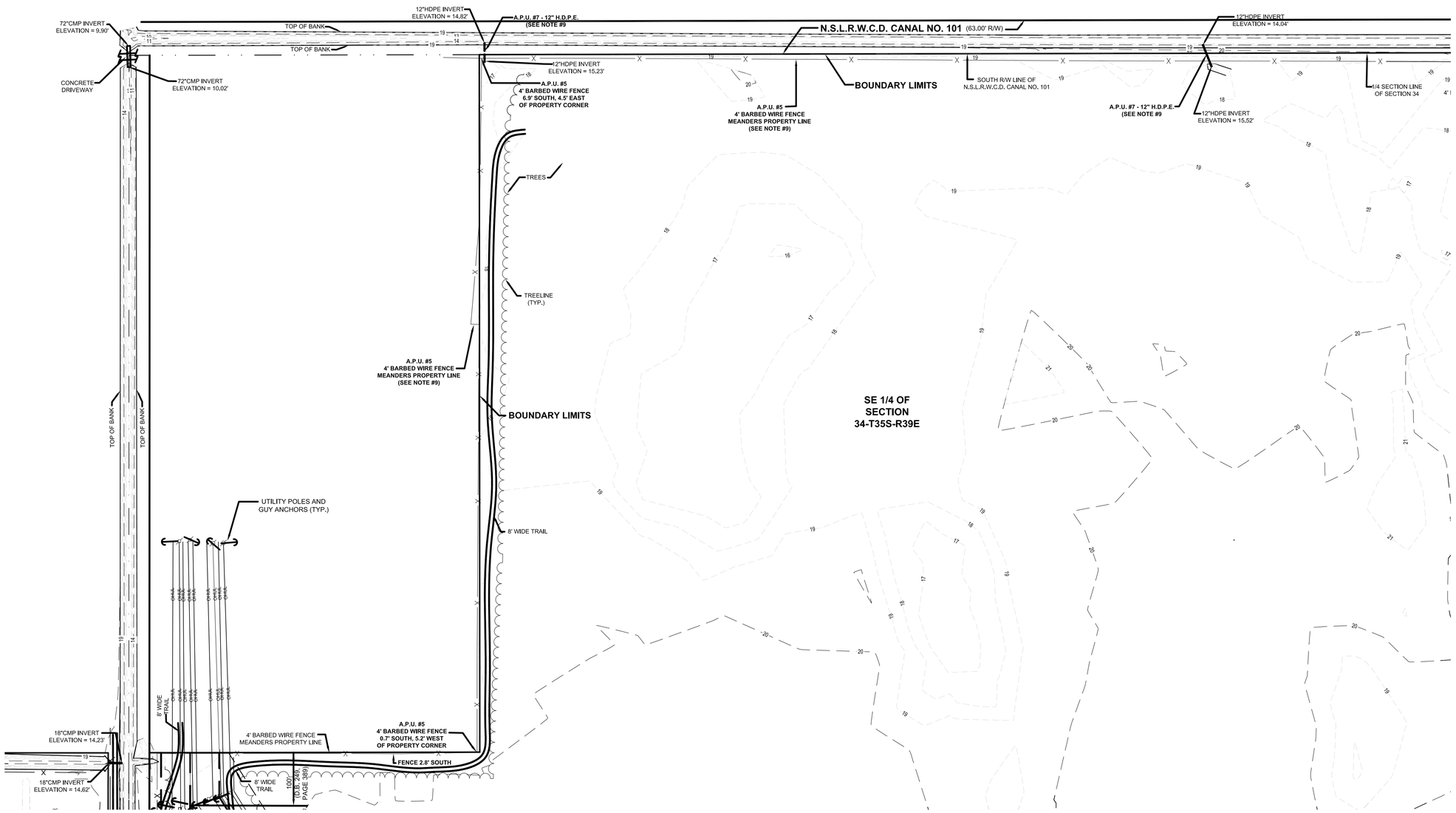

SEE SHEET 12

SEE SHEET 10

SEE SHEET 9

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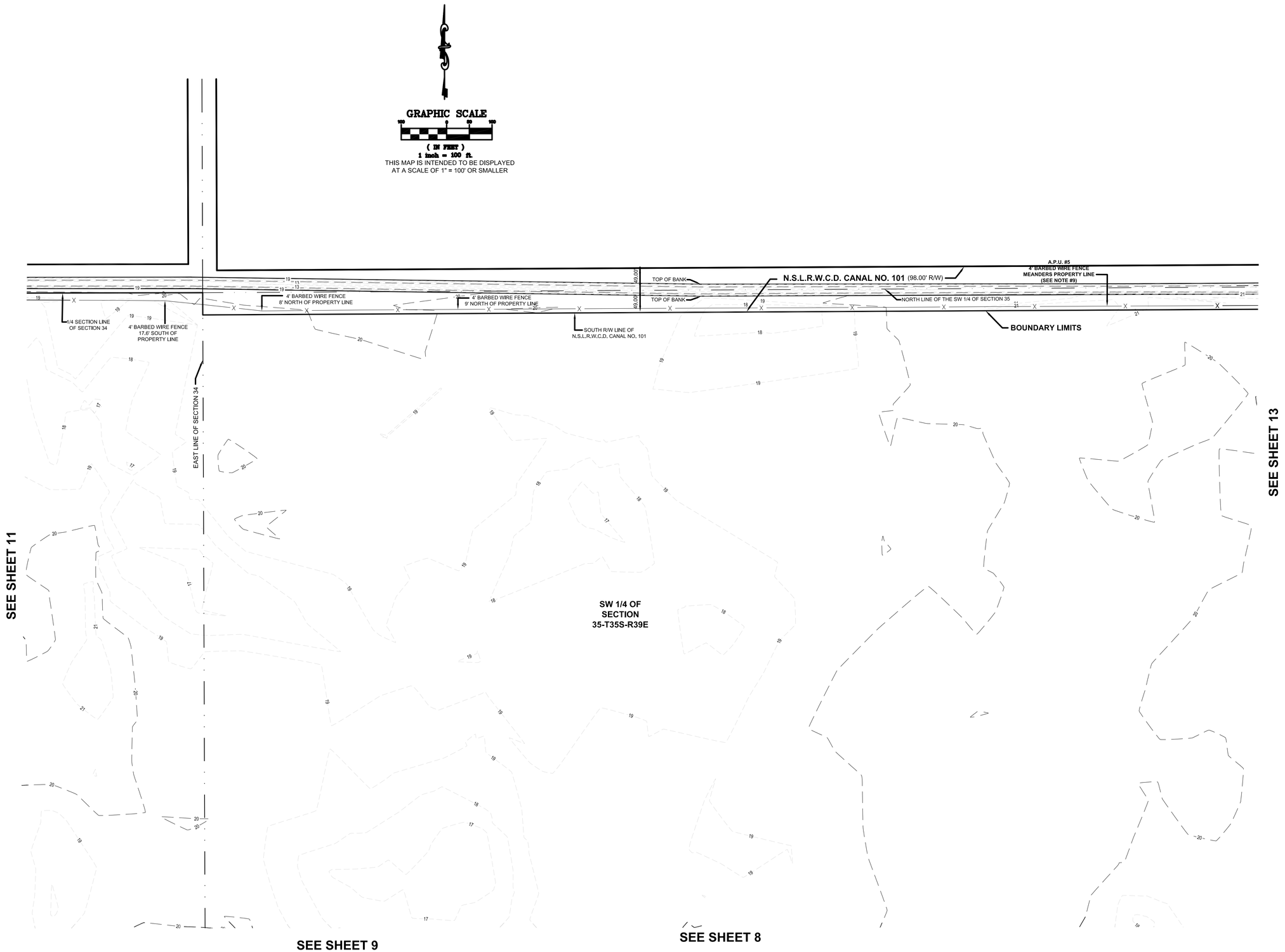
SCALE H: 1" = 100' V: N/A
JOB No. 010230-01-003
DATE MARCH 2, 2015
FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 11 OF 13



Bowman CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 6909
BOARD OR PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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VILLAGE AT MIDWAY

ALTA BOUNDARY & TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK: 13-115, 13-116, 14-124,129,130, 15-131
PAGE: 19-28, 30-39, 47-48

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

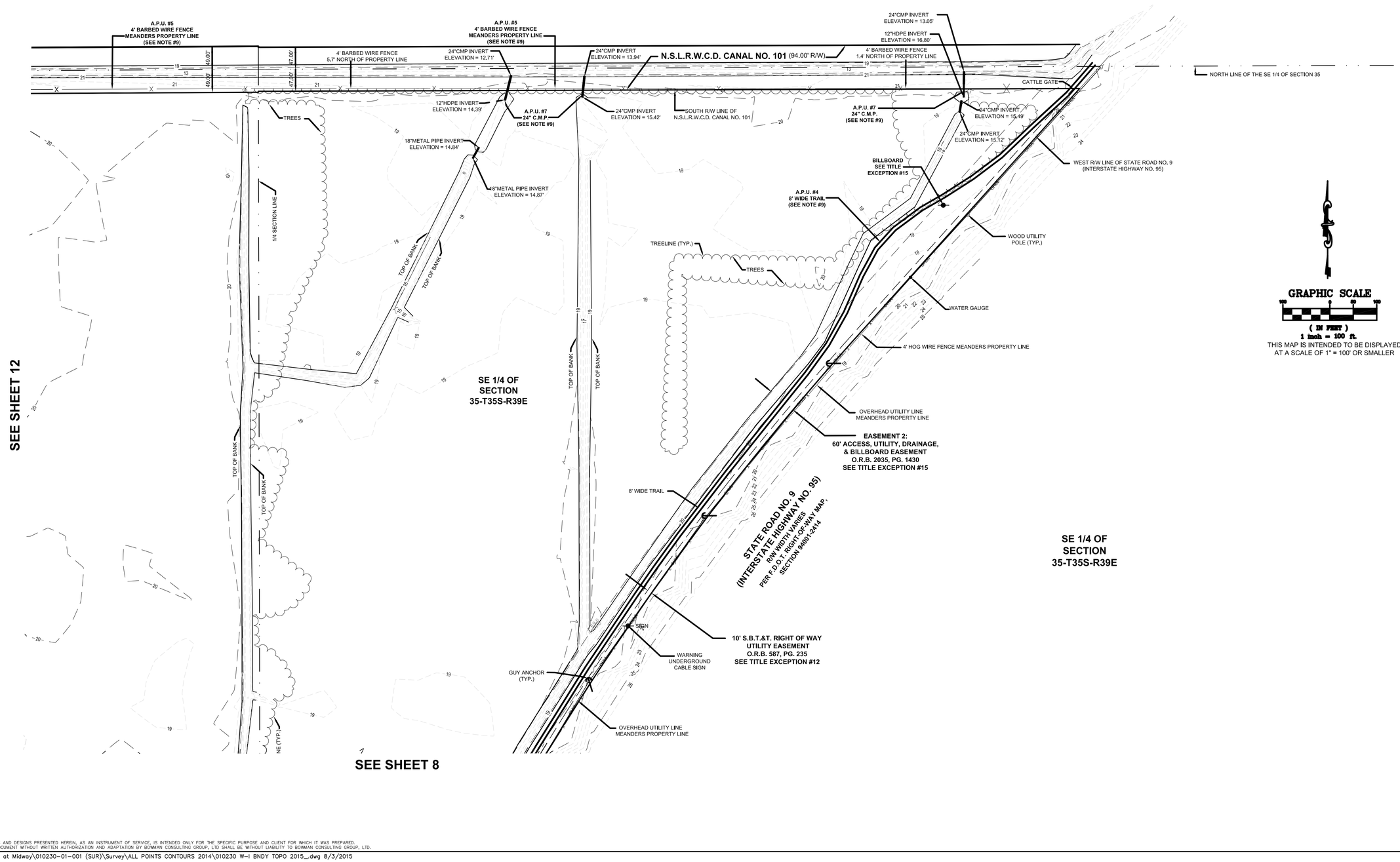
DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 12 OF 13

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-I BNDY TOPO 2015_.dwg 8/3/2015



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

Bowman CONSULTING

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SHEET 13 OF 13

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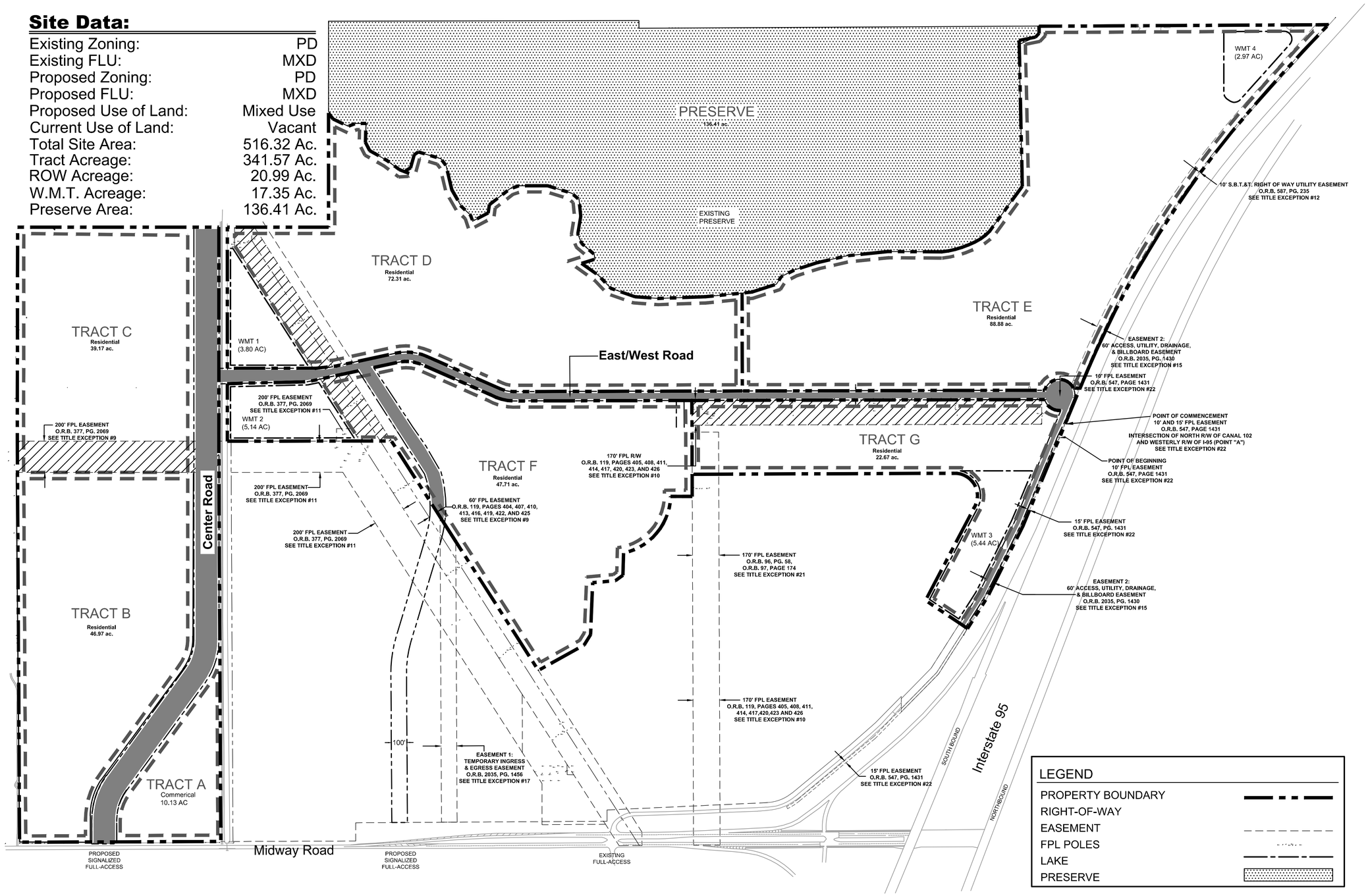
Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-1 BNDY TOPO 2015_.dwg 8/3/2015

Site Data:

Existing Zoning:	PD
Existing FLU:	MXD
Proposed Zoning:	PD
Proposed FLU:	MXD
Proposed Use of Land:	Mixed Use
Current Use of Land:	Vacant
Total Site Area:	516.32 Ac.
Tract Acreage:	341.57 Ac.
ROW Acreage:	20.99 Ac.
W.M.T. Acreage:	17.35 Ac.
Preserve Area:	136.41 Ac.



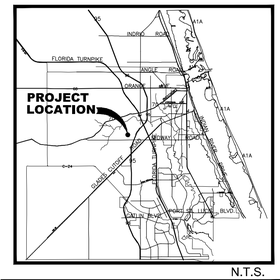
LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- FPL POLES
- LAKE
- PRESERVE

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Client & Property Owner: Walton Acquisitions, LLC
8390 ChampionsGate Blvd
Suite 315
ChampionsGate, Fl 33896

Planner/Landscape Architect: Lucido & Associates
Land Planners & Landscape Architects
701 East Ocean Boulevard Stuart, Florida 34994

Civil Engineer & Surveyor:

Traffic Consultant:

Environmental Consultant:

Sunrise Residential

City of Fort Pierce

Planned Development Site Plan

Date	By	Description
07.11.23	LT	Initial Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer		Sheet
Manager	SG	1 of 1
Project Number	22-405	
Municipal Number	—	
Computer File	RText (RText)	

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RText (RText)

Environmental Summary

Sunrise Residential

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 (±117 Acres)
&
2334-410-0000-000-1 (±403 Acres)

Section 34, Township 35 S, Range 39 E

Prepared For:

City of Fort Pierce
&
Sunrise Residential, LLC
C/O Brent Howells
509 South Chickasaw Trail, No. 343
Orlando, Florida 32825

Prepared By:

Jennifer Acevedo

Jennifer Acevedo

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

May 2023

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3.2 Wetland Habitats 6
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Figure 1: Location Map
Figure 2: Site Map
Figure 3: Permit Number 56-02538-P SFWMD Wetland Map
Figure 4: Permit Number 56-02538-P FLUCCS Codes SFWMD Map
Figure 5: Soils(s) Map

1.0 Introduction and Site Description

The subject property, Sunrise Residential is ±520 acres and consists of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County, Florida. The property is further identified by the St. Lucie County Property Appraiser as Parcel Identification Numbers 2334-340-0000-000-7 & 2334-410-0000-000-1, within Section 34, Township 35 South, and Range 39 East. Please see Figure 1 for the Location Map.

The subject property is currently an active cattle operation. The northern border is adjacent to Ten Mile Creek Stormwater Treatment Area (STA) owned by South Florida Water Management District (SFWMD), Creekside Residential Subdivision and Okeechobee Road/SR 70. The southern perimeter is adjacent to a reclaimed sand mine, an active cattle operation owned by Willow Lakes LLC, followed by West Midway Road, inactive agriculture, and a Florida Power & Light Field Station. The east is bordered by Interstate 95 (I-95) further east is land owned by St. Lucie County (Landfill) and Tropicana Manufacturing Company. To the west is agricultural lands and single-family homes. Land uses within the general vicinity of the subject property include agriculture (north, south, and west), residential (low to high density), and scattered commercial, municipal, and industrial services. Please see Figure 2 for the Location Map.

Environmental Conditions on the subject property have been evaluated by Aquatic Research Monitoring Equipment and Deployment LLC (Aquatic Research FL) via both site and document review. An environmental assessment (EA) was conducted in September 2022. The EA included a survey for flora and fauna species of special concern, threatened, or endangered along with site/habitat characteristics conducive to support such species. As part of the assessment for listed species, a Florida Fish and Wildlife Conservation Commission (FFWCC) compliant 15% minimum habitat survey for gopher tortoise *(Gopherus polyphemus)* burrows was also conducted. Document review for the subject property included review of the existing, active South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Number 56-02538-P. In accordance with the active SFWMD for Sunrise Residential during the months of January 2023, March 2023 and April 2023 a sandhill crane nesting survey was additionally conducted.

2.0 SFWMD Permit Summary Environmental Conditions

The subject property is covered under an approved South FL Water Management District Permit, Number 56-02538-P. This permit covers a total of ±733 acres, of which includes the entire subject property (±520 acres). This permit is currently active and is listed as Wavegarden Surf Pool (fka the Provences) Application Number 220407-33882. As part of this permit all wetlands on the subject property have been delineated. Additionally, as part of the proposed construction plan for the ±733 acres wetland impacts were authorized with mitigation via a combination of onsite preservation and enhancement as well as the purchase of wetland mitigation credits from Bluefield Ranch Mitigation Bank. Specifically, this included impacting the majority of the small wetlands located on Parcel 2. As mitigation for wetland impacts the larger wetland areas located in the northern quadrant of Parcel 2 were to be preserved/enhanced, along with adjacent upland areas. Please see Figure 3 for SFWMD approved wetland delineation and wetland impact map.

Additionally, in accordance with the approved SFWMD permit sandhill cranes were observed nesting on the site in 2009-2010. In response to the recorded presence of sandhill crane nests on the site, beginning in January 2023 the applicant commenced a sandhill crane nesting survey within all wetlands to be impacted and/or within 400 feet of development areas. As of the date of this letter three (3) surveys have been conducted and no nests observed. Surveys were conducted in accordance with the FFWCC Species Conservation Measures and Permitting Guidelines for the Florida sandhill crane. Additionally, prior to site development wetlands suitable for sandhill crane nesting located within 400 ft of site development will be resurveyed, if work is to be conducted during nesting season.

3.0 Summary of Updated Habitat Assessment and Listed Species Surveys

The qualified biologists with Aquatic Research FL have conducted site visits to the Sunrise Residential subject property during the months of September 2022, January 2023, March 2023, and April 2023. During these times pedestrian transects were conducted across the subject property throughout all representative habitat areas and observation points as well as unmanned aerial vehicle (UAV) surveillance was further conducted.

The subject property contains native and non-native upland areas as well as state jurisdictional wetland areas and other surface waters (OSW's) such as cattle ponds and farm ditches.

3.1 Upland Habitats

Observations of upland habitats done by Aquatic Research FL during site reconnaissance are generally in agreement with the approved SFWMD permit with minor changes as would be expected in a natural habitat. See Figure 4 for SFWMD approved FLUCCS map. Additionally, see Figure 5 soil types on the property.

Existing Upland Habitat FLUCCS/CLC Classifications Observed are as Follows:

411 FLUCCS Pine Flatwoods

Representative Vegetation:
Laurel oak *(Quercus laurifolia)* – Native
Scrub oaks *(Quercus spp.)* – Native
Slash pine trees *(Pinus elliottii)* – Native
Saw palmetto *(Serenoa repens)* – Native
Staggerbush *(Lyonia spp.)* – Native
Saw palmetto *(Serenoa repens)* – Native (FDACS)
Wiregrass *(Aristida stricta)* – Native

224/221 FLUCCS Abandoned Citrus Groves

Representative Vegetation:
Laurel oak *(Quercus laurifolia)* – Native
Cabbage palms (Sabal palmetto) – Native
Brazilian pepper (*Schinus terebinthifolia*) – Invasive/exotic

2110 FLUCCS Improved Pasture

Representative Vegetation:
Vaseygrass *(Paspalum urvillei)* – Native
Virginia pepperweed *(Lepidium virginicum)* – Native
Whitehead broom (*Spermacoce verticillate)* – Native
Dogfennel *(Eupatprium capillifolium)* – Native
Common ragweed *(Ambrosia artemisiifolia)* – Native
Asparagus fern *(Asparagus sefaceus)* – Native
Little bluestem *(Schizachyrium scoparium)*

740 FLUCCS Disturbed Lands

Representative Vegetation:
Vaseygrass *(Paspalum urvillei)* – Native
Virginia pepperweed *(Lepidium virginicum)* – Native
Whitehead broom (*Spermacoce verticillate)* – Native
Dogfennel *(Eupatprium capillifolium)* – Native
Common ragweed *(Ambrosia artemisiifolia)* – Native

422 FLUCCS Brazilian Pepper

Representative Vegetation
Brazilian pepper (*Schinus terebinthifolia*) – Invasive/exotic

3.2 Wetland Habitats

As previously discussed, the subject property is part of an approved SFWMD permit covering ±733 acres. During the permitting process all onsite wetlands, including those on the subject property, were delineated and assessed for habitat type and ecological condition. This permit is still active.

During site reconnaissance, Aquatic Research FL reviewed all onsite wetlands indicated in the approved SFWMD that are located on the subject property. The onsite wetlands appear to be mostly similar in size and type with minor changes as would be expected in a natural habitat. Twelve (12) wetlands are located on the property. See Figure 3 for the SFWMD approved jurisdictional wetland map.

643 FLUCCS Wet Prairie

Representative Vegetation:
FDACS Catesby lily *(Liliium Catesby)* – Native (FDACS)
FDACS Corkwood *(Leitneria Floridana)* – Native (FDACS)
St. John's wort species *(Hypericum spp)* – Native
Pickerelweed *(Pontederia cordata)* – Native
Panicgrass species *(Panicum spp.)* – Native
Yellowed eyed grass *(Xyris spp)* – Native
Pipewort *(Eriocaulon spp.)* – Native

Southern swamp-lily *(Crinum Americanum)* – Native
Marsh pink *(Sabatia stellaris)* – Native

625 FLUCCS Hydric Pine Flatwoods

Representative Vegetation:
Slash pine trees *(Pinus elliottii)* – Native
Wax myrtle *(Morella cerifera)* – Native
Yellowed eyed grass *(Xyris spp)* – Native
Pipewort *(Eriocaulon spp.)* – Native

617 FLUCCS Mixed Wetland Hardwoods

Representative Vegetation
Laurel oak *(Quercus laurifolia)* – Native
Cabbage palms (*Sabal palmetto*) – Native
Slash pine trees *(Pinus elliottii)* – Native

641 FLUCCS Freshwater Marsh

Representative Vegetation
Pickerelweed *(Pontederia cordata)* – Native
Panicgrass species *(Panicum spp.)* – Native
Pipewort *(Eriocaulon spp.)* – Native
Southern swamp-lily *(Crinum Americanum)* – Native
Marsh pink *(Sabatia stellaris)* – Native

3.3 Other Surface Waters (OSW)

Two (2) farm ponds are located on Parcel 1, one (1) to the north and one (1) in the south section.

530 FLUCCS: Artificial/Farm Pond

Representative Vegetation:
Open water 95%
Common Spikerush *(Eleocharis palustris)* – Native
Pickerelweed *(Pontederia cordata)* – Native

3.4 Listed Flora and Fauna

No state or federal listed flora (threatened or endangered) species were observed within the limits of the subject property. Listed fauna, specifically gopher tortoise burrows were noted. A 15% minimum gopher tortoise (*Gopherus polyphemus*) survey was conducted. 32 gopher tortoise burrows were observed on the subject property. Using the FFWCC formulas for estimating population during partial surveys it is estimated that the site contains 192 burrows/96 tortoises. Site development will likely require offsite relocation of all or the majority of gopher tortoise burrows to an FFWCC approved recipient site. Based on the presence of gopher tortoises implementation of the Standard Eastern Indigo Snake Procedures will also be required prior to and during site clearing.

Wildlife transects indicated no other listed species dens, nests, burrows, or roosting areas. However, per the approved SFWMD permit, active and inactive sandhill crane nests have been observed historically in wetlands 1 and 17. As discussed in the permit review section above a nesting survey was conducted for this breeding season and no nests were observed. If site development is to occur during a nesting season, 30 days prior to the commencement of land clearing, wetlands within 400 ft of these activities and suitable for sandhill crane nesting will require an additional nesting survey. The site was also deemed suitable for the American alligator. A nesting survey within suitable waters for the alligator will also be required prior to site development.

The subject property also contains trees qualifying for protection under the City of Fort Pierce Code of Ordinances Sec. 123-66. - Tree protection and mitigation. As part of local development approvals, a protected tree survey with a mitigation plan for proposed impacts will be provided.

4.0 Summary

Aquatic Research FL has completed a comprehensive environmental assessment (EA) as well as environmental permit review for the ±520 acre Sunrise Residential subject property. The property consists of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County, Florida and is further identified by the St. Lucie County Property Appraiser as Parcel Identification Numbers 2334-340-0000-000-7 & 2334-410-0000-000-1, within Section 34, Township 35 South, and Range 39 East.

The subject property is currently permitted under the active Wavegarden (fka The Provences) permit 56-02538-P. This permit covers ±733 acres, of which includes the ±520 acre Sunrise Residential subject property. Under this permit all wetlands on the subject property were delineated by SFWMD. Furthermore, as part of the permitting process a development plan involving impacting the majority of the small wetlands located on Parcel 2 was approved. As mitigation for wetland impacts the larger wetland areas located in the northern quadrant of Parcel 2 were to be preserved/enhanced, along with adjacent upland areas. Furthermore, credits were purchased from Bluefield Ranch Mitigation Bank to account for any remaining wetland mitigation required.

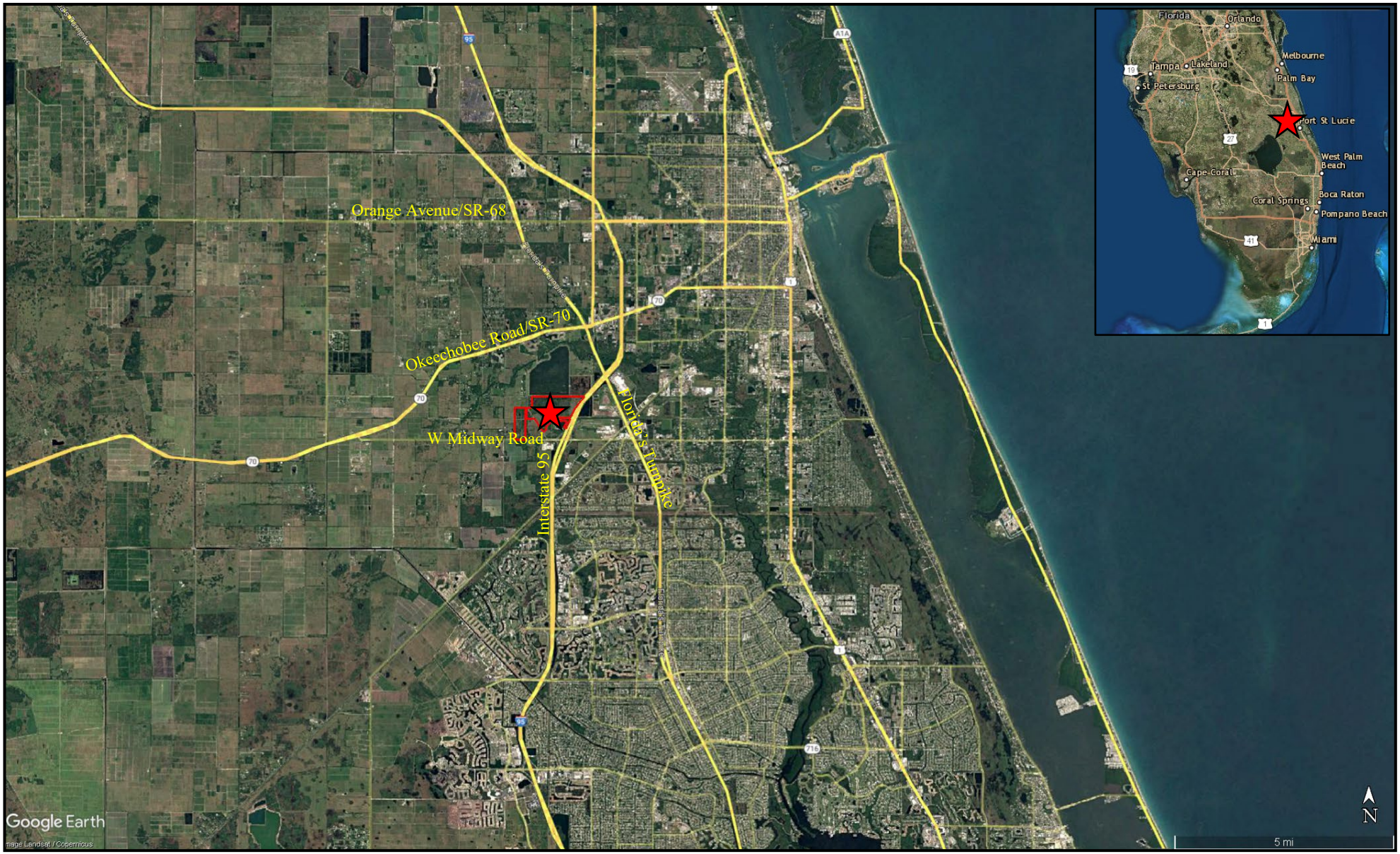
Aquatic Research FL further completed an updated listed flora and fauna survey, including a state compliant 15% minimum habitat survey for gopher tortoise burrows. No state or federal listed flora species requiring protection were observed within the limits of the subject property.

Listed fauna, specifically gopher tortoises, were observed during species surveys. Results of the 15% minimum habitat survey for gopher tortoise *(Gopherus polyphemus)* burrows indicated thirty-two (32) gopher tortoise burrows were observed on the subject property. Based on the FFWCC formula for estimating gopher tortoise populations during a partial survey the site may contain 96 tortoises/192 burrows. Onsite tortoises must either be avoided by a radius of 25 ft but allowed to safely forage offsite and in preserve areas without entering work areas or crossing roads or be relocated to an FFWCC approved offsite recipient area. This will require obtaining a Conservation Permit from FFWCC. All permit and relocation work must be done by a FFWCC authorized gopher tortoise agent. A Conservation Permit may be obtained with a 15% minimum habitat survey. However, at least 90 days prior to relocation and no sooner than 72 hours before a 100% survey must be conducted. All tortoise surveys are only valid for a period of 90 days.

No further listed species dens, nests, burrows, or roosting areas were observed on the subject property. However, review of the approved SFWMD permit in concert with field truthing indicated that the site has contained active and inactive sandhill crane nests. A sandhill crane nesting survey was conducted during the 2023 nesting season, results indicating no active nesting within any wetlands within 400 ft of proposed impact areas. If site development is to occur during sandhill crane nesting season any onsite wetlands to be impacted or within 400 ft of impact areas that are deemed to be suitable for sandhill crane nesting must again be surveyed by a qualified ecologist. If nests are found a 400 ft buffer will be required around the nest until it becomes inactive.

As the site contains gopher tortoises, prior to site construction the Standard Eastern Indigo Snake Protection Procedures must be implemented. This generally includes placement of signs describing the snake and avoidance measures as well as a pre clearing meeting to outline protection and avoidance procedures. This site also potentially could support the American Alligator. Prior to site development a nesting survey in suitable areas will need to be conducted. If alligator nests are discovered, then construction must be discontinued within 150 feet of the nest until the project ecologist determines the nest has been abandoned. If alligators are observed within onsite water bodies The Florida Fish and Wildlife Conservation Commission (FFWCC) must be contacted to remove the alligator(s) prior to land grading or alteration of the areas of occupation.

The subject property contains trees qualifying for protection under the City of Fort Pierce Tree Protection Ordinance. As part of the local approval process a protected tree survey with a mitigation plan for impacts to protected trees will be provided.



Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Location Map

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1

Figure 1

Image: Google Earth Date 01/20/2021

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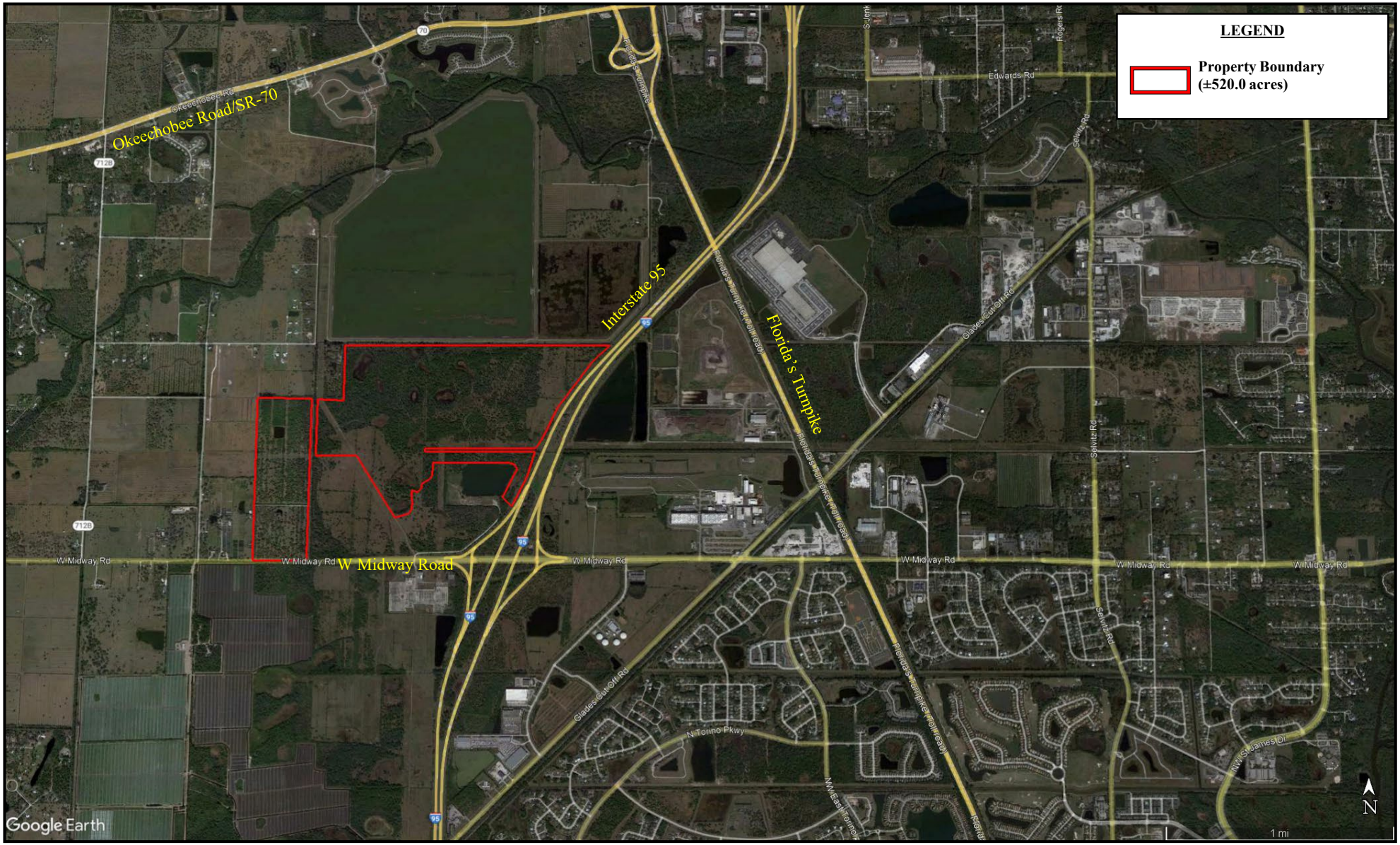

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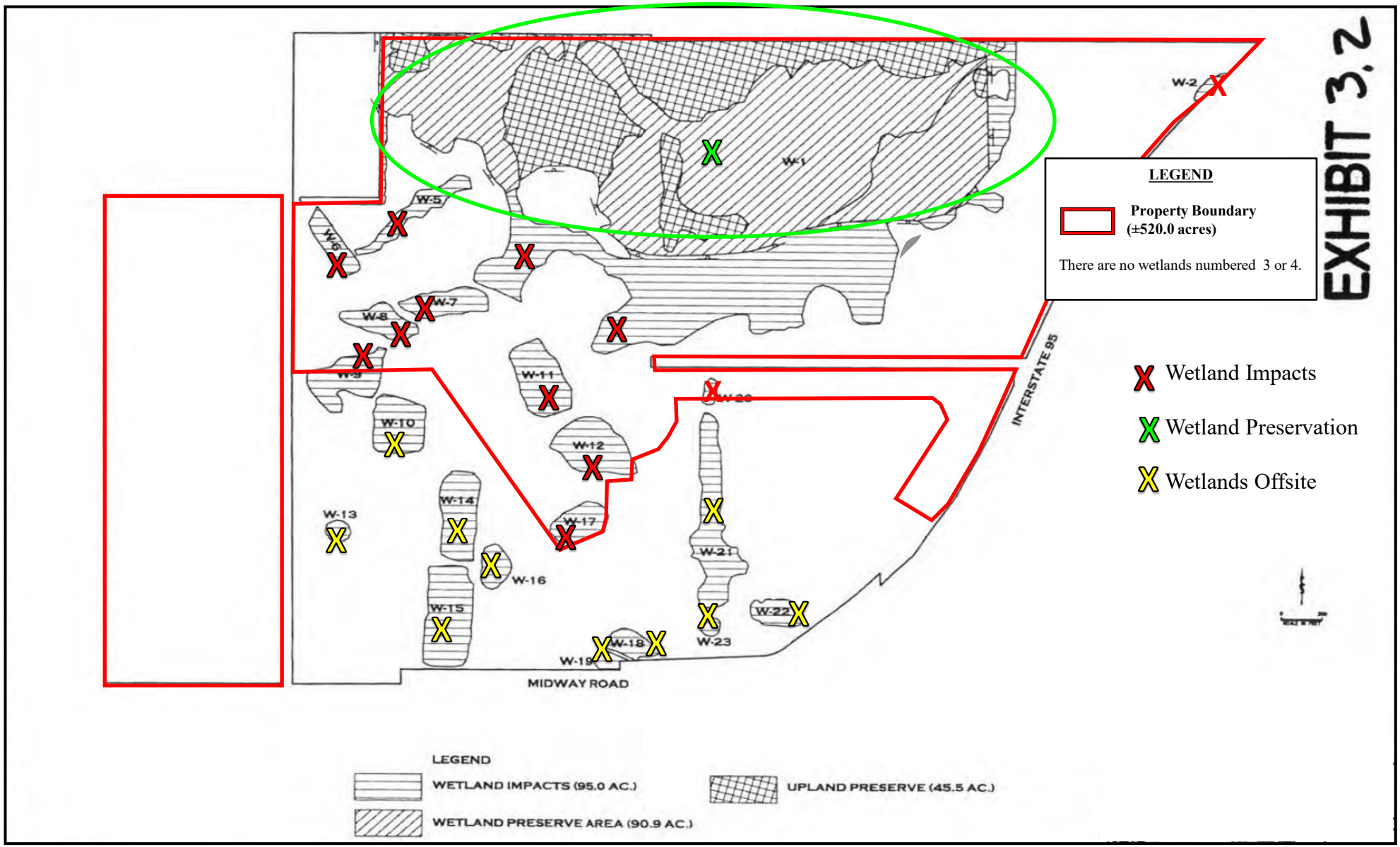
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Site Map

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1

Figure 2

Image: Google Earth – Date 01/21/2021
Data: St. Lucie County Property Appraisers



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Permit Number 56-02538-P SFWMD
Wetland Map

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1

Figure 3

Image & Data: As created by Others

N

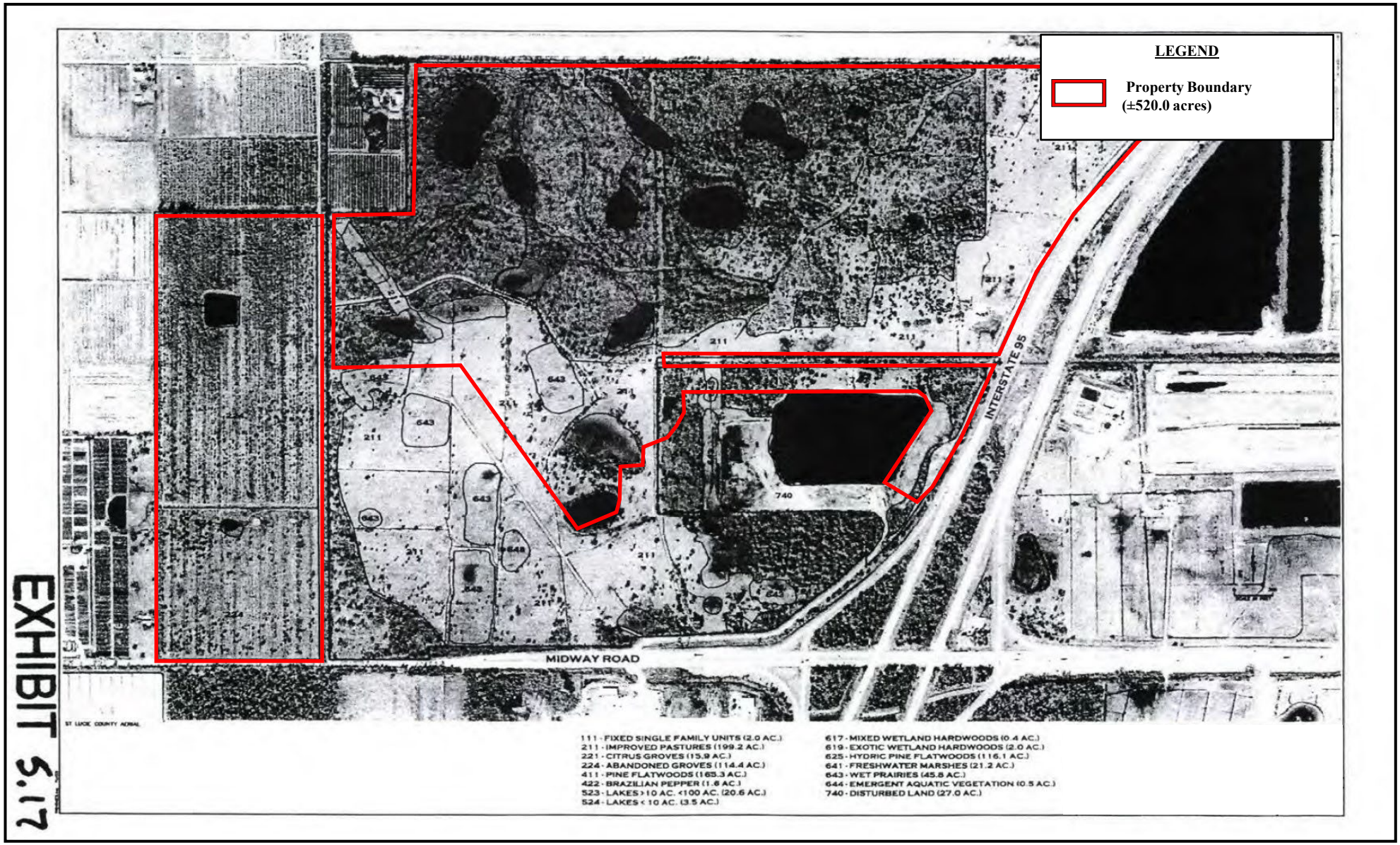


EXHIBIT S,T,R

Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

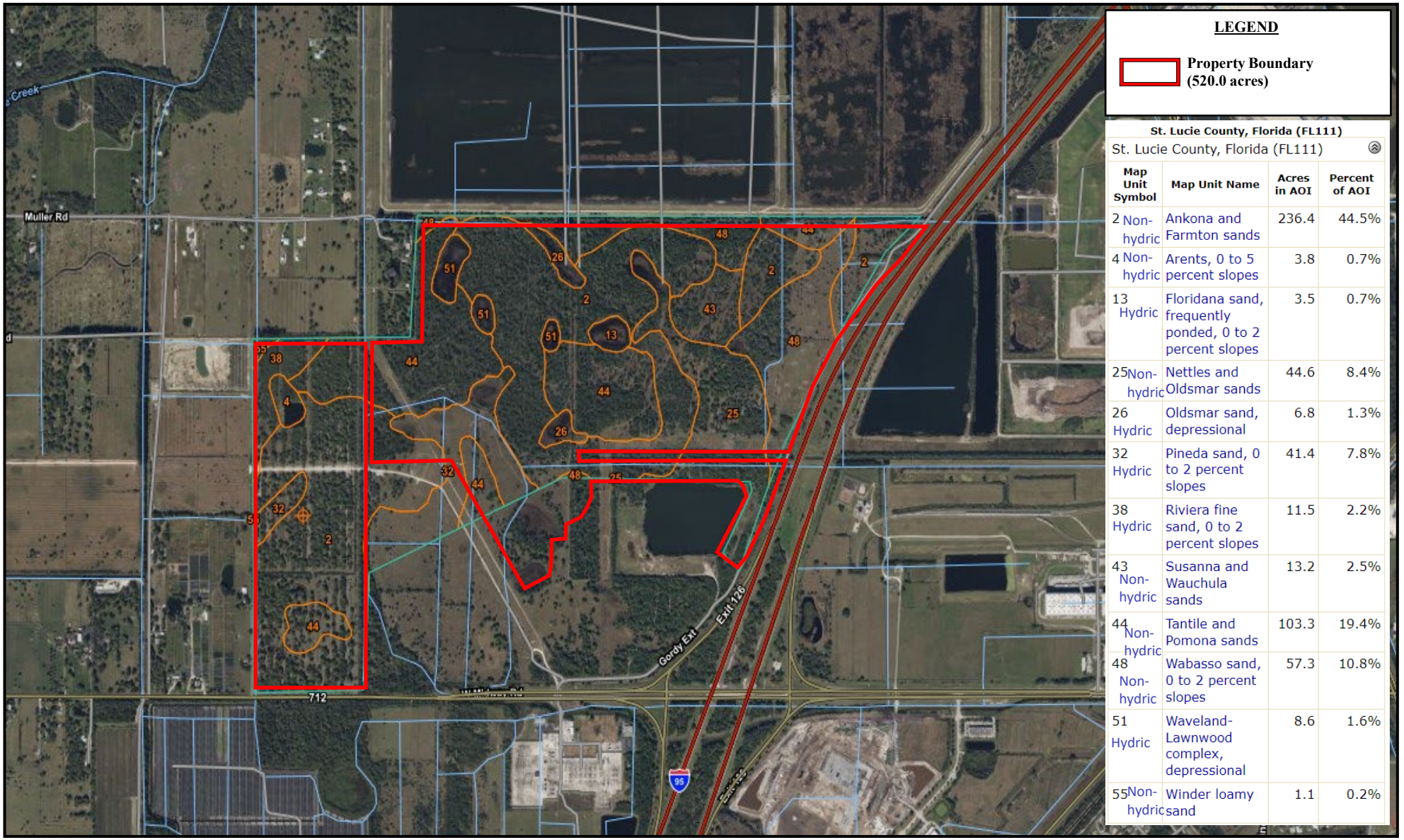
Permit Number 56-02538-P
FLUCCS Codes SFWMD

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1

Figure 4

Image & Data: As created by Others

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2 Non-hydric	Ankona and Farmton sands	236.4	44.5%
4 Non-hydric	Arents, 0 to 5 percent slopes	3.8	0.7%
13 Hydric	Floridana sand, frequently ponded, 0 to 2 percent slopes	3.5	0.7%
25 Non-hydric	Nettles and Oldsmar sands	44.6	8.4%
26 Hydric	Oldsmar sand, depressional	6.8	1.3%
32 Hydric	Pineda sand, 0 to 2 percent slopes	41.4	7.8%
38 Hydric	Riviera fine sand, 0 to 2 percent slopes	11.5	2.2%
43 Non-hydric	Susanna and Wauchula sands	13.2	2.5%
44 Non-hydric	Tantile and Pomona sands	103.3	19.4%
48 Non-hydric	Wabasso sand, 0 to 2 percent slopes	57.3	10.8%
51 Hydric	Waveland-Lawnwood complex, depressional	8.6	1.6%
55 Non-hydric	Winder loamy sand	1.1	0.2%

Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Soil(s) Map

9850 W Midway Road, City of Fort Pierce
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1

Figure 5

Image: USDA
Data: WSS & SSURGO Soil Survey

N

SUNRISE RESIDENTIAL PD

July 12, 2023

Kevin Freeman
Planning Director
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Sunrise Residential PD –
(LA Ref. #22-405)
Parcel Identification Numbers: 233-441-000-000-001; 233-434-000-000-007

Dear Kevin:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **[Walton Acquisitions FL, LLC and Sunrise Residential, LLC] (Applicant & Owner)** during the governmental review process for the above referenced project, which may include submission of development plans and permits, and other such related matters to effectuate the review process for the proposed development upon parcel 233-441-000-000-001 and 233-434-000-000-007 within the Sunrise Residential PD.

Thank you for your attention to this matter.

Sincerely,

Price Nosky, Authorized Agent

STATE OF ARIZONA
COUNTY OF MARICOPA
On this 6th day of July, 2023, before me, a Notary Public in and for said State of Arizona, personal appeared Price Nosky, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company and that said instrument was signed on behalf of said company

(Notarial Seal)

Amaris Douglas
NOTARY PUBLIC

AMARIS DOUGLAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 570088
Expires August 22, 2023

My Commission Expires: August 22, 2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT / ACOE STA	SD (COUNTY)	AG-1 / AG-2.5
South	VACANT / LTC RANCH DRI	CG/CS/TU (CITY OF PSL)	TBD (APPROVED DRI - CITY OF PSL)
East	TROPICANA MFG.	IND (COUNTY)	IL
West	VACANT	AG-2.5	AG-2.5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	PD	1500 units	516.32	X
****Proposed**	MXD	PD	1500 units	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum[400,000 GPD]
Current Zoning/FLU	Total gallons per day 1500 x 100 x 2.6= 390,000 gpd
**Proposed Zoning/FLU	Total gallons per day (1500 x 100 x 2.6) + (80,000 x 0.125)= 400,000 gpd
**Change in Demand	Total gallons per day +10,000

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum[398,000 gpd]
Current Zoning/FLU	Total gallons per day 1500 x 100 x 2.6=390,000
**Proposed Zoning/FLU	Total gallons per day(1500 x 100 x 2.6) + (80,000 x 0.1)= 398,000
**Change in Demand	Total gallons per day+8,000

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	963 ac	963 ac	No Change
Urban District	5 acres per 1,000 people	241 ac	241 ac	No Change
Community	2.5 acres per 1,000 people	120 ac	120 ac	No Change
Neighborhood	1.36 acres per 1,000 people	65 ac	65 ac	No Change

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 Gains Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning/FLU Enrollment Demand	384 students	164 students
****Proposed Zoning/FLU Enrollment Demand**	384 students	164 students
****Change in Demand**	+0	+0

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	(2/15) x 1500= 200 yds
****Proposed Zoning/FLU**	(2/15) x 1500=200 yds
***Change in Demand**	+0

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

Impact	Any increase in runoff will be contained on-site within a stormwater management system.

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
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: 9850 Midway Rd; TBD
2. Property Tax ID(s): 2334-340-0000-000-7; 2334-410-0000-000-1
3. Total Acreage: 516.32
4. Existing Future Land Use Designation: Mixed-Use Development
5. Existing Zoning Classification: Planned Development
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: _____

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

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To provide sustainable and flexible development options for a variety of uses.

11. CAPACITY ANALYSIS

I. Site Data:

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West	Vacant	AG-2.5	AG-2.5

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Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Walton Acquisitions FL,LLC et al.
Mailing Address: 8800 N Gainey Center DR STE 345
City Scottsdale State AZ Zip 85258
Phone #
E-mail: rharcrow@walton.com

13. Name of Applicant: Richard Bellinger
Mailing Address: 200 E Robinson St
City Orlando State FL Zip 32801
Phone # 407-904-9054 Fax # rpbellinger@legacygroupfl.com
E-mail:

14. Name of Representative: Derrick E Phillips Jr
Mailing Address: 701 SE Ocean Blvd
City Stuart State FL Zip 34994
Phone # 772-220-2100 Fax # N/A
E-mail: dphillips@lucidodesign.com

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

I certify that: (Check One)

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

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

Applicant's Signature Date

Address State Zip

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.

Walton Acquisitions FL,LLC et al.

Property Owner's Name (Please Print) Phone

8800 N Gainey Center Dr STE 345 Scottsdale, AZ 85258

Address State Zip

WALTON ACQUISITIONS FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as a UDI Owner of the UDI Property and on behalf of all of the other UDI Owners in its capacity as Agent with respect to the interests of the UDI Owners.
By: Walton International Group, Inc., a Nevada corporation, its Manager

Property Owner's Signature Date 10/05/2023

STATE OF ~~FLORIDA~~ ARIZONA)
~~ST LUCIE~~ MARICOPA COUNTY)

The foregoing instrument was acknowledged before me this 5th day of October, 2023, by Matt Keister, as VP of the Manager who is personally known to me or has produced _____ as ide

Signature of Notary

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

(Seal)

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Sunrise Residential PD

Planned Development Zone

APPLICATION FOR PLANNED DEVELOPMENT REZONING

(City Project Number: XXXXX)
(Ordinance __-_____, City of Fort Pierce)

Prepared for:
Walton Acquisitions FL, LLC
4800 North Scottsdale Road, Suite 4000
Scottsdale, AZ 85251
&
Sunrise Residential, LLC
200 E. Robinson Street
Suite 1120
Orlando, FL 32801

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

July 11, 2023

Consultant Team

Owner/Applicant: Sunrise Residential, LLC/Walton Acquisitions FL, LLC

Land Planner: Lucido and Associates

Civil Engineer: Mills and Associates

Traffic Engineer: Shaun Mackenzie, PE MacKenzie Engineering and Planning, INC

Surveyor: GSS Surveying & Mapping, LLC

Environmental: Aquatic Research Monitoring, Equipment & Deployment, LLC

PROJECT NARRATIVE

lucido&associates

Kevin Freeman
Planning Director
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Sunrise Residential– Project Narrative
Our Reference Number: 22-405

Dear Mr. Freeman,

Sunrise Residential is a proposed mixed-use development on approximately 516 acres of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce. The project consists of two parcels of land that were recently annexed into the City of Fort Pierce. One of which is approximately 116 ac. and was recently annexed into the City, while the second parcel is approximately 400 ac. and was annexed into the City on July 19, 2010.

The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. Uses within the proposed development include general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments).

As proposed, approval of an overall Planned Development master plan and preliminary plat, along with Planned Development guidelines, which will provide for a cohesive project build-out, will provide the foundation for future tenants, developers, or builders to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the city, developer and potential tenants, developers, or builders, a clear, agreed path to provide for the most efficient and flexible development of the subject parcels.

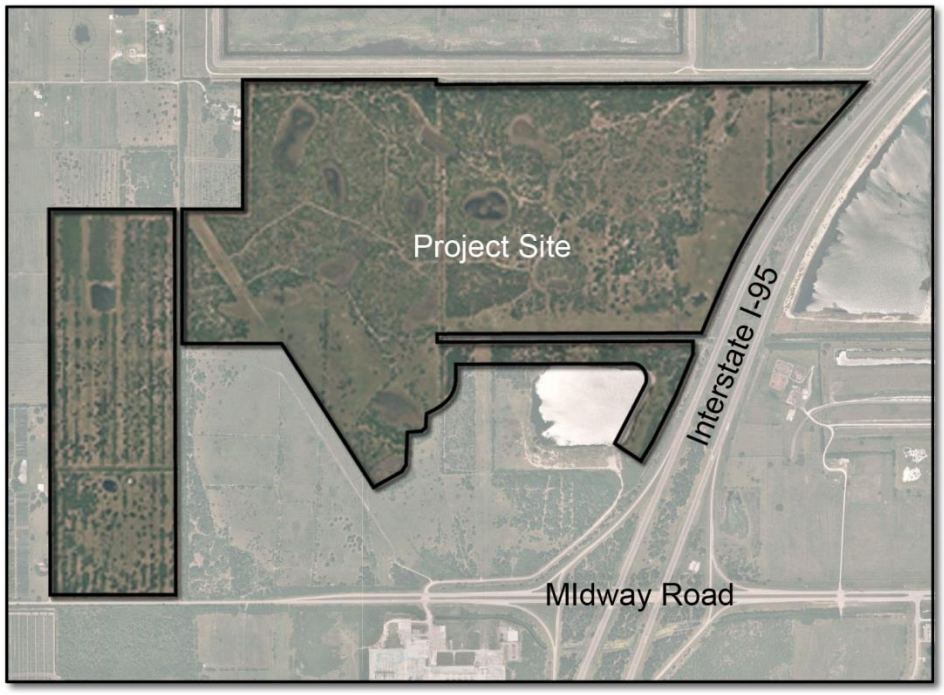
As contained in the Planned Development Guidelines, design and development parameters by lot type, such as, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long term maintenance of common areas, such as parks, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services.

We appreciate the opportunity to work with you in making this project become a reality and encourage any feedback and constructive dialogue you may have to lend. Should you have any questions, please do not hesitate to contact me directly.

Kindest Regards,

Derrick E Phillips Jr
Project Manager

LOCATION EXHIBIT



LEGAL DESCRIPTIONS

LEGAL DESCRIPITON: (PARCEL 1)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FEE PARCEL:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID

NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.
CONTAINING 17,412,284 SQUARE FEET OR 399.73 ACRES, MORE OR LESS.
BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06.37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY

LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50.41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399.71 ACRES, MORE OR LESS.

EASEMENT PARCELS:
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE .EASEMENT PROPERTY. AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:
TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY,

WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCEL 2)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS

GENERAL SITE DATA

Parcel ID Numbers: 233441000000001; 233434000000007

General Location: Northwest quadrant of the interchange of Midway Road and I-95 lying in Sections 2, 3, 34, and 35, Township 35 South and 36 South, Range 39 East

Overall Site Area: 516.32 ac.

Existing Zoning: Planned Development

Proposed Zoning: Planned Development (PD)

Future Land Use: MXD (Mixed-Use Development)

Maximum Allowable Residential Density: Not To Exceed 15 du's/ac.

Maximum Allowable Floor Area Ratio: 1.5 FAR

Surrounding Zoning, Future Land Use and Existing Use:

	Zoning	Future Land Use	Existing Use
North	AG-1 / AG-2.5	SD	Vacant/ACOE STA
South	TBD (Approved DRI – City of Port Saint Lucie)	CG/CS/TU (City of Port Saint Lucie	Vacant/LTC Ranch DRI
East	IL	IND	Tropicana Mfg
West	AG-2.5	AG-2.5	Vacant

PROJECT PHASING

As proposed, initial infrastructure improvements will be constructed by the developer, which include excavation of the lakes within the Water Management Tracts (WMT); clearing and rough grading development tracts; construction of certain roads or segments thereof. Installation of common utilities such as water and waste water lines, fiber optics and telecom among other general infrastructure improvements is yet to be determined. At this time, the developer will not be constructing any improvements on any tracts other than what is described above with regard to excavation, fill and utility installation. To provide for as much flexibility as possible in accommodating potential end-users, the developer reserves the right to implement construction on any one (1) or more phase at any such time it is deemed appropriate; i.e. based on market demand or other metrics utilized by the developer.

The Phase Schedule below provides for a general outline of the Phases of infrastructure construction.

PHASE SCHEDULE	
Phase Identification	General Description of Improvements
Phase 1 (Tract C & B)	• Roadwork to future ingress/egress to WMT • Drainage associated with roadwork. • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks
Phase 2 (WMT 1 & 2 Tract)	• Roadwork, including stormwater conveyance, consisting of construction of central access road from WMT 1&2 through the Ingress/Egress Easement Tract D/F. • Sidewalks • To Be Determined
Phase 3 (Tract D)	• Drainage associated with roadwork. • Construction of SF/MF Du's • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • To Be Determined
Phase 4 (Tract F)	• Construction of SF/MF Du's • Drainage associated with roadwork. • Potable water service main and stub outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks

	• ~~To Be Determined~~
~~Phase 5 (Tract G)~~	• ~~Construction of SF/MF Du's~~ • ~~To Be Determined~~
~~Phase 6 (Tract E)~~	• ~~Construction of SF/MF Du's~~ • ~~To Be Determined~~
~~Phase 7 (Center Road Extension)~~	• ~~Road extension to the northernmost part of project site for future developments.~~
~~Future Phases~~	• ~~To Be Determined~~

PHASE SCHEDULE	
Phase Identification	General Description of Improvements
Phase 1 (Tract A, Tract B, Tract C, WMT1, WMT2, Tract D, Tract G, (Partial) Preserve-42%)	• Roadwork to future ingress/egress to WMT • Drainage associated with roadwork. • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks
Phase 2 (WMT 3, Tract E1, (Partial) Preserve-24%)	• Roadwork, including stormwater conveyance, consisting of construction of central access road from WMT 1&2 through the Ingress/Egress Easement Tract D/F. • Sidewalks • To Be Determined
Phase 3 (Tract E2, (Partial) Preserve-17%)	• Drainage associated with roadwork. • Construction of SF/MF Du's • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • To Be Determined
Phase 4 (Tract E3, (Partial) Preserve-17%))	• Construction of SF/MF Du's • Drainage associated with roadwork. • Potable water service main and stub outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • To Be Determined
Future Phases	• To Be Determined

QUANTITATIVE DEVELOPMENT DATA

DEVELOPMENT DATA:

See attached Planned Development master plan for development data relating to site area calculations.

PROPOSED USES AND INTENSITY ALLOCATIONS:

Please refer to *Table 1-1 – Use and Intensity Allocation* for a list of general uses along with applicable intensities:

TABLE 1-1
USE AND INTENSITY ALLOCATION

General Use	Applicable Lot Type(s)	Intensity Allocation
Single Family Residential	Residential – Single Family	1200 Units
Multifamily Residential	Residential - Multifamily	300 Units
Shopping Center	Commercial General;	80,000 sf.

Uses and Intensities listed above in Table 1-1 were derived from ITE Trip Generation Rates – Eleventh Edition, which provides for a baseline intensity by which traffic impacts were analyzed and mitigated for, if applicable. The uses listed in the General Uses column above are general in nature and account for similar uses contained within each general use category, the subsets of which may have lower trip generation rates than those listed above in Table 1-1. Please refer to Table 1-2 for Lot Types accommodated by the Planned Development along with associated Lot and Dimensional Requirements and Permitted Uses allowed within each Lot Type.

To provide flexibility in the build-out of the proposed development, Intensity Allocations provided above in Table 1-1 may be increased or decreased based on the Land Use Conversion Matrix below.

Table 6: Villages at Midway Land Use Conversion Matrix

	Land Use	Equivalent Square feet/Units						
		Warehouse Equivalent	Apartment Equivalent	Shopping enter Equivalent	General Light Industrial	Convenience Store Equivalent	Fast Food Equivalent	High Turnover Equivalent
Land Use to Increase	Warehouse (1,000 SF)	1,000	0.48	112	154	17	18	62
	Apartment (I unit)	2086	1.00	234	322	35	38	130
	Shopping Center (1,000 SF)	8921	4.28	1,000	1,378	151	161	556
	General Light Industrial (1,000 SF)	6474	3.10	726	1,000	109	117	403
	Convenience Store (1,000 SF)	59211	28.39	6,637	9,146	1,000	1,071	3,689
	Fast Food Restaurant (1,000 SF)	55263	26.50	6,195	8,537	933	1,000	3,443
	High Turnover Restaurant (1,000 SF)	16053	7.70	1,799	2,480	271	290	1,000
	Hotel (1 room)	2559	1.23	287	395	43	46	159
	Office (1,000 SF)	9,013	4.32	1,010	1,392	152	163	561

DESIGN AND DEVELOPMENT GUIDELINES

The following section will govern overall design and development guidelines for development occurring within the Sunrise Planned Development. Table 1-2 provides lot size and dimensional requirements by lot type followed by applicable development standards relating to permitted and restricted uses, landscaping, tree protection, irrigation, site lighting, signage and architectural design standards.

Table 1-2

Sunrise Residential Development Criteria Requirements

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 Building Coverage
						Front	Rear	Side	Side Corner		
General Commercial	N/A	5,000 sf	50'	100'	50'	0'	0'	0'	0'	65'	60%
Attached Townhome	N/A (3)	1,600 sf	20'	80'	20'	20'	10'/2' (4)	0'/5' (5)	5'	45'	50%
Detached Single Family	N/A (3)	4,000 sf	40'	80'	40'	20'	10'/2' (4)	5'	5'	45'	50%
Apartment (6)	N/A (3)	10,000 sf	100'	100'	100'	10' (6)	10' (6)	10' (6)	10' (6)	65'	50%
Cluster (7)	N/A (3)	10,000 sf	100'	100'	100'	10'	10'	0'/5' (8)	10'	25'	50%

1. For any criteria that this table does not address the requirements of this Planned Development will default to the requirements of the respective underlying zoning district for each category, this includes uses listed within the use table continued 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 criterion is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-194 in any instance where a development criterion is not addressed above and will follow the R-4 zoning uses within City Code 125-187.

2. Height is measured from grade.

3. Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 15 units/acre.

4. Principle/ main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the apartment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 10' minimum with 5' additional per 10' over 40' building height. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.

7. (a) Minimum unit size is 700 s.f. (b) Minimum building separation distance is 10'. (c) Minimum one sidewalk should connect to the lot. (d) All units must connect to main sidewalk that connects to parking or individually connect.

8. Duplex units allowed on individual lots or attached along lot lines.

* The regulation for fences, walls, and hedges will follow City Code 125-322(c)(4)

Permitted and Restricted Uses by Lot Type:

With respect to each Lot Type, the terms "Permitted Uses" and "Restricted Uses" shall be defined as follows:

Permitted Uses: Uses which are allowed within such lot type, subject to all applicable conditions and requirements set forth herein.

Restricted Uses: Uses which are allowed only if approved in writing by Sunrise Residential, LLC ("Developer") as the developer of the Sunrise Planned Development, subject to all applicable conditions and requirements set forth herein. The Declaration of Covenants and Restrictions for the Sunrise Residential Planned Development shall address the procedures for (a) lot owners to apply for approval from Developer of a Restricted Use, (b) the Developer to approve or deny such applications, and (c) the Developer to assign its right to approve or deny Restricted Uses to a successor or assign. With respect to any application to use a lot for a Restricted Use, the Developer may approve such application, deny the application or approve the application with conditions.

In the event that the provisions of these Planned Development Guidelines contain any conflict or ambiguity as to whether a use is a Permitted Use or a Restricted Use, the use shall be deemed a Restricted Use.

Residential –: The purpose of the High-Density Residential Zone Lot Type is to provide and protect an environment suitable for single-family dwellings at a maximum density of fifteen (15) dwelling units per acre, together with such other uses as may be necessary for and compatible with single-family developments. The following uses shall be permitted within the Residential - General Lot Type:

Residential – Single-family:

Permitted Uses:

a. Attached Townhouse
b. Detached Single Family
c. Apartment (6)
d. Cluster (7)

Restricted Uses:

a. Community residential homes (Congregate Living)
b. Residential Care Facilities (Childcare, Daycare, Group Home, Assisted Living)
c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the City Commission at the time of home occupancy that the home is licensed by HRS.

Residential – Multifamily:

Permitted Uses:

1. Multiple-family dwellings (three (3) or more units).

Restricted Uses:

a. Community residential homes (Congregate Living)

b. Residential Care Facilities (Childcare, Daycare, Group Home, Assisted Living)

c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the City Commission at the time of home occupancy that the home is licensed by HRS.

d. Single-family detached dwellings.

e. Two-family dwellings.

Commercial – General: The purpose of the Commercial General Lot Type is to provide and protect an environment suitable for a wide variety of permitted commercial uses. The following uses shall be permitted within the Commercial - General Lot Type:

Permitted Uses:

a. Adjustment/collection and credit reporting services.

b. Advertising.

c. Amusements and recreation services - except stadiums, arenas, racetracks, amusement parks.

d. Apparel and accessory stores.

e. Beauty and barber services.

f. Building materials, hardware and garden supply.

g. Cleaning services.

h. Commercial printing.

i. Communications - except towers.

j. Computer programming, data processing and other computer serv.

k. Contract construction serv. (office and interior storage only).

l. Cultural activities and nature exhibitions.

m. Depository institutions.

n. Duplicating, mailing, commercial art/photo. and stenog. serv.

o. Eating places.

p. Educational services - except public schools.

q. Engineering, accounting, research, management and related services

r. Executive, legislative, and judicial functions.

s. Farm labor and management services.

t. Financial, insurance, and real estate.

u. Food stores.

v. Gasoline service stations.

w. General merchandise stores.

x. Health services.

y. Home furniture and furnishings.

z. Membership organizations

aa. Miscellaneous retail:

(1) Drug stores.

(2) Sporting goods.

(3) Book and stationary.

(4) Jewelry.

(5) Hobby, toy and games.

(6) Camera and photographic supplies.

(7) Luggage and leather goods.

(8) Florists.

(9) Optical goods.

(10) Misc. retail (See SIC Code for specific uses).

bb. Miscellaneous personal services (see SIC Code Major Group 72):

(1) Tax return services.

(2) Misc. retail (See SIC Code for specific uses).

cc. Mobile food vendors (eating places, fruits and vegetables-retail).

dd. Motion pictures.

ff. Museums, galleries and gardens.

gg. Personnel supply services.

hh. Postal services.

ii. Real estate.

jj. Repair services:

(1) Shoe repairs.

(2) Watch, clock, jewelry, and musical instrument repair.

kk. Retail trade:

(1) Antiques.

(2) Apparel and accessories.

(3) Books and stationery.

(4) Cameras and photographic supplies.

(5) Drugs and proprietary.

(6) Eating places.

(7) Florists.

(8) Food stores.

(9) Gifts, novelties, and souvenirs.

(10) Hobby, toy and game shops.

(11) Household appliances.

(12) Jewelry.

(13) Newspapers and magazines.

(14) Optical goods.

(15) Nurseries, lawn and garden supplies.

(16) Radios, TV's, consumer electronics and music supplies.

(17) Sporting goods and bicycles.

ll. Travel agencies.

Restricted Uses:

a. Amphitheaters.

b. Automobile dealers.

c. Automotive rental, repairs and serv. (except body repairs).

d. Car washes

e. Equipment rental and leasing services.

f. Funeral and crematory services.

g. Landscape and horticultural services.

h. Laundry, cleaning and garment services.

i. Miscellaneous Retail.

(1) Used merchandise stores.

(2) Gifts, novelty and souvenir.

(3) Fabric and mill products.

(4) Catalog, mail order and direct selling.

(5) Liquefied petroleum gas (propane).

(6) Tobacco.

(7) News dealers/newsstands.

j. Miscellaneous business services:

(1) Detective, guard and armored car services.

(2) Security system services.

(3) News syndicate.

(4) Photofinishing laboratories.

(5) Business services - misc.

k. Mobile home dealers.

l. Photo finishing services.

m. Photographic services.

n. Recreation facilities

o. Repair services.

p. Retail trade

(1) Nurseries, lawn and garden supplies.

(2) Gasoline services - accessory to retail food stores under

(3) Undistilled alcoholic beverages accessory to retail sale of food.

q. Social Services:

(1) Individual and family social services.

(2) Child care services.

(3) Job training and vocational rehabilitation services.

r. Veterinary services.

s. Drinking places (alcoholic beverages) - free-standing.

t. Disinfecting and pest control services.

u. Amusement parks.

w. Go-cart tracks

x. Hotels and motels.

y. Household goods warehousing and storage-mini-warehouses.

z. Marina - recreational boats only.

aa. Motor vehicle repair services - body repair.

bb. Sporting and recreational camps.

cc. Retail trade:

(1) Liquor stores.

dd. Stadiums, arenas, and race tracks.

ee. Telecommunication towers

Prohibited Uses:

In addition to those prohibited uses described above, the following uses are not permitted within the Sunrise Planned Development:

- Adult Establishments: No establishment engaged in the sale, purveying, showing or exhibition and the like of erotica is permitted.
- Any other use or uses not specifically listed herein.

Open Space:
Pursuant to Sec.125.212.(b)(3) of the City of Fort Pierce Code of Ordinances, a minimum of 20% of the site area of this development is required to be set aside as Open Space (516.32 ac. x .2 = 103.26 ac.). As part of Phase I of the proposed development, a Preserve Area totaling 136.40 ac. will be placed under a Conservation Easement; this area shall satisfy the required minimum Open Space/Existing Preserve requirement for the entire site.

Site Plan Review:
Development proposed on any one (1) or more tracts within the Planned Development shall be reviewed in accordance with Sec. 125-313– Site Plan Review.

Landscaping, Tree Protection and Mitigation, and Irrigation:

General landscaping requirements:

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to landscaping provisions contained in the Sunrise Covenants, Conditions and Restrictions. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the Planned Development, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article.

(1) *Requirements for plant materials.* Plant materials used for conformance with this section shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection. Grass sod shall be clean and free of weeds, pests and diseases.

Trees:

a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

b. Trees used to meet the requirements of this section shall also be species which in St. Lucie County normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.

c. Fifty (50) per cent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a Florida registered landscape architect.

d. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three (3) feet times five (5) feet and five (5) feet deep, and

for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.

e. None of the following trees shall be planted within the Sunrise Planned Development and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca, leucadendron (punk tree), Schinus terebinthifolius (Brazilian pepper) and Casuarina sbp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of "Florida's Most Invasive Species", Cupaniopsis anacardioides (Carrotwood), Dalbergia sissoo (Rosewood), Albizzia lebbeck (Woman's tongue), Araucaria heterophylia (Norfolk Island pine), Grevillea robusta (Silk oak), Melia azadaracha (Chinaberry), Ficus spp. (non-native Ficus), Eucalyptus spp. (Eucalyptus).

f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.

g. Ground covers. Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.

h. Grass. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas may be permissible with respect to expansive areas. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.

i. Existing plant material. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.

(2) *Landscaped areas.* Each separate landscaped area shall have at least one tree, one or more shrubs, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.

(3) *Landscape strips.* Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum

of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

(4) *Other property.* All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

(5) *Vehicular use, building and retention/detention areas adjacent to other property.* Landscape standards for these areas are as follows:

a. Where a vehicular use area, building or retention/detention area does not abut a street right-of-way but abuts other property (areas encumbered by existing Florida Power & Light electrical transmission easements or by conservation easement will not require any buffer within the easement area), there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each three hundred (300) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

c. When the area to be screened is a vehicular use area or building area of an industrial zone and abuts single-family, multi-family or agriculturally zoned land, such area shall have a site obscuring fence or wall so as to provide a visual buffer between such area and the adjacent multi-family, single-family or agriculturally zoned land. Such fence or wall will be constructed from wood, stone, brick, PVC/vinyl or other suitable material and be a minimum of six (6) feet high, not to exceed 8 feet in height. For "Other Areas" adjacent to single-family, multi-family or agriculturally zoned land, see number 8 below.

d. When the area to be screened is a vehicular use area, building area or retention/detention area of a commercial zone, or a retention/detention area of an industrial zone, and abuts single-family, multi-family or agriculturally zoned land, such area shall have a site obscuring fence or wall, or a planted material so as to provide a visual buffer between such area and the adjacent multi-family, single-family or agriculturally zoned land. Such fence or wall will be constructed from wood, stone, brick, PVC/vinyl or other suitable material and be a minimum of six (6) feet high. If planted material is used in lieu of a fence or wall, it shall be 48" high at time of planting and maintained so as to form a four-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be of a species which in St. Lucie County normally grows to a height of six (6) feet or more and will be allowed to grow to a height of 6 feet or more. For "Other Areas" adjacent to single-family, multi-family or agriculturally zoned land, see number 8 below.

(6) *Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in a Flex Industrial/Warehouse Lot Type shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for

proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent.

Diameter of tree	Reduction in interior
4.5 feet above ground level	Landscaped areas
Over 12 inches	500 square feet
6 inches to 12 inches	400 square feet
Under 6 inches but over 3 inches	100 square feet

These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.

(7) *Residential Buffers.* 50’ strip of land immediately adjacent to street rights-of-way

a. Refer to Exhibit D

(8) *Other areas (i.e., open stock or storage yards, container or trailer storage, etc.)* . When an area other than a vehicular use, building and retention/detention area of a developed lot in a Flex Industrial/Warehouse or Commercial- General Lot Type abuts adjacent single-family, multi-family or agriculturally zoned land, such area *(i.e., open stock or storage yard, container or trailer storage, etc.)* in a commercial or industrial zone shall have a site obscuring fence or wall so as to provide a visual buffer between such area and the adjacent multi-family, single-family or agriculturally zoned land. Such fence or wall will be constructed from wood, stone, brick, PVC/vinyl or other suitable material and be a minimum of six (6) feet high, not to exceed 8 feet in height. There shall be at least one shrub, bush or vine planted along the fence or wall for each ten (10) feet of fence or wall for the purpose of beautifying the fence or wall.. The planted material shall be a minimum of 36”in height at time of planting and be of a species which in St. Lucie County normally grows to a height of six (6) feet or more and will be allowed to grow to a height of 6 feet or more.

(9) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized within any Lot Type shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view.

(10) *Installation of landscaping.* All landscaping required by this section shall be installed in compliance with these requirements:

a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the City Planning Department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.

c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

d. All landscaping required by this section must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.

g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required by applicable City of Fort Pierce Code of Ordinances.

h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.

i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

(11) *Maintenance of landscaping.* Property owners shall maintain all required landscaping within their respective lot so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this section shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

(12) *Landscape Plans:*

(a) Refer to current City of Fort Pierce Code of Ordinances for applicable landscape plan submittal requirements.

(13) Irrigation plans:

(a) Refer to current City of Fort Pierce Code of Ordinances for applicable irrigation design and plan submittal requirements.

(14) Street Rights of way landscaping.

Refer to Exhibits A, B, C

Tree Protection and Mitigation:

(a) Prior to the removal or grubbing of native vegetation for the purpose of implementing a final development order, the removal plan shall demonstrate that reasonable effort was made to micro-site impervious surfaces so as to protect such vegetation.

(b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

(c) When a native tree is at least fourteen (14) inches DBH, except for palms which shall have a minimum clear trunk of ten (10) feet, is to be removed pursuant to a tree removal permit, such permit shall not be issued unless or until there is additionally approved by the department a mitigation plan. Any replacement trees which are the subject of such mitigation shall be planted, relocated, or preserved before issuance of the final development order.

(d) Mitigation shall be required for the loss of any native tree at least fourteen (14) inches DBH (except for palms which shall have a minimum clear trunk of ten (10) feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree(s) approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least twelve (12) feet tall and two and one-half (2½) inches DBH except for palms which shall have a minimum clear trunk of ten (10) feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;

b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

(3) The replanting design shall provide adequate space for root and crown development;

(4) The property owner shall be responsible for maintenance of the mitigation trees, such responsibility to include replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation twelve (12) months after the issuance of the final development order or permit approval. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of this Code and the original approved mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all non-compliant materials within sixty (60) days.

(5) When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigation on public property, including but not limited to funding of plant materials and labor. Alternatively, the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation to the city to be used by the city for acquisition, maintenance or planting of native trees on publicly owned lands. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund entitled the City of Fort Pierce Tree Preservation Funds, the use of which is limited as provided in this section.

(e) Tree protection as justification for variance relief from other land development regulations. Inasmuch as tree protection is determined to be a vital importance to the health, safety, aesthetics and well-being of the community, the interest in preserving a protected tree shall be considered prima facie a unique or special condition or circumstance peculiar to the land involved for the purpose of application for a variance from the literal requirements of a land development ordinance, or these design and development guidelines, such as building set backs, parking space requirements, or minor or residential street right-of-way widths, providing adjustments are made elsewhere on the site to preserve the maximum permitted lot coverage and the total minimum number of parking spaces, and provided safety precautions are taken to offset any hazard resulting from decreased right-of-way widths.

(f) Pruning and trimming. Trees shall be pruned only as necessary to promote uniform healthy growth. Trees shall be allowed to attain their natural size. Trees may be pruned to remove diseased or dying portions in areas where falling limbs may be a hazard to people or property. Lower limbs and suckers may be selectively removed to provide clearance for pedestrians. In addition, trees located in association with vehicular use areas shall also be pruned to allow for a clearance of seven (7) feet from ground level to avoid potential for damage or injury to vehicles and pedestrians. However, excessive pruning or pollarding of trees into round balls of crown or branches, which results in an unnecessary reduction of leaf mass shall be prohibited. Severe cutting back of lateral branches and canopy or topping or hatracking trees is expressly prohibited. All pruning shall be accomplished in accordance

with National Arborists Association standards for pruning. The City planning department shall maintain a stock of these written standards to give out to permit applicants, particularly though not exclusively to homeowners. Pruning restrictions shall not apply to trees under power lines except for Historic trees, Live oak trees (Quercus virginiana) and other valuable trees specified by the department that fall in the protected tree size range. In the event that any tree trimmer is found to be in violation of these guidelines, the director of development is authorized to direct that all tree trimming activities are halted until corrective measures are accomplished such as but not limited to installation of protective covers for electric wires that will eliminate the need for trimming specific trees.

Signs (Not including Off-premises Signs/Billboards):

(a) General. In addition to the requirements set forth herein below for Permitted Temporary Signs and Permitted Permanent Signs, this section shall apply to specific types of signs.

(b) *On-premises signs.*

(1) Wall signs:

a. Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached.

b. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

c. Shall be located on the main street wall face of the establishment or building they identify except that up to fifty (50) per cent of such permitted sign area may be located on other wall faces.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 117 of the Standard Building Code.

(2) *Projecting signs:*

a. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.

b. Shall not extend closer (leading edge measured horizontally) than eighteen (18) inches to the curbface or, where no curb is installed, to the curblines as established by the city engineer, whichever is less.

c. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 117 of the Standard Building Code.

(3) *Ground signs:*

a. Sites that are less than three (3) acres shall have a maximum height of ten (10) feet in height,

1. Sites that are greater than three (3) acres and less than five (5) acres shall have a maximum height of twelve (12) feet.

2. Sites that are greater than five (5) acres and less than ten (10) acres shall have a maximum height of fifteen (15) feet.

3. Sites that are greater than ten (10) acres and less than twenty (20) acres shall have a maximum height of eighteen (18) feet.

4. Sites that are greater than twenty (20) acres shall have a maximum height of twenty (20) feet.

b. Shall not be located less than five (5) feet from any public right of way line, adjacent property line, or structure.

c. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 117 of the Standard Building Code.

e. Shall have a landscaped area around its base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.

f. Shall conform to the clear vision areas of section 125-308 of the City of Fort Pierce Zoning Ordinance with support structures limited to a maximum two (2) feet in diameter.

Permitted Temporary Signs:

(a) General. The types and sizes or advertising structures in this section shall be permitted on a temporary basis subject to the following provisions.

(b) *Real estate signs.* Real estate signs:

(1) Shall be limited to one sign per parcel, establishment or dwelling unit.

(2) Shall not exceed the following maximum sign areas by Lot Type:

District	Square Feet
Commercial – General, Multi-Family	32

(3) Shall be removed within ten (10) days after the real estate transaction.

(4) Shall not be illuminated.

(c) *Construction project signs.* Construction project signs:

(1) Shall be limited to one sign per active construction project.

(2) Shall not exceed the following maximum sign areas by Lot Type:

District	Square Feet
Commercial – General, Multi-Family	32

(3) May contain the name of the project, contractor, subcontractor, architect, developer, supplier or financial institution.

(4) Shall not be erected prior to the issuance of a building permit and shall be removed prior to the issuance of a certificate of occupancy or certificate of completion.

(5) Shall not be illuminated.

(d) *Political signs:*

(1) Permitted to be located only on properties in the General Commercial Lot Types. Political signs may be no larger than four (4) square feet, excluding the freestanding supports. Said signs shall be freestanding on their own supports and not attached to utility poles, lampposts or other common area property. Said signs shall not have an aggregate height of the sign, including the support, exceeding three (3) feet, to be measured from the ground to the top of the actual sign, so as not to impede vision of traffic at intersections or on streetways, and said signs shall be placed on residential property no closer than twenty (20) feet from the road right-of-way or from any intersection abutting or adjacent to the property where the sign is placed so as not to impede vision of traffic at intersections. There shall be no more than one sign per political candidate or political issue per lot, and every sign in residential districts shall contain a posting date showing the date it was erected, and that date may be no sooner than thirty (30) days prior to the election in which the candidate or issue will be first on the ballot, and the date of election and the name of the person or entity erecting or posting said sign. Each sign shall be removed by the person stated on the sign within seven (7) days after the election in which the candidate or issue was last on the ballot. The city may remove any sign posted on the property if the sign is not posted in a manner specified above or more than seven (7) days have passed since the election and/or ballot. If the city incurs costs and expenses for the removal of signs because they are posted in violation of any provisions of this subsection, the person or entity named on the sign as provided for above shall be billed by the city for the costs and/or expenses of said removal. In the event that litigation arises out of the enforcement of this subsection, the city shall be entitled to all litigation costs, including attorney's fees through the appellate level.

(2) May be erected no sooner than thirty (30) days prior to the election in which the candidate or issue will first be on the ballot.

(3) Shall be removed within seven (7) days after the election in which the candidate or issue was last on the ballot.

(e) *Special event signs:*

(1) May be permitted by the developer for a specific purpose and period of time.

(2) May be displayed up to fourteen (14) days prior to the special event, during the special event which shall not exceed sixty (60) days and shall be removed within seven (7) days after the event.

(3) Shall not exceed thirty-two (32) square feet in sign area, except that the combined area of all banners shall not exceed the sign area allowed for on-premises wall or projecting signs.

(4) Shall not be illuminated.

(f) *Streamers, pennants and flags.*

(1) Shall be maintained in good condition; torn, weathered or otherwise deteriorated streamers or flags shall be repaired, replaced or removed.

(g) *Proposed development signs.*

(1) Shall be limited to one sign per parcel or establishment or dwelling unit.

(2) Shall not exceed the following maximum sign area by Lot Type:

Lot Type	Square Feet
Commercial – General, Multi-Family	32

(3) Shall have the date of erection in the lower left-hand corner of sign in letters and/or numbers at least one inch high.

(4) Shall not remain on the premises more than two years.

Permitted Permanent Signs:

The following types and sizes of signs or advertising structures of a permanent nature shall be permitted within the following zoning districts:

(1) *Multi-Family Lot Type*

1. One nonilluminated nameplate per individual dwelling unit, which shall not exceed one square foot each in sign area.
2. One nonilluminated wall or ground sign per entrance identifying only the name and/or address of a permitted principal building or use, which shall not exceed eighteen (18) square feet in sign area. Ground signs shall not exceed six (6) feet in height.
3. Nonilluminated directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed to ensure adequate way-finding.

(2) *Commercial – General Lot Types.*

1. Off-premises signs.
2. One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street.
3. Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet. The second ground sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage in excess of the first five hundred (500) feet of frontage, up to a maximum of two hundred (200) square feet. Structures on out parcels with a single tenant having sixty (60) feet of frontage or more shall also be permitted a separate ground sign subject to the restrictions above. The out parcel frontage shall not be subtracted in calculating the frontage for the group of establishments.
4. One pedestrian sign per tenant, which shall not exceed six (6) square feet in sign area.
5. One rear entrance wall sign per tenant, which shall not exceed six (6) square feet in sign area.
6. Window display signs per tenant, which shall not exceed twenty-five (25) per cent of such open window area.
7. Directional signs, which shall not exceed six (6) square feet in sign area may be installed as needed to ensure adequate way-finding.
8. In addition to the other signage set forth herein, buildings with frontage on I-95 may have wall signage with a sign face area not to exceed 20% of the building façade facing I-95 or projecting wall signage not to exceed 20% of the building façade facing I-95.

(3) *Landmark/PUD Entry Sign- General Entrance to Development*

1. Sign shall not exceed 500 square feet.
2. Double sided signs shall calculate square footage from one sign
3. In addition to the other signage set forth herein, buildings with frontage on I-95 may have wall signage with a sign face area not to exceed 20% of the building façade facing I-95 or projecting wall signage not to exceed 20% of the building façade facing I-95.
4. Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet. The second ground sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage in excess of the first five hundred (500) feet of frontage, up to a maximum of two hundred (200) square feet. Structures on out parcels with a single tenant having sixty (60) feet of frontage or more shall also be permitted a separate ground sign subject to the restrictions above. The out parcel frontage shall not be subtracted in calculating the frontage for the group of establishments.
5. Illuminated signs are permitted.

Off-premises Signs/Billboards:

There currently exist two (2) two-sided billboards along the I-95 frontage, which lie within the Planned Development project boundary. The billboards are located approximately where shown on the attached Planned Development Site Plan. Developer does not own the billboards and both billboards lie within a 60' Access, Utility, Drainage and Billboard Easement, which provides for the right of the billboard owner to keep and maintain the billboards. The existence of the two (2) existing billboards shall be disregarded for purposes of determining what signage may be constructed for any development within the Planned Development. The sign face area of the two (2) existing billboards shall not be included in calculating or otherwise determining allowable sign face area for any development occurring within the Planned Development. Additionally, the sign face area of the two (2) existing billboards shall not be included in calculating or otherwise used to determine allowable sign face area of tenants or users within the Planned Development should tenants or users utilize billboard signage on one (1) or both sides of the two (2) existing two-sided billboards.

Lighting:

In addition to requirements relating to the type and style of allowable lamps, lighting fixtures, and light poles, as contained in the Sunrise POA documents, the following lighting standards shall apply to all development internal to the Sunrise Planned Development:

Lighting standards for streets:

All interior streets shall be illuminated as follows:

a. At least one (1) average foot-candle for streets classified as local, collector, arterial or higher classification;
b. At least one half (0.5) average foot-candle for streets other than collector, arterial or higher classification;

c. At least one (1) average foot-candle for sidewalks, pedestrian pathways and other pedestrian areas, other than parks, preserve areas,

Lighting standards for vehicular use areas (i.e., drive ways, drive aisles, parking areas and the like), other than a street, internal to a lot or parcel:

a. Commercial General: A minimum of two (2) foot-candles / maximum foot-candle of ten (10);
b. Residential Single Family/Multi-family: A minimum of one half (0.5) foot-candle / maximum foot-candle of six (6);

So as to prevent light pollution or spill-over onto adjacent properties, the maximum foot-candle reading at the property/line shall not exceed 0.01 foot-candles.

Lighting plan submittal requirements, along with applicable review and approval guidelines, shall be in accordance Section 125-313(d)(8) & 125-313(g)(6)– Design Review, City of Fort Pierce Code of Ordinances.

Design Review:

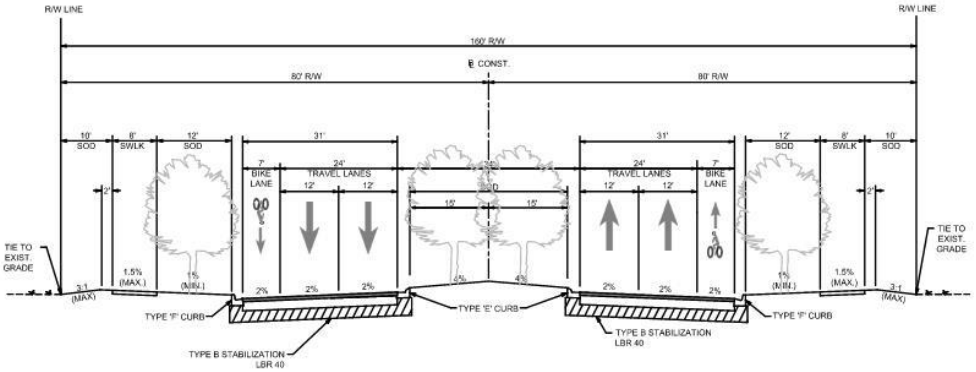
The Design Review Guidelines set forth in Section 125-314 of the City of Fort Pierce Code of Ordinances shall not apply to any development occurring within the boundary of the Sunrise Planned Development; however, the City of Fort Pierce Building Code along with any applicable State or Federal building regulations shall apply. Design guidelines concerning roofs, entrances, windows, building elevations, streetscaping, walls and fences, awnings and renovations shall be addressed in the Declaration of Covenants and Restrictions governing the Planned Development.

Private Access Tract Street Sections:

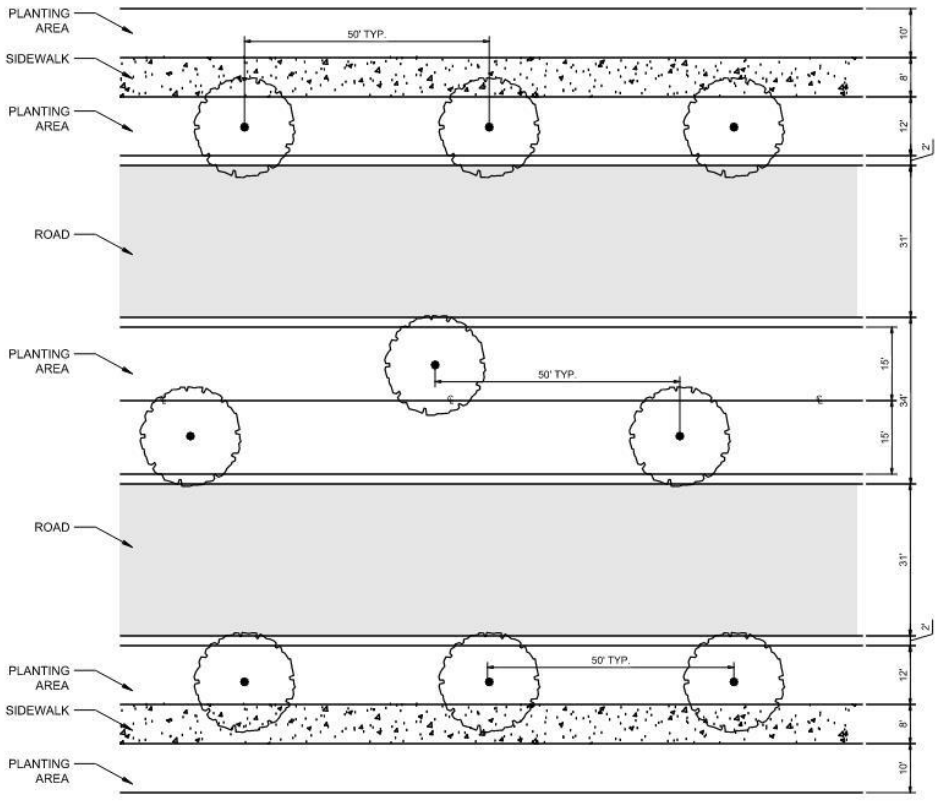
Please refer to the typical street sections below for dimensional requirements for the private internal streets proposed within the development:

Refer to Exhibits A, B, C

EXHIBIT 'A'

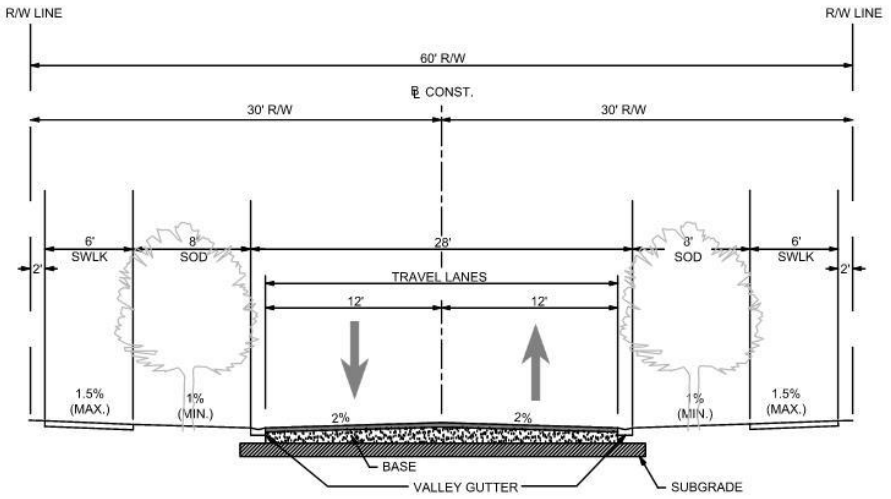


N-S ARTERIAL ROAD "A" TYPICAL SECTION
N.T.S.

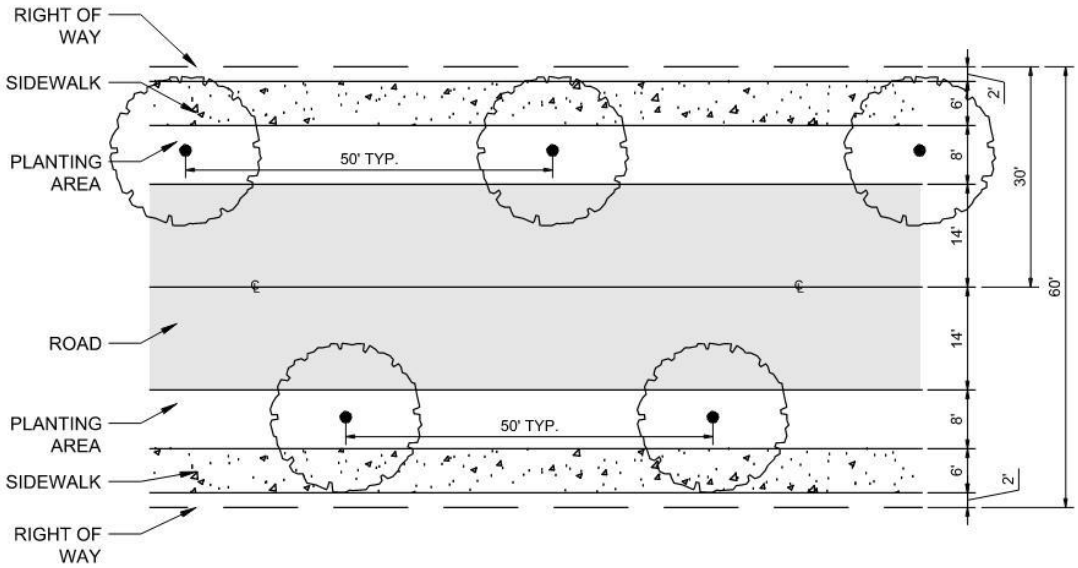


N-S ARTERIAL ROAD "A" TYPICAL PLAN
N.T.S.

EXHIBIT 'B'

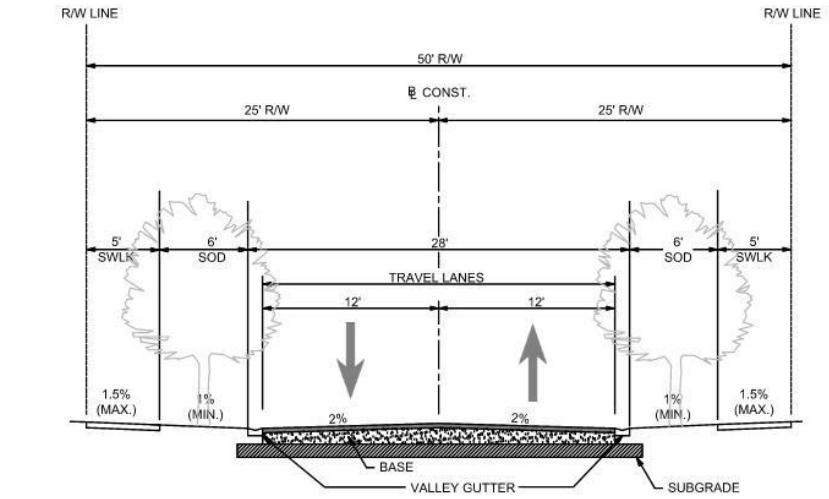


E-W LOCAL ROAD, 60' R/W TYPICAL SECTION
N.T.S.

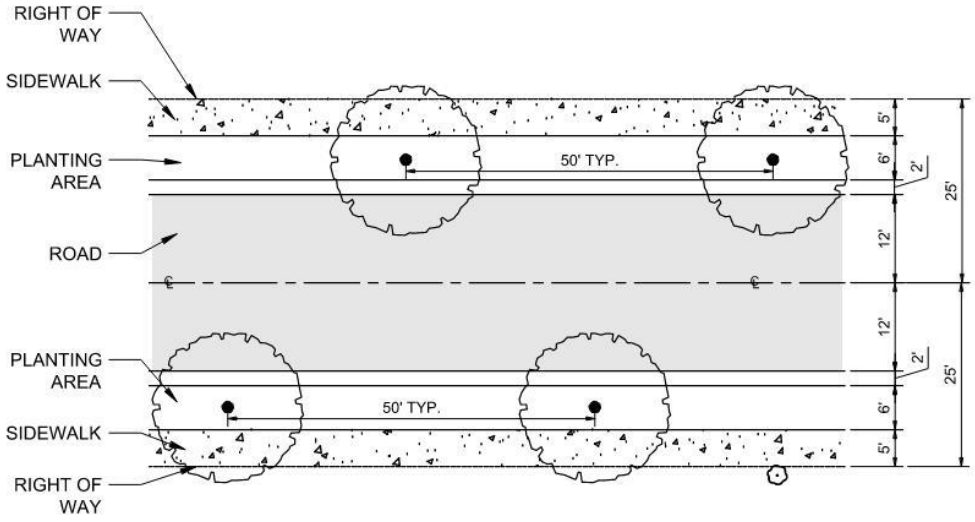


E-W LOCAL ROAD, 60' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'C'

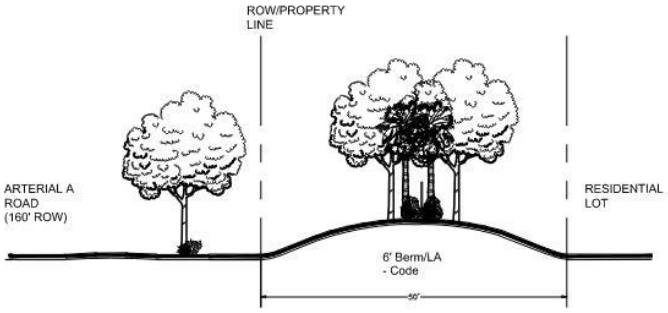


LOCAL ROAD, 50' R/W TYPICAL SECTION
N.T.S.

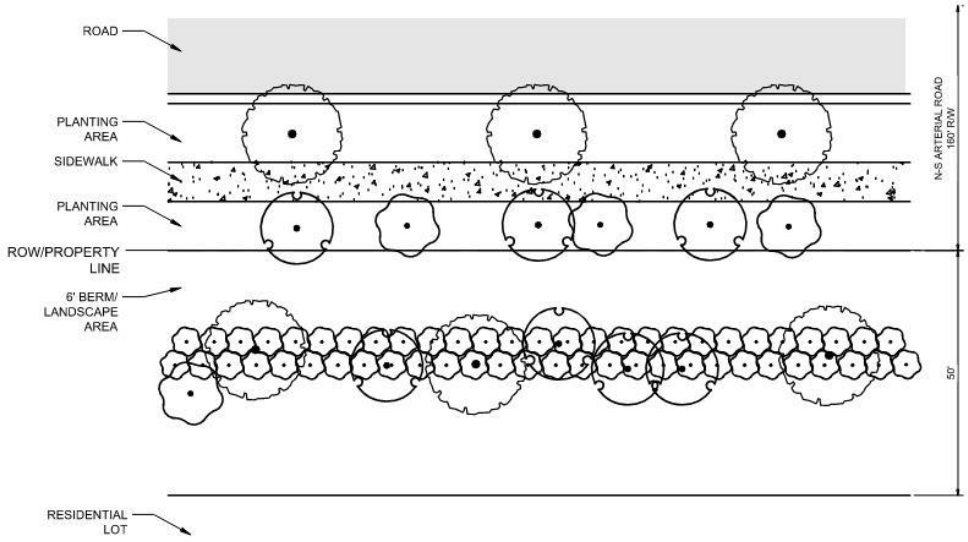


LOCAL ROAD, 50' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'D'



PERIMETER BUFFER SECTION
N.T.S.



PERIMETER BUFFER PLAN
N.T.S.

lucido&associates
Land Planning / Landscape Architecture

Kevin Freeman
Planning Director
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Sunrise Residential – Historical Report
Our Reference Number: 22-405

Dear Mr. Freeman,

On behalf of Walton Acquisitions FL, LLC and Sunrise Residential, LLC, please accept this Historical Report conducted by Lucido and Associates, an authorized representative for said project. This project recommences years later off the back bone of an approved Planned Development formerly known as Village at Midway. Village at Midway focused on Warehouse and Industrial Uses while the newly proposed Planned Development provides a balanced sustainable mixed-use area for its residents.

Village at Midway was a proposed mixed-use project situated on approximately 516.32 ac. of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce. The project was comprised of two parcels of land, one of which is approximately 116 ac. was annexed into the City, while the second parcel is approximately 400 ac. and was annexed into the City on July 19, 2010. Uses within the proposed development included flex industrial and warehouse, flex office and highway oriented commercial development along with neighborhood commercial, general commercial and limited multi-family residential uses on the western portion of the project site.

Sunrise Residential as proposed will provide for a cohesive project build-out, will provide the foundation for future tenants to submit detailed development plan proposals for review and approval by the City. The intent of the proposed project was to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. This affords all involved, including the City, developer and potential tenants, a clear, agreed path to provide for the most efficient and flexible development of the subject parcels.

We appreciate the opportunity to work with you in making this project become a reality and encourage any feedback and constructive dialogue you may have to lend. Should you have any questions, please do not hesitate to contact me directly.

Kindest Regards,

Derrick E Phillips Jr

TRAFFIC IMPACT ANALYSIS

Sunrise Residential
Fort Pierce, FL

Prepared for:
Mills, Short & Associates, LLC
700 22nd Place, Suite 2C & 2D
Vero Beach, FL 32960

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

093033
June 2023
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project site located north of Midway Road and west of I-95, Fort Pierce, Florida (PNC: 3302-212-0001-000-4; 2334-410-0000-000-1; 2334-340-0000-000-7). The applicant proposes to develop 516.95 acres with 1,200 single family dwelling units (DUs), 300 multi-family DUs and 100,000 SF of commercial use. The build out year is 2028.

The proposed development will generate the following net new external trips:

- 13,503 daily, 1,025 AM peak hour (337 in/688 out), and 1,341 PM peak hour (793 in/548 out) trips.

The proposed development will generate the following cumulative driveway trips:

- 16,201 daily, 1,162 AM peak hour (422 in/740 out), and 1,603 PM peak hour (937 in/666 out) trips.

The following modifications are necessary allow the surrounding roadway network to operate acceptably:

- Widen Midway Road from the Project Site to I-95 from 2-lanes to 4-Lanes (responsibility of Wylder) and the widening of Midway Road from East Torino Parkway to Milner Road (over Florida's Turnpike).

The development of the project causes Midway Roadway from the Project Entrance to I-95 to fail as a 4-lane road. Therefore, 6-laning of Midway Road from the Project Entrance to I-95 is recommended as a part of the project related improvements.

A traffic signal is recommended at Driveway 1(Arterial Road A) & Midway Road. A 535-foot ingress right-turn and 260-foot left-turn lane are recommended at Driveway 1.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

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EXHIBITS

Exhibit 1 Trip Generation
Exhibit 2 Intersection Volumes Worksheet
Exhibit 3 Intersection Analysis Results

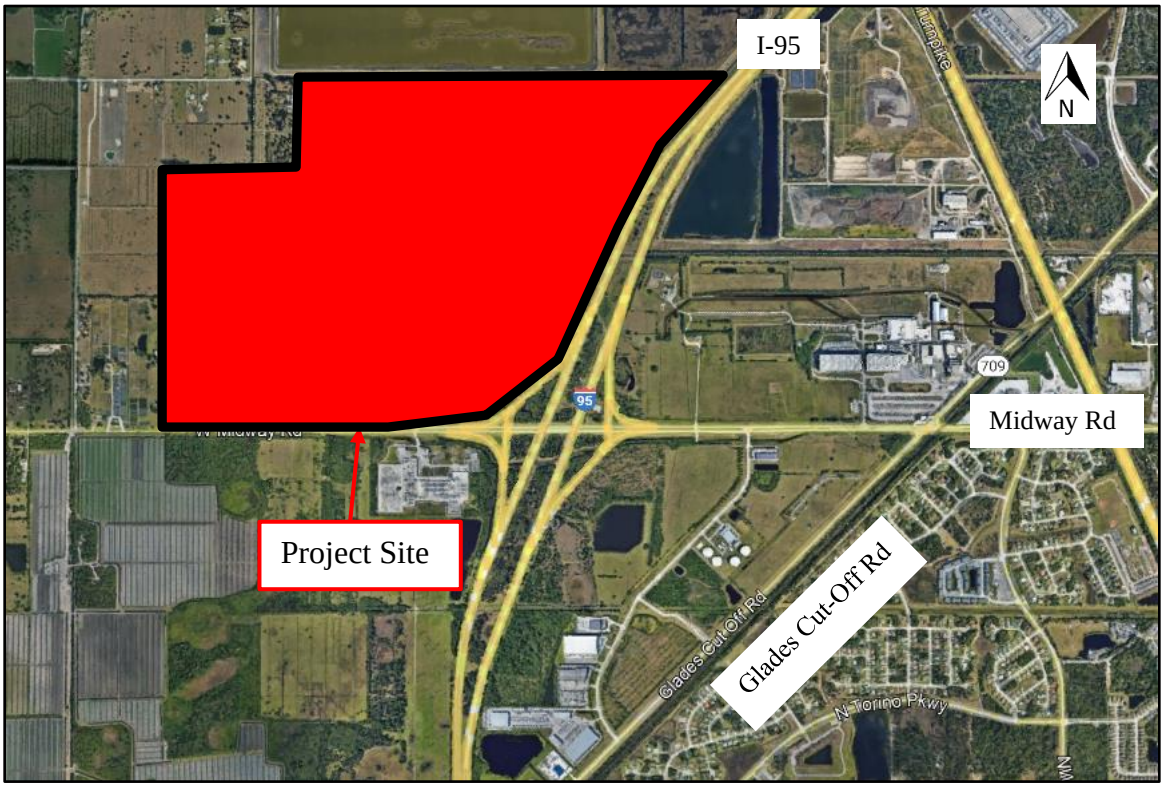
APPENDICES

Appendix A – ITE Report, *Trip Generation (11th Edition)*
Appendix B – Peak Season Correction Factors
Appendix C – St Lucie County Traffic Counts and Level of Service Report (2022)
Appendix D – FDOT Midway Road & I-95 Construction Plan
Appendix E – FDOT 2023 LOS C3R Table
Appendix F – Conceptual Site Plan
Appendix G – Assignment
Appendix H - Allowable DRI Trips and Assignment of LTC Ranch
Appendix I - FDOT AADT Volumes
Appendix K - Model Assignment
Appendix J - Property Card

INTRODUCTION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project site located north of Midway Road and west of I-95, Fort Pierce, Florida (PNC: 3302-212-0001-000-4; 2334-410-0000-000-1; 2334-340-0000-000-7). The applicant proposes to develop 516.95 acres with 1,200 single family dwelling units (DUs), 300 multi-family DUs and 100,000 SF of commercial use. The build out year is 2028. Figure 1 shows the site location.

Figure 1. Site Location



DATA

The most relevant information contained below will be used to develop the foregoing traffic analysis.

- FDOT's Q/LOS Manual
- St. Lucie County Traffic Counts and Level of Service Report (2022)
- *Trip Generation, 11th Edition* (ITE report)

TRIP GENERATION

Trip generation is based on Institute of Transportation Engineering's (ITE) manual, *Trip Generation Manual (11th Edition)*. The study used Single Family Detached (ITE Land Use 210), Multi-family Housing (Low-Rise) (ITE Land Use 220) and Shopping Plaza (40-150k).

Proposed Use

- 1,200 Single Family DUs (ITE Land Use 210)
- 300 Multi-family Housing DUs (ITE Land Use 220)
- 100,000 Shopping Plaza (ITE Land Use 821)

The proposed development will generate the following net new external trips:

- 13,503 daily, 1,025 AM peak hour (337 in/688 out), and 1,341 PM peak hour (793 in/548 out) trips.

The proposed development will generate the following cumulative driveway trips:

- 16,201 daily, 1,162 AM peak hour (422 in/740 out), and 1,603 PM peak hour (937 in/666 out) trips.

Table 1 presents the project's trip generation.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Land Use									
Single Family Detached	1,200	DU	9,926	715	186	529	1,027	647	380
Multi-family Housing (Low-rise)	300	DU	1,998	116	28	88	150	95	55
Shopping Center (40-150k) (w/ Supermarket)	100	1000 SF	9,109	353	219	134	886	425	461
Subtotal			21,033	1,184	433	751	2,063	1,167	896
	AM	PM/ DAILY							
Internal Capture									
Single Family Detached	1.3%	15.9%	1,575	9	4	5	163	120	43
Multi-family Housing (Low-rise)	1.7%	44.7%	892	2	1	1	67	44	23
Shopping Center (40-150k) (w/ Supermarket)	3.1%	26.0%	2,365	11	6	5	230	66	164
Subtotal	1.9%	22.3%	4,832	22	11	11	460	230	230
Pass-By Traffic									
Single Family Detached	0.0%		0	0	0	0	0	0	0
Multi-family Housing (Low-rise)	0.0%		0	0	0	0	0	0	0
Shopping Center (40-150k) (w/ Supermarket)	40.0%		2,698	137	85	52	262	144	118
Subtotal			2,698	137	85	52	262	144	118
NET PROPOSED TRIPS			***13,503***	***1,025***	***337***	***688***	***1,341***	***793***	***548***
Total Proposed Driveway Volumes			***16,201***	***1,162***	***422***	***740***	***1,603***	***937***	***666***
NET CHANGE IN TRIPS			**13,503**	**1,025**	**337**	**688**	**1,341**	**793**	**548**
DRIVEWAY TRIPS			**16,201**	**1,162**	**422**	**740**	**1,603**	**937**	**666**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Multi-family Housing (Low-rise)	220	DU	T = 6.41(X) + 75.31	0%	24/76	T = 0.31(X) + 22.85	63/37	T = 0.43(X) + 20.55
Shopping Center (40-150k) (w/ Supermarket)	821	1000 SF	T = 76.96(X) + 1412.79	40%	62/38	3.53	48/52	T = 7.67(X) + 118.86

ITE 11th Edition

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Internal Capture

Internal capture is conservatively estimated at 1.9% for the AM peak hour and 22.3% for the Daily/PM peak hour conditions based on the initial internal capture estimates. The internal capture is summarized in Exhibit 2A and detailed in Exhibits 2B and 2C for proposed conditions. Internal Capture rates between uses are based on rates contained within ITE's *Trip Generation Handbook*.

Pass-by Capture

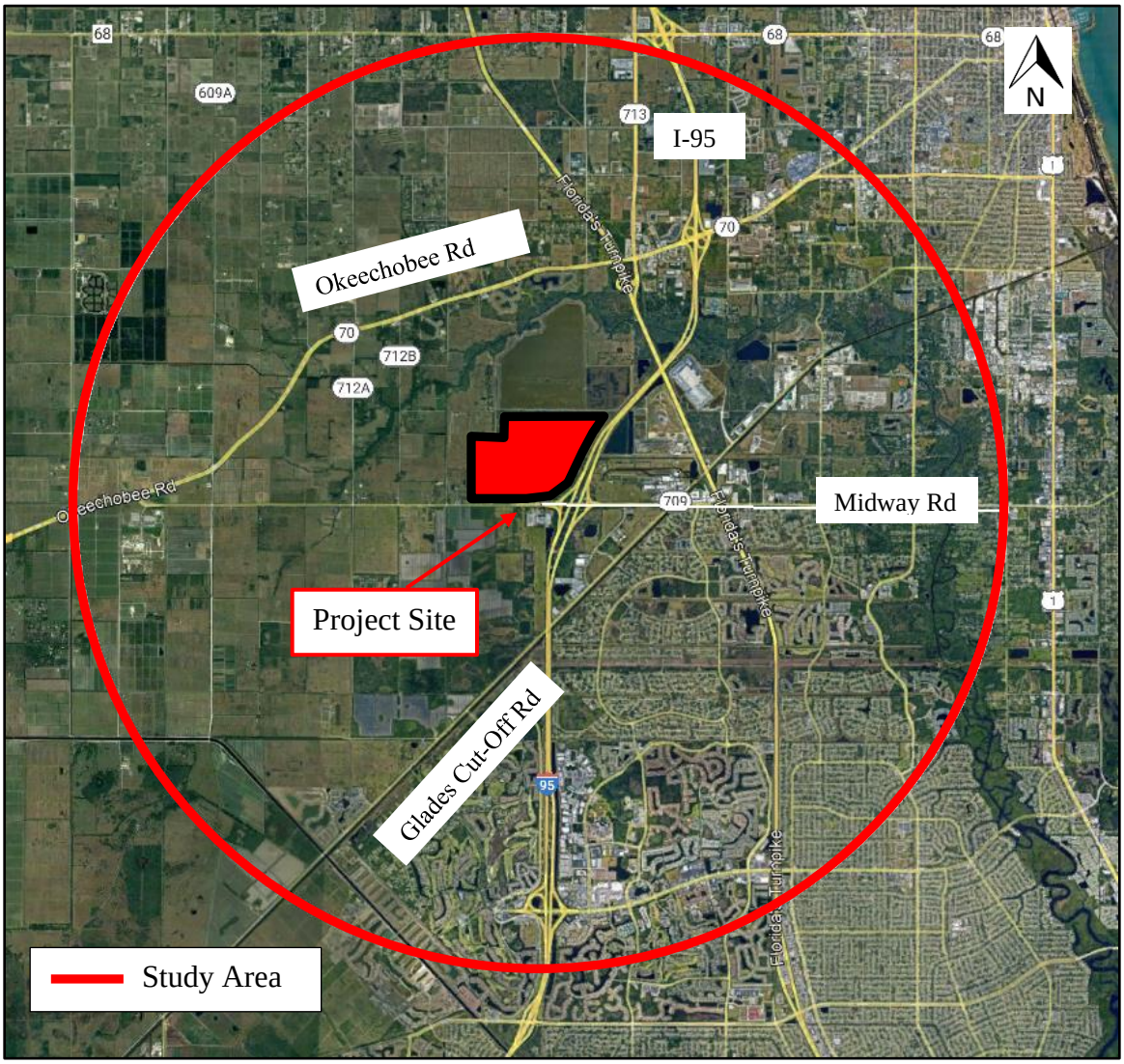
The proposed pass-by capture rate of 40 percent is used for commercial uses and is in accordance with the ITE pass-by rates for the land use Shopping Plaza (40-150k) (Land Use 821).

STUDY AREA

The required study area for the project is 5 miles in accordance with Section 22-217(f)(2)2.

Figure 2 displays the area of influence.

Figure 2. Study Area



COMMITTED IMPROVEMENTS

MacKenzie Engineering and Planning, Inc. (MEP) reviewed the FDOT 5-year work program and the St. Lucie County TIP Report. The following improvements affect roadway capacity and are within the study area of the project:

- Dual left-turns lanes at both I-95 off ramps – FDOT
- 4-Laning Midway Road from Jenkins Road to Selvitz Road - FDOT – 2024
- New 2-Lane Jenkins Road from Midway Road to Glades Cut-Off Road - SLC – 2024
- 4-Laning Selvitz Road - Glades Cut-Off Road to Edwards Road

COMMITTED PROJECT

The committed project Wylder (LTC Ranch DRI) west side will be included in roadway analysis and intersection analysis. Wylder is responsible for 4-laning Midway Road from their project entrance (Wylder Parkway) to I-95.

TRAFFIC DISTRIBUTION

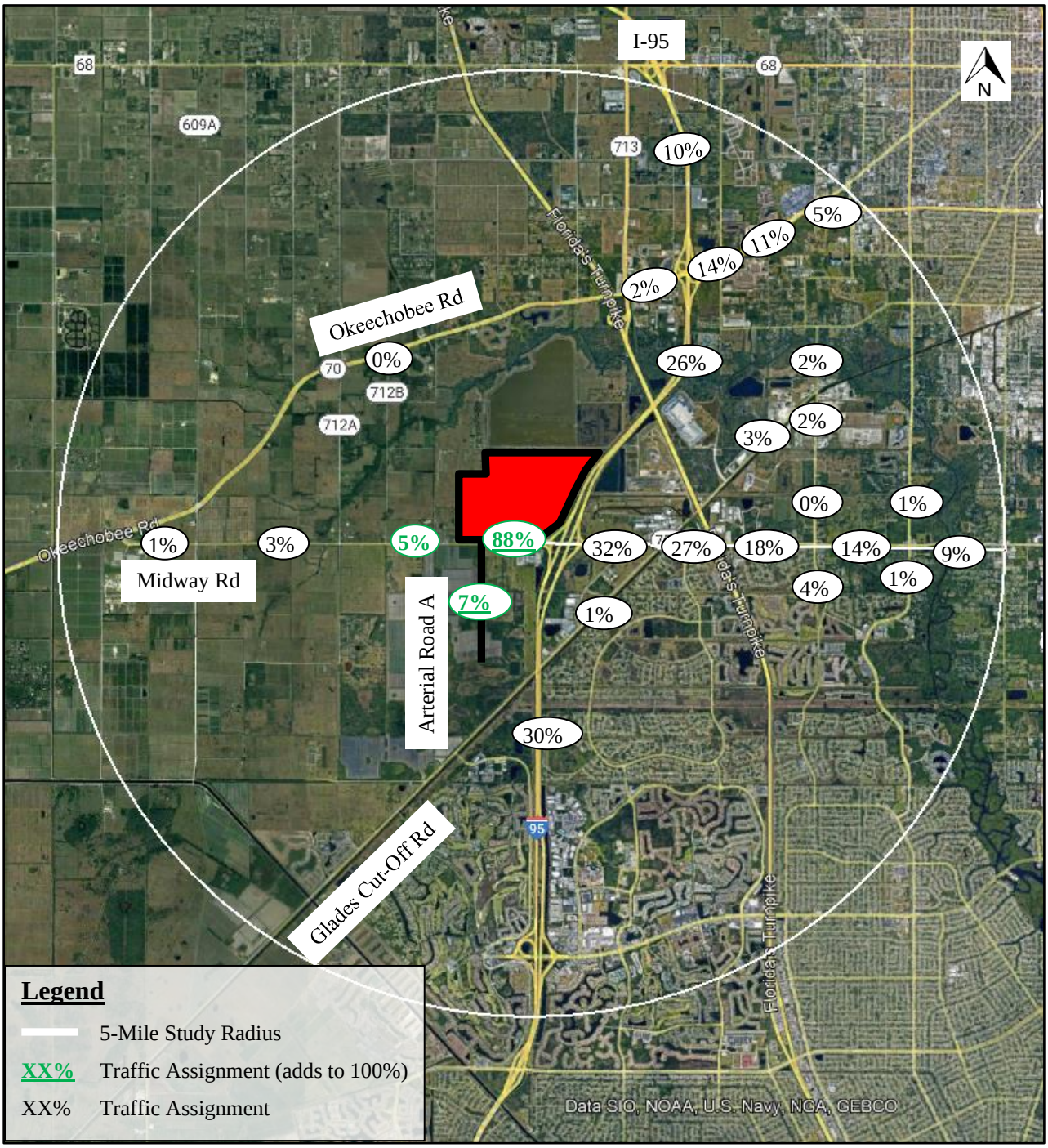
Traffic distribution and assignment was developed based upon a select zone assignment for the project using the County's Travel Demand model, Treasure Regional Planning Model (Version 4.1) (see Appendix). Land use representing the buildout of the project was input into the model. The resulting traffic assignment is representative of the distribution and assignment from the model. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	0 percent
SOUTH	-	7 percent
WEST	-	5 percent
EAST	-	88 percent

TRAFFIC ASSIGNMENT

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignment is illustrated in Figure 3.

Figure 3. Traffic Assignment



HISTORICAL GROWTH

In order to provide an accurate traffic analysis, the growth rate at each intersection was determined by a volume weighted averaging of the growth on each leg of the intersection as shown in Table 2. The historic annual growth rate on the surrounding facilities between 2018 and 2022 is 2.1%.

Table 2. Growth Rate Calculation

		Average Daily Traffic					Annaual Absolute Growth	Growth Rate
Station	**Description**	**2018**	**2019**	**2020**	**2021**	**2022**		
948537	Midway Rd, from Mc Carty Rd to I-95			5,200				
940732	Midway Rd, W of I-95	5,000	8,400		4,800	6,900	20	0.3%
945140	Midway Rd, E of I-95	19,100	21,000	19,400	22,500	23,000	930	4.0%
948538	Midway Rd, from Glade Rd to Florida Turnpike	16,800			18,700		633	3.4%
940086	Mc Carty Rd, S of Twin Creeks Dr	350	350					
940279	Glades Cut-Off Rd, S of Midway Rd			3,400				
947014	Glades Cut-Off Rd, N of Reserve Com Pkwy	5,700			4,200		-500	-11.9%
							Weighted Average	2.1%
							Growth Rate Used	**2.1%**

ROADWAY ANALYSIS

Roadway Capacity

Roadway classification follows the St. Lucie County Comprehensive Plan outlining the roadway functional classification. The St. Lucie County Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2022 Level of Service Report. Where road segment information is not available, the study uses Fort Pierce's minimum LOS stands to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Significance

Traffic assignment was compared to the roadway capacities and roadway segments within 2 miles of the property. Impacts of greater than one percent (1%) are considered to have significant impact. Table 3 displays the roadway segments with significant impact.

Table 3. Project Impacts (Significance)

Roadway	Segments	E + C Lanes	Capacity	Assign	Project Traffic	Impact	Significant Impact? (Y/N)
Glades Cut-Off Rd	Commerce Center Dr to Midway Rd	2	920	1%	8	0.9%	NO
	Midway Rd to Jenkins Rd	2	790	3%	24	3.0%	**YES**
	Jenkins Rd to Selvitz Rd	2	830	3%	24	2.9%	**YES**
Midway Rd	Okeechobee Rd to Shinn Rd	2	760	1%	8	1.1%	**YES**
	Shinn Rd to McCarty Rd	2	630	3%	24	3.8%	**YES**
	McCarty Rd to Project Site	2	700	5%	40	5.7%	**YES**
	Project Site to I-95	2	700	88%	698	99.7%	**YES**
	I-95 to Glades Cut-Off Rd	4	2,100	32%	254	12.1%	**YES**
	Glades Cut-Off Rd to East Torino Pkwy	4	2,100	27%	214	10.2%	**YES**
	East Torino Pkwy to Milner Dr	2	1,110	23%	182	16.4%	**YES**
	Milner Dr to W of Selviz Rd	2	1,110	20%	159	14.3%	**YES**
	W of Selvitz Rd to Selvitz Rd	4	2,100	18%	143	6.81%	**YES**
	Selvitz Rd to Christensen Rd	4	2,100	14%	111	5.29%	**YES**
	Christensen Rd to 25th St	4	2,100	14%	111	5.29%	**YES**
	25th St to Sunrise Blvd	4	2,100	9%	71	3.38%	**YES**
	Sunrise Blvd to Oleander Ave	4	2,100	9%	71	3.38%	**YES**
Okeechobee Rd	Kings Hwy to Crossroads Pkwy	6	4,240	1%	8	0.19%	NO
	Crossroads Pkwy to I-95	6	4,240	2%	16	0.38%	NO
	I-95 to Jenkins Rd	6	4,240	14%	111	2.62%	**YES**
	Jenkins Rd to Mcneil Rd	6	4,040	11%	87	2.15%	**YES**
	Mcneil Rd to Virginia Ave	6	3,170	11%	87	2.74%	**YES**
	Virginia Ave to Hartman Rd	4	2,100	1%	8	0.38%	NO
Selvitz Rd	St James Blvd to Midway Rd	2	750	4%	32	4.27%	**YES**
	Midway Rd to Glades Cut-Off Rd	2	700	0%	0	0.00%	NO
	Glades Cut-Off Rd to Edwards Rd	4	1,850	2%	16	0.86%	NO
St James Dr	Telford Ave to Midway Rd	4	2,100	1%	8	0.38%	NO
25th St	Midway Rd to Bell Ave	4	2,100	1%	8	0.38%	NO

Background Analysis

Traffic volumes were increased based on the annual compound growth rate to develop the projected year 2028 pre-development growth traffic volumes. Project traffic volumes on each road segment were developed based on the project's trip generation times the project assignment as shown in Table 3. Pre-development traffic volumes were developed by adding the existing traffic volumes and traffic growth trips. The pre-development 2028 traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably as shown in Table 4.

Glades Cut-Off Road from Midway Road to Jenkins Road, Midway Road from Project Site to I-95 and Midway Road from East Torino Parkway to West of Selvitz Road are projected to fail due to background traffic growth and committed traffic. In accordance with Chapter 163.3180 F.S., the street maintaining agency has the responsibility to improve Glades Cut-Off Road from Midway Road to Jenkins Road with turn lanes and widen both segments of Midway Road to 4-lanes. The proposed analysis with the project traffic includes the three needed improvements as existing in accordance with Chapter 163.3180 F.S.

Post Development Analysis

The post development 2028 traffic volumes were developed by adding pre-development traffic volume plus project traffic and committed project traffic (LTC Ranch). The post development 2028 traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably.

Midway Road from the Project Site to I-95 is projected to fail in the post-development condition. Widening Midway Road to 6-lanes is recommended from the Project Site to I-95.

Based on the analysis, the remaining roadway segments are projected to operate acceptably in 2028 with the proposed development as shown in Table 5.

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Table 4. 2028 Pre-Development Peak Hour Roadway Analysis

Roadway	Segment	E + C + BI Lanes	Count year	Peak Hour Peak Direction Volumes*	Growth Rate	2028 Traffic	Committed Project Traffic (LTC Ranch)		2028 Background	Roadway Capacity	Acceptable?	Needed Improvement	Needed Lanes	FDOT Area Type	Improved Capacity	Acceptable ?
							Assignment	Traffic								
Glades Cut-Off Rd	Midway Rd to Jenkins Rd	2	2022	667	2.1%	756	5%	95	851	790	NO	Turn Lanes	2	C3R	1,110	yes
	Jenkins Rd to Selvitz Rd	2	2022	399	2.1%	452	5%	95	547	830	YES					
Midway Rd	Okeechobee Rd to Shinn Rd	2	2022	435	2.1%	493	1%	19	512	760	YES					
	Shinn Rd to McCarty Rd	2	2022	435	2.1%	493	3%	57	550	630	YES					
	McCarty Rd to Project Site	2	2022	435	2.1%	493	5%	95	588	700	YES					
	Project Site to I-95	2	2022	435	2.1%	493	49%	935	1,428	700	NO	Add Lanes	4	C3R	1,940	yes
	I-95 to Glades Cut-Off Rd	4	2022	1,044	2.1%	1,183	15%	286	1,469	2,100	YES					
	Glades Cut-Off Rd to East Torino Pkwy	4	2022	1,223	2.1%	1,385	23%	439	1,824	2,100	YES					
	East Torino Pkwy to Milner Dr	2	2022	1,223	2.1%	1,385	19%	363	1,748	1,110	NO	Add Lanes	4	C3R	1,940	yes
	Milner Dr to W of Selviz Rd	2	2022	1,223	2.1%	1,385	18%	343	1,728	1,110	NO	Add Lanes	4	C3R	1,940	yes
	W of Selvitz Rd to Selvitz Rd	4	2022	1,223	2.1%	1,385	16%	305	1,690	2,100	YES					
	Selvitz Rd to Christensen Rd	4	2022	916	2.1%	1,038	15%	286	1,324	2,100	YES					
	Christensen Rd to 25th St	4	2022	916	2.1%	1,038	13%	248	1,286	2,100	YES					
	25th St to Sunrise Blvd	4	2022	1,002	2.1%	1,135	10%	191	1,326	2,100	YES					
	Sunrise Blvd to Oleander Ave	4	2022	1,002	2.1%	1,135	10%	191	1,326	2,100	YES					
Okeechobee Rd	I-95 to Jenkins Rd	6	2022	1,801	2.1%	2,040	0%	0	2,040	4,240	YES					
	Jenkins Rd to Mcneil Rd	6	2022	1,801	2.1%	2,040	0%	0	2,040	4,040	YES					
	Mcneil Rd to Virginia Ave	6	2022	1,618	2.1%	1,833	0%	0	1,833	3,170	YES					
Selvitz Rd	St James Blvd to Midway Rd	2	2022	450	2.1%	510	0%	0	510	750	YES					

* From TPO's 2022 Traffic Counts and Level of Service Report Service Report.

4_lane Improvement is based on area type C3R with right-turn lanes (1,850 x 1.05) = ~1,940

Table 5. 2028 Post-Development Peak Hour Roadway Analysis

Roadway	Segment	E + C + BI Lanes	2028 Background	Assignment	Project Traffic	2028 Buildout	Roadway Capacity	Acceptable?	Needed Improvement	Needed Lanes	FDOT Area Type	Improved Capacity	Acceptable ?
Glades Cut-Off Rd	Midway Rd to Jenkins Rd	2	851	3%	24	875	1,100	YES					
	Jenkins Rd to Selvitz Rd	2	547	3%	24	571	830	YES					
Midway Rd	Okeechobee Rd to Shinn Rd	2	512	1%	8	520	760	YES					
	Shinn Rd to McCarty Rd	2	550	3%	24	574	630	YES					
	McCarty Rd to Project Site	2	588	5%	40	628	700	YES					
	Project Site to I-95	2	1,428	88%	698	2,126	1,940	NO	Add Lanes	6	C3R	2,730	yes
	I-95 to Glades Cut-Off Rd	4	1,469	32%	254	1,723	2,100	YES					
	Glades Cut-Off Rd to East Torino Pkwy	4	1,824	27%	214	2,038	2,100	YES					
	East Torino Pkwy to Milner Dr	4	1,748	23%	182	1,930	1,940	YES					
	Milner Dr to W of Selviz Rd	4	1,728	20%	159	1,887	1,940	YES					
	W of Selvitz Rd to Selvitz Rd	4	1,690	18%	143	1,833	2,100	YES					
	Selvitz Rd to Christensen Rd	4	1,324	14%	111	1,435	2,100	YES					
	Christensen Rd to 25th St	4	1,286	14%	111	1,397	2,100	YES					
	25th St to Sunrise Blvd	4	1,326	9%	71	1,397	2,100	YES					
	Sunrise Blvd to Oleander Ave	4	1,326	9%	71	1,397	2,100	YES					
Okeechobee Rd	I-95 to Jenkins Rd	6	2,040	14%	111	2,151	4,240	YES					
	Jenkins Rd to Mcneil Rd	6	2,040	11%	87	2,127	4,040	YES					
	Mcneil Rd to Virginia Ave	6	1,833	11%	87	1,920	3,170	YES					
Selvitz Rd	St James Blvd to Midway Rd	2	510	4%	32	542	750	YES					

(1) Existing plus committed plus background improvements laneage

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2028 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

1. Midway Road & I-95 WB
2. Midway Road & I-95 EB

Data from the existing facilities within the study area were collected based on aerial photography and site observations. MacKenzie Engineering and Planning, Inc. collected AM and PM peak hour turning movement counts. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Analysis

Midway Road & I-95 WB

MEP evaluated the Midway Road and I-95 WB intersection. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Midway Road & I-95 EB

MEP evaluated the Midway Road and I-95 EB intersection. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

ACCESS

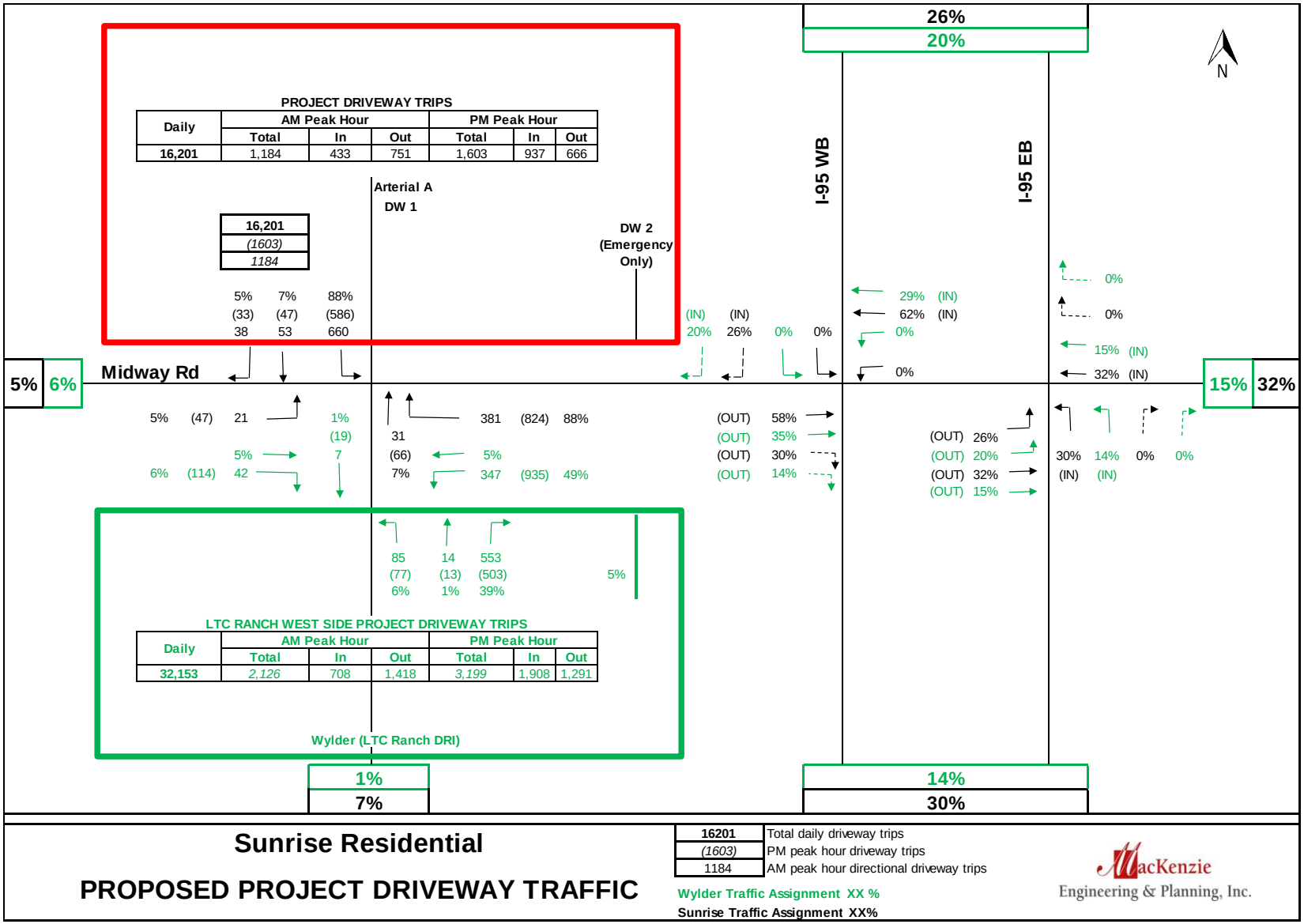
The project site proposes four points of access. The proposed accesses are as follows:

DW 1 – Midway Road (West) – Full Opening - Signalized
DW 2 – Midway Road (East) – Emergency Only

Driveway laneage is based on the most conservative estimate of projected driveway volumes.

Figures 4 shows the proposed project driveway volumes.

Figure 4. Driveway Volumes



Driveway 1 (Midway Road – West)

Ingress Right-Turn Lane

FDOT's Access Manage Guidebook recommends a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized intersection with a posted speed limit 45 mph or less. As shown in Figure 4, the right turn volume of 824 peak hour vehicles warrants a right turn lane at this location. Therefore, a right turn lane is recommended. A total turn lane length of 535 feet is recommended based on a design speed of 45 MPH (185 feet of deceleration plus 350 feet of queue storage).

Ingress Left Turn Lane Analysis

A left-turn lane into the project is recommended. The turn lane length is recommended to be 260 feet (185 feet of deceleration plus 75 feet of queue storage).

Driveway 2 (Midway Road – East)

Driveway 2 is an emergency access. No analysis is required.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project site located north of Midway Road and west of I-95, Fort Pierce, Florida (PNC: 3302-212-0001-000-4; 2334-410-0000-000-1; 2334-340-0000-000-7). The applicant proposes to develop 516.95 acres with 1,200 single family dwelling units (DUs), 300 multi-family DUs and 100,000 SF of commercial use. The build out year is 2028.

The proposed development will generate the following net new external trips:

- 13,503 daily, 1,025 AM peak hour (337 in/688 out), and 1,341 PM peak hour (793 in/548 out) trips.

The proposed development will generate the following cumulative driveway trips:

- 16,201 daily, 1,162 AM peak hour (422 in/740 out), and 1,603 PM peak hour (937 in/666 out) trips.

The following modifications are necessary allow the surrounding roadway network to operate acceptably:

- Widen Midway Road from the Project Site to I-95 from 2-lanes to 4-Lanes (responsibility of Wylder) and the widening of Midway Road from East Torino Parkway to Milner Road (over Florida's Turnpike).

The development of the project causes Midway Roadway from the Project Entrance to I-95 to fail as a 4-lane road. Therefore, 6-laning of Midway Road from the Project Entrance to I-95 is recommended as a part of the project related improvements.

A traffic signal is recommended at Driveway 1(Arterial Road A) & Midway Road. A 535-foot ingress right-turn and 260-foot left-turn lane are recommended at Driveway 1.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

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APPENDICES

EXHIBIT 1A

TRIP GENERATION

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Land Use									
Single Family Detached	1,200	DU	9,926	715	186	529	1,027	647	380
Multi-family Housing (Low-rise)	300	DU	1,998	116	28	88	150	95	55
Shopping Center (40-150k) (w/ Supermarket)	100	1000 SF	9,109	353	219	134	886	425	461
Subtotal			21,033	1,184	433	751	2,063	1,167	896
	AM	PM/ DAILY							
Internal Capture									
Single Family Detached	1.3%	15.9%	1,575	9	4	5	163	120	43
Multi-family Housing (Low-rise)	1.7%	44.7%	892	2	1	1	67	44	23
Shopping Center (40-150k) (w/ Supermarket)	3.1%	26.0%	2,365	11	6	5	230	66	164
Subtotal	1.9%	22.3%	4,832	22	11	11	460	230	230
Pass-By Traffic									
Single Family Detached	0.0%		0	0	0	0	0	0	0
Multi-family Housing (Low-rise)	0.0%		0	0	0	0	0	0	0
Shopping Center (40-150k) (w/ Supermarket)	40.0%		2,698	137	85	52	262	144	118
Subtotal			2,698	137	85	52	262	144	118
NET PROPOSED TRIPS			***13,503***	***1,025***	***337***	***688***	***1,341***	***793***	***548***
Total Proposed Driveway Volumes			***16,201***	***1,162***	***422***	***740***	***1,603***	***937***	***666***
NET CHANGE IN TRIPS			**13,503**	**1,025**	**337**	**688**	**1,341**	**793**	**548**
DRIVEWAY TRIPS			**16,201**	**1,162**	**422**	**740**	**1,603**	**937**	**666**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	26/74	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27
Multi-family Housing (Low-rise)	220	DU	T = 6.41(X) + 75.31	0%	24/76	T = 0.31(X) + 22.85	63/37	T = 0.43(X) + 20.55
Shopping Center (40-150k) (w/ Supermarket)	821	1000 SF	T = 76.96(X) + 1412.79	40%	62/38	3.53	48/52	T = 7.67(X) + 118.86

ITE 11th Edition

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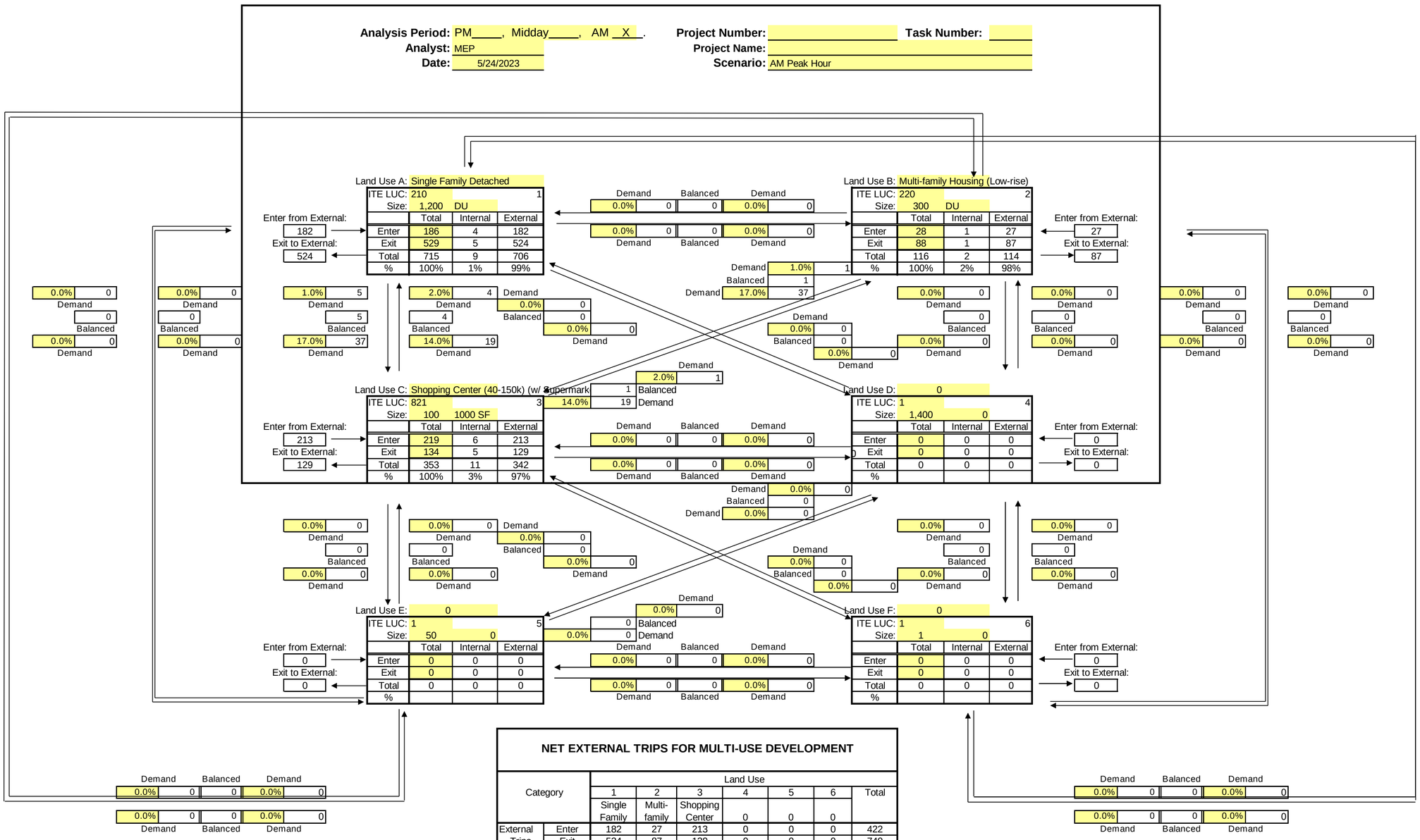
EXHIBIT 1B - ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM____, Midday____, AM __X__. **Project Number:** _____ **Task Number:** _____
Analyst: MEP **Project Name:** _____
Date: 5/24/2023 **Scenario:** AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Single Family	2 Multi-family	3 Shopping Center	4 0	5 0	6 0	Total
External Trips	Enter	182	27	213	0	0	0	422
	Exit	524	87	129	0	0	0	740
	Total	706	114	342	0	0	0	**1,162**
Internal Trips	Enter	4	1	6	0	0	0	11
	Exit	5	1	5	0	0	0	11
	Total	9	2	11	0	0	0	**22**
Single Use Trip Gen Estimate		715	116	353	0	0	0	**1,184**
		1.26%	1.72%	3.12%	0.00%	0.00%	0.00%	

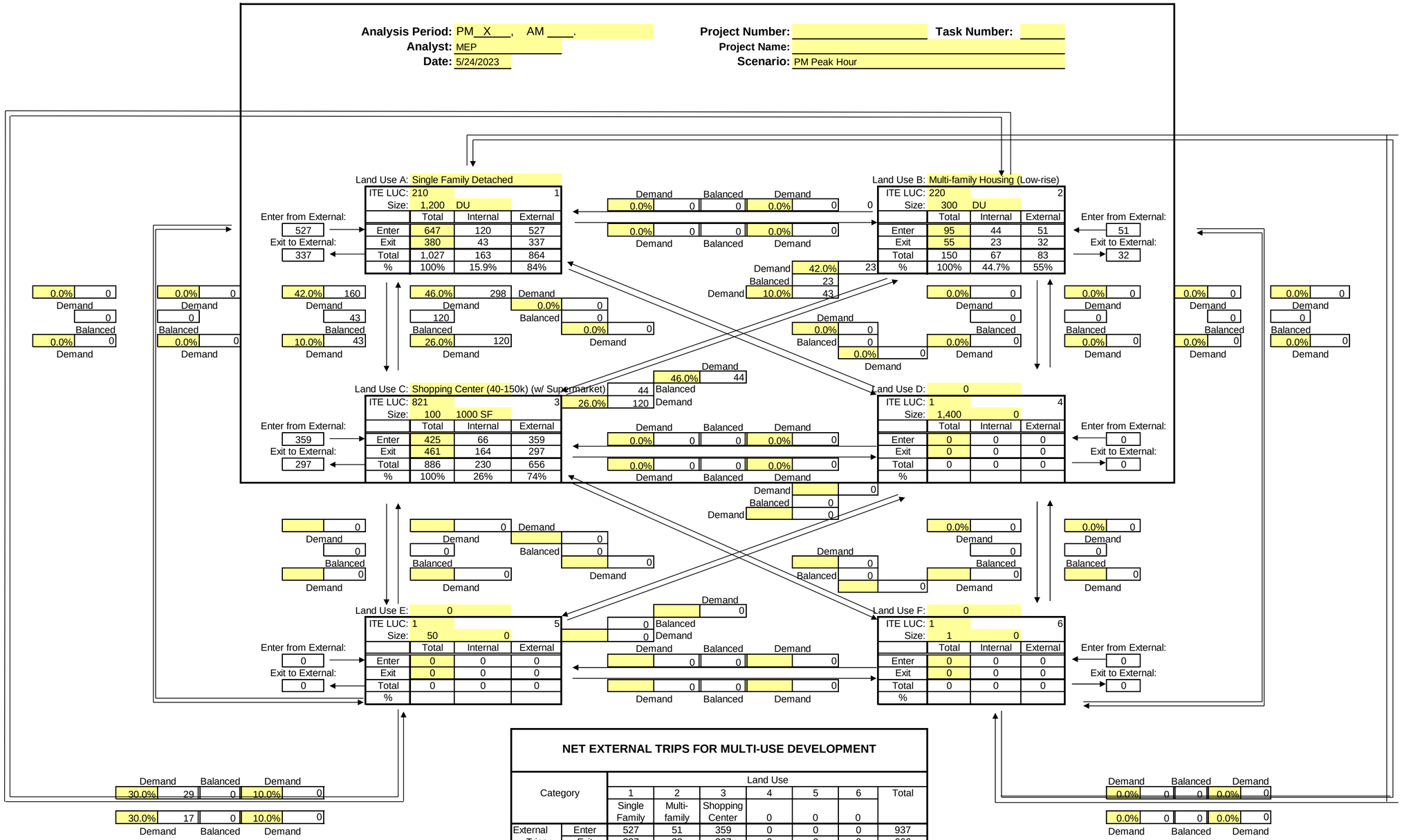
Internal Capture = 1.86%

Print Date = 05/24/23
File Name = C:\Users\KritikaAgrawal\Desktop\working\093033 sunrise residential - Fort Pierce\[Sunrise Residential Trip Gen.xlsx]Growth

EXHIBIT 1C - ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET

Analysis Period: PM X, AM ____.
Analyst: MEP
Date: 5/24/2023

Project Number: _____ **Task Number:** _____
Project Name: _____
Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Single Family	2 Multi-family	3 Shopping Center	4	5	6	Total
External Trips	Enter	527	51	359	0	0	0	937
	Exit	337	32	297	0	0	0	666
	Total	864	83	656	0	0	0	**1,603**
Internal Trips	Enter	120	44	66	0	0	0	230
	Exit	43	23	164	0	0	0	230
	Total	163	67	230	0	0	0	**460**
Single Use Trip Gen Estimate		1,027	150	886	0	0	0	**2,063**
		15.87%	44.67%	25.96%	0.00%	0.00%	0.00%	

Internal Capture = 22.30%

Print Date = 05/24/23
File Name = C:\Users\KritikaAgrawal\Desktop\working\093033 sunrise residential - Fort Pierce\[Sunrise Residential Trip Gen.xlsx]Growth

Sunrise Residential

AM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & I-95 WB

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	0	50	46	0	106	56	0	0	0	0	0	0	62	0	3
7:15 AM	7:30 AM	0	0	40	40	0	101	57	0	0	0	0	0	0	91	0	3
7:30 AM	7:45 AM	0	0	52	39	0	110	70	0	0	0	0	0	0	72	0	9
7:45 AM	8:00 AM	0	0	30	27	0	94	92	0	0	0	0	0	0	94	0	2
8:00 AM	8:15 AM	0	0	40	35	0	129	27	0	0	0	0	0	0	51	0	2
8:15 AM	8:30 AM	0	0	41	20	0	95	61	0	0	0	0	0	0	56	0	3
8:30 AM	8:45 AM	0	0	26	35	0	101	69	0	0	0	0	0	0	47	0	1
8:45 AM	9:00 AM	0	0	22	32	0	89	34	0	0	0	0	0	0	49	0	1
Peak Hour Traffic Volume																	
7:00 AM	8:00 AM	0	0	172	152	0	411	275	0	0	0	0	0	0	319	0	17

Count Taken: 5/2/2023
Buildout year: 2028
Growth Rate: 2.1%
PSCF 1.12

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		0	172	152		411	275	0		0	0	0		319	0	17	
Peak Season Factor		0	21	18		49	33	0		0	0	0		38	0	2	
Adjusted Volumes		0	193	170		460	308	0		0	0	0		357	0	19	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		0	21	19		50	34	0		0	0	0		39	0	2	
2028 Volumes		**0**	**214**	**189**		**510**	**342**	**0**		**0**	**0**	**0**		**396**	**0**	**21**	
						0%	29%									20%	
Committed	0	0	0	0	0	0	205	0	0	0	0	0	0	0	0	142	(IN)
Assignment			35%	14%													
	0	0	668	267	0	0	0	0	0	0	0	0	0	0	0	0	(OUT)
Committed Traffic	0	0	668	267	0	0	205	0	0	0	0	0	0	0	0	142	
Pre Dev	0	0	882	456	0	510	547	0	0	0	0	0	0	396	0	163	
Project Traffic		0	399	206		0	209	0		0	0	0		0	0	88	
Post Dev		**0**	**1281**	**662**		**510**	**756**	**0**		**0**	**0**	**0**		**396**	**0**	**251**	

Project Traffic			Out	Out			In									In	
Assignment	0%	0%	58%	30%	0%	0%	62%	0%	0%	0%	0%	0%	0%	0%	0%	26%	

Sunrise Residential
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Midway Rd & I-95 WB

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	0	8	43	0	108	107	0	0	0	0	0	0	72	0	5
4:15 PM	4:30 PM	0	0	38	38	0	120	125	0	0	0	0	0	0	67	0	4
4:30 PM	4:45 PM	0	0	31	43	0	102	91	0	0	0	0	0	0	85	0	8
4:45 PM	5:00 PM	0	0	15	38	0	139	62	0	0	0	0	0	0	74	0	4
5:00 PM	5:15 PM	0	0	45	34	0	149	89	0	0	0	0	0	0	95	0	2
5:15 PM	5:30 PM	0	0	40	31	0	112	99	0	0	0	0	0	0	82	0	4
5:30 PM	5:45 PM	0	0	27	42	0	123	92	0	0	0	0	0	0	74	0	5
5:45 PM	6:00 PM	0	0	52	36	0	94	79	0	0	0	0	0	0	58	0	2
Peak Hour Traffic Volume																	
4:15 PM	5:15 PM	0	0	129	153	0	510	367	0	0	0	0	0	0	321	0	18

Count Taken:	5/2/2023
Buildout year:	2028
Growth Rate:	2.1%
PSCF	1.12

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		0	129	153		510	367	0		0	0	0		321	0	18	
Peak Season Factor		0	15	18		61	44	0		0	0	0		39	0	2	
Adjusted Volumes		0	144	171		571	411	0		0	0	0		360	0	20	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		0	16	19		63	45	0		0	0	0		39	0	2	
2028 Volumes		**0**	**160**	**190**		**634**	**456**	**0**		**0**	**0**	**0**		**399**	**0**	**22**	
						0%	29%									20%	
Committed	0	0	0	0	0	0	411	0	0	0	0	0	0	0	0	284	(IN)
Assignment			35%	14%													
	0	0	452	181	0	0	0	0	0	0	0	0	0	0	0	0	(OUT)
Committed Traffic	0	0	452	181	0	0	411	0	0	0	0	0	0	0	0	284	
Pre Dev	0	0	612	371	0	634	867	0	0	0	0	0	0	399	0	306	
Project Traffic		0	318	164		0	492	0		0	0	0		0	0	206	
Post Dev		**0**	**930**	**535**		**634**	**1359**	**0**		**0**	**0**	**0**		**399**	**0**	**512**	

Project Traffic			Out	Out			In									In	
Assignment	0%	0%	58%	30%	0%	0%	62%	0%	0%	0%	0%	0%	0%	0%	0%	26%	

Sunrise Residential
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Midway Rd & I-95 EB

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	6	106	0	0	0	130	74	0	32	0	91	0	0	0	0
7:15 AM	7:30 AM	0	3	128	0	0	0	124	120	0	34	0	134	0	0	0	0
7:30 AM	7:45 AM	0	5	119	0	0	0	143	150	0	37	0	133	0	0	0	0
7:45 AM	8:00 AM	0	5	119	0	0	0	152	112	0	34	0	117	0	0	0	0
8:00 AM	8:15 AM	0	3	88	0	0	0	134	96	0	22	0	112	0	0	0	0
8:15 AM	8:30 AM	0	5	92	0	0	0	135	108	0	21	0	89	0	0	0	0
8:30 AM	8:45 AM	0	5	68	0	0	0	137	65	0	33	0	110	0	0	0	0
8:45 AM	9:00 AM	0	0	59	0	0	0	111	62	0	12	0	80	0	0	0	0
Peak Hour Traffic Volume																	
7:15 AM	8:15 AM	0	16	454	0	0	0	553	478	0	127	0	496	0	0	0	0

Count Taken:	5/2/2023
Buildout year:	2028
Growth Rate:	2.1%
PSCF	1.04

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		16	454	0		0	553	478		127	0	496		0	0	0	
Peak Season Factor		1	18	0		0	22	19		5	0	20		0	0	0	
Adjusted Volumes		17	472	0		0	575	497		132	0	516		0	0	0	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		2	52	0		0	63	54		14	0	57		0	0	0	
2028 Volumes		**19**	**524**	**0**		**0**	**638**	**551**		**146**	**0**	**573**		**0**	**0**	**0**	
							15%			14%	0%						
Committed	0	0	0	0	0	0	106	0	0	99	0	0	0	0	0	0	(IN)
Assignment		20%	15%														
	0	382	286	0	0	0	0	0	0	0	0	0	0	0	0	0	(OUT)
Committed Traffic	0	382	286	0	0	0	106	0	0	99	0	0	0	0	0	0	
Pre Dev	0	401	810	0	0	0	744	551	0	245	0	573	0	0	0	0	
Project Traffic		179	220	0		0	108	0		101	0	0		0	0	0	
Post Dev		**580**	**1030**	**0**		**0**	**852**	**551**		**346**	**0**	**573**		**0**	**0**	**0**	

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
Project Traffic		Out	Out				In			In						
Assignment	0%	26%	32%	0%	0%	0%	32%	0%	0%	30%	0%	0%	0%	0%	0%	0%

Sunrise Residential
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Midway Rd & I-95 EB

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	10	70	0	0	0	176	79	0	39	0	166	0	0	0	0
4:15 PM	4:30 PM	0	14	91	0	0	0	208	112	0	37	0	151	0	0	0	0
4:30 PM	4:45 PM	0	22	94	0	0	0	163	71	0	30	0	116	0	0	0	0
4:45 PM	5:00 PM	0	7	82	0	0	0	161	73	0	40	0	151	0	0	0	0
5:00 PM	5:15 PM	0	10	130	0	0	0	203	95	0	35	0	123	0	0	0	0
5:15 PM	5:30 PM	0	8	114	0	0	0	151	87	0	60	0	121	0	0	0	0
5:30 PM	5:45 PM	0	9	92	0	0	0	178	60	0	37	0	128	0	0	0	0
5:45 PM	6:00 PM	0	10	100	0	0	0	132	56	0	41	0	118	0	0	0	0
Peak Hour Traffic Volume																	
4:15 PM	5:15 PM	0	53	397	0	0	0	735	351	0	142	0	541	0	0	0	0

Count Taken:	5/2/2023
Buildout year:	2028
Growth Rate:	2.1%
PSCF	1.04

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		53	397	0		0	735	351		142	0	541		0	0	0	
Peak Season Factor		2	16	0		0	29	14		6	0	22		0	0	0	
Adjusted Volumes		55	413	0		0	764	365		148	0	563		0	0	0	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		6	45	0		0	84	40		16	0	62		0	0	0	
2028 Volumes		**61**	**458**	**0**		**0**	**848**	**405**		**164**	**0**	**625**		**0**	**0**	**0**	
							15%			14%	0%						
Committed	0	0	0	0	0	0	213	0	0	199	0	0	0	0	0	0	(IN)
Assignment		20%	15%														
	0	258	194	0	0	0	0	0	0	0	0	0	0	0	0	0	(OUT)
Committed Traffic	0	258	194	0	0	0	213	0	0	199	0	0	0	0	0	0	
Pre Dev	0	319	652	0	0	0	1061	405	0	363	0	625	0	0	0	0	
Project Traffic		142	175	0		0	254	0		238	0	0		0	0	0	
Post Dev		**461**	**827**	**0**		**0**	**1315**	**405**		**601**	**0**	**625**		**0**	**0**	**0**	

Project Traffic		Out	Out				In			In						
Assignment	0%	26%	32%	0%	0%	0%	32%	0%	0%	30%	0%	0%	0%	0%	0%	0%

Sunrise Residential

AM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	0	96	0	0	0	59	0	0	0	0	0	0	0	0	0
7:15 AM	7:30 AM	0	0	80	0	0	0	60	0	0	0	0	0	0	0	0	0
7:30 AM	7:45 AM	0	0	91	0	0	0	79	0	0	0	0	0	0	0	0	0
7:45 AM	8:00 AM	0	0	57	0	0	0	94	0	0	0	0	0	0	0	0	0
8:00 AM	8:15 AM	0	0	75	0	0	0	29	0	0	0	0	0	0	0	0	0
8:15 AM	8:30 AM	0	0	61	0	0	0	64	0	0	0	0	0	0	0	0	0
8:30 AM	8:45 AM	0	0	61	0	0	0	70	0	0	0	0	0	0	0	0	0
8:45 AM	9:00 AM	0	0	54	0	0	0	35	0	0	0	0	0	0	0	0	0
Peak Hour Traffic Volume																	
7:00 AM	8:00 AM	0	0	324	0	0	0	292	0	0	0	0	0	0	0	0	0

Count Taken: 5/11/2022
Buildout year: 2028
Growth Rate: 2.0%
PSCF 1.02

	ebu	ebl	*ebt	ebr	wbu	wbl	*wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/11/2022		0	324	0		0	292	0		0	0	0		0	0	0	
Peak Season Factor		0	6	0		0	6	0		0	0	0		0	0	0	
Adjusted Volumes		0	330	0		0	298	0		0	0	0		0	0	0	
		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%	
Growth 2%		0	42	0		0	38	0		0	0	0		0	0	0	
2028 Volumes		**0**	**372**	**0**		**0**	**336**	**0**		**0**	**0**	**0**		**0**	**0**	**0**	
				6%		39%	5%								1%		
Committed	0	0	0	42	0	276	35	0	0	0	0	0	0	0	7	0	(IN)
Assignment			5%							6%	1%	39%					
	0	0	95	0	0	0	0	0	0	114	19	744	0	0	0	0	(OUT)
Committed Traffic	0	0	95	42	0	276	35	0	0	114	19	744	0	0	7	0	
Pre Dev	0	0	467	42	0	276	371	0	0	114	19	744	0	0	7	0	
Project Traffic		21	0	0		0	0	371		0	30	0		651	52	37	
Post Dev		**21**	**467**	**42**		**276**	**371**	**371**		**114**	**49**	**744**		**651**	**59**	**37**	
Project Traffic Assignment		In						In			In			Out	Out	Out	
	0%	5%	0%	0%	0%	0%	0%	88%	0%	0%	7%	0%	0%	88%	7%	5%	

* Midway Rd Peak Hour Peak Direcrion Traffic Volume obtained from Midway Rd & I-95 WB
EBT = EBL + EBT +EBR
WBT = NBL + WBT + SBR

Sunrise Residential

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	0	51	0	0	0	112	0	0	0	0	0	0	0	0	0
4:15 PM	4:30 PM	0	0	76	0	0	0	129	0	0	0	0	0	0	0	0	0
4:30 PM	4:45 PM	0	0	74	0	0	0	99	0	0	0	0	0	0	0	0	0
4:45 PM	5:00 PM	0	0	53	0	0	0	66	0	0	0	0	0	0	0	0	0
5:00 PM	5:15 PM	0	0	79	0	0	0	91	0	0	0	0	0	0	0	0	0
5:15 PM	5:30 PM	0	0	71	0	0	0	103	0	0	0	0	0	0	0	0	0
5:30 PM	5:45 PM	0	0	69	0	0	0	97	0	0	0	0	0	0	0	0	0
5:45 PM	6:00 PM	0	0	88	0	0	0	81	0	0	0	0	0	0	0	0	0
Peak Hour Traffic Volume																	
5:00 PM	6:00 PM	0	0	307	0	0	0	372	0	0	0	0	0	0	0	0	0

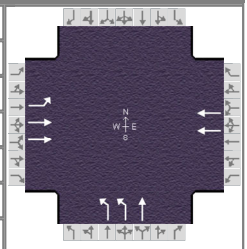
Count Taken: 5/2/2023
Buildout year: 2028
Growth Rate: 2.0%
PSCF 1.02

	ebu	ebl	*ebt	ebr	wbu	wbl	*wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		0	307	0		0	372	0		0	0	0		0	0	0	
Peak Season Factor		0	6	0		0	7	0		0	0	0		0	0	0	
Adjusted Volumes		0	313	0		0	379	0		0	0	0		0	0	0	
		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%	
Growth 2%		0	33	0		0	39	0		0	0	0		0	0	0	
2028 Volumes		**0**	**346**	**0**		**0**	**418**	**0**		**0**	**0**	**0**		**0**	**0**	**0**	
				6%		39%	5%								1%		
Committed	0	0	0	114	0	744	95	0	0	0	0	0	0	0	19	0	(IN)
Assignment			5%							6%	1%	39%					
	0	0	65	0	0	0	0	0	0	77	13	503	0	0	0	0	(OUT)
Committed Traffic	0	0	65	114	0	744	95	0	0	77	13	503	0	0	19	0	
Pre Dev	0	0	411	114	0	744	513	0	0	77	13	503	0	0	19	0	
Project Traffic		47	0	0		0	0	825		0	66	0		586	47	33	
Post Dev		**47**	**411**	**114**		**744**	**513**	**825**		**77**	**79**	**503**		**586**	**66**	**33**	
Project Traffic Assignment		In						In			In			Out	Out	Out	
	0%	5%	0%	0%	0%	0%	0%	88%	0%	0%	7%	0%	0%	88%	7%	5%	

* Midway Rd Peak Hour Peak Direcrion Traffic Volume obtained from Midway Rd & I-95 WB
EBT = EBL + EBT +EBR
WBT = NBL + WBT + SBR

HCS7 Signalized Intersection Input Data

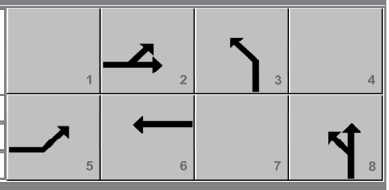
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %	2	2			2		2	2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)	3	3			3		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0		12.0	12.0				
Turn Bay Length, ft	0	0			0		0	0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45			45		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0		50.0	30.0	30.0		
Yellow Change Interval (*Y*), s	4.0	4.0		4.0	4.0	4.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0	2.0	2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*lt*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25				0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0				9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0		No	0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

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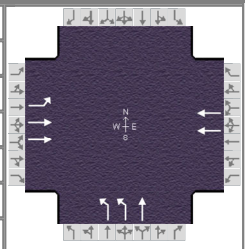
HCS7 Signalized Intersection Results Summary

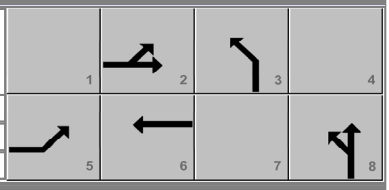
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	1.0	4.0		8.3		10.0		
Phase Duration, s	24.9	54.2		29.3		15.9		
Change Period, (*Y+R c*), s	6.0	6.0		6.0		6.0		
Max Allow Headway (*MAH*), s	3.0	2.9		2.9		3.1		
Queue Clearance Time (*g s*), s	18.6	11.6		17.8		9.1		
Green Extension Time (*g e*), s	0.3	5.5		5.5		0.8		
Phase Call Probability	1.00	1.00		1.00		1.00		
Max Out Probability	1.00	0.00		0.01		0.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (*v*), veh/h	611	1084			897		364	0				
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781			1781		1730	1870				
Queue Service Time (*g s*), s	16.6	9.6			15.8		7.1	0.0				
Cycle Queue Clearance Time (*g c*), s	16.6	9.6			15.8		7.1	0.0				
Green Ratio (*g/C*)	0.63	0.69			0.33		0.14	0.14				
Capacity (*c*), veh/h	650	2448			1184		490	265				
Volume-to-Capacity Ratio (*X*)	0.940	0.443			0.758		0.743	0.000				
Back of Queue (*Q*), ft/ln (95 th percentile)	340.7	91.4			246		129.6	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	13.4	3.6			9.7		5.1	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Uniform Delay (*d 1*), s/veh	14.9	4.9			20.9		28.9	0.0				
Incremental Delay (*d 2*), s/veh	20.3	0.0			0.4		0.8	0.0				
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0		0.0	0.0				
Control Delay (*d*), s/veh	35.2	5.0			21.3		29.8	0.0				
Level of Service (LOS)	D	A			C		C					
Approach Delay, s/veh / LOS	15.9	B		21.3	C		29.8	C		0.0		
Intersection Delay, s/veh / LOS	19.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.85	B	1.39	A	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.89	B	1.23	A	1.09	A		

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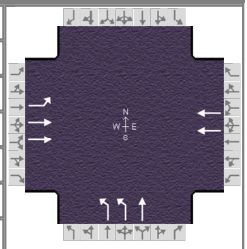
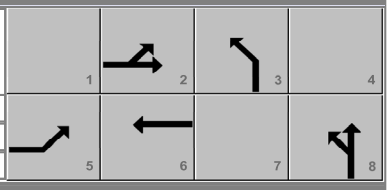
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information												
Cycle, s	70.2	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	Yes	Simult. Gap E/W	On	Green	18.9	23.3	9.9	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.961	0.984	0.984	0.961	0.984	0.984	0.961			
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		1.000	1.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000		1.000	1.000			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Movement Saturation Flow Rate (s), veh/h	1781	3651	0	0	3741	0	3563	1870	0			
Proportion of Vehicles Arriving on Green (P)	0.27	0.69	0.00	0.00	0.33	0.00	0.14	0.00	0.00	0.00	0.00	0.00
Incremental Delay Factor (k)	0.41	0.04			0.04		0.04					

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0		6.0		6.0		
Green Ratio (g/C)	0.63	0.69		0.33		0.14		
Permitted Saturation Flow Rate (s_p), veh/h/ln	621	0		529		1781		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln				0				
Permitted Effective Green Time (g_p), s	25.4	0.0		0.0		0.0		
Permitted Service Time (g_u), s	7.6	0.0		0.0		0.0		
Permitted Queue Service Time (g_{ps}), s	7.6							
Time to First Blockage (g_f), s	0.0	0.0		23.4		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.681	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.049	0.000	0.110	0.000	0.150	0.000	0.148
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	1374.61	3.43	664.71	15.64		42.43		40.26
Bicycle F_w / F_v	-3.64	1.40	-3.64	0.74	-3.64	0.60	-3.64	

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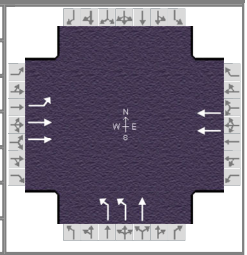
HCS7 Signalized Intersection Results Graphical Summary

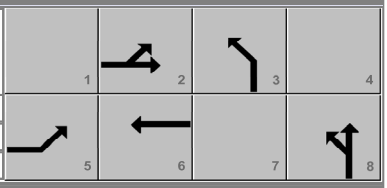
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



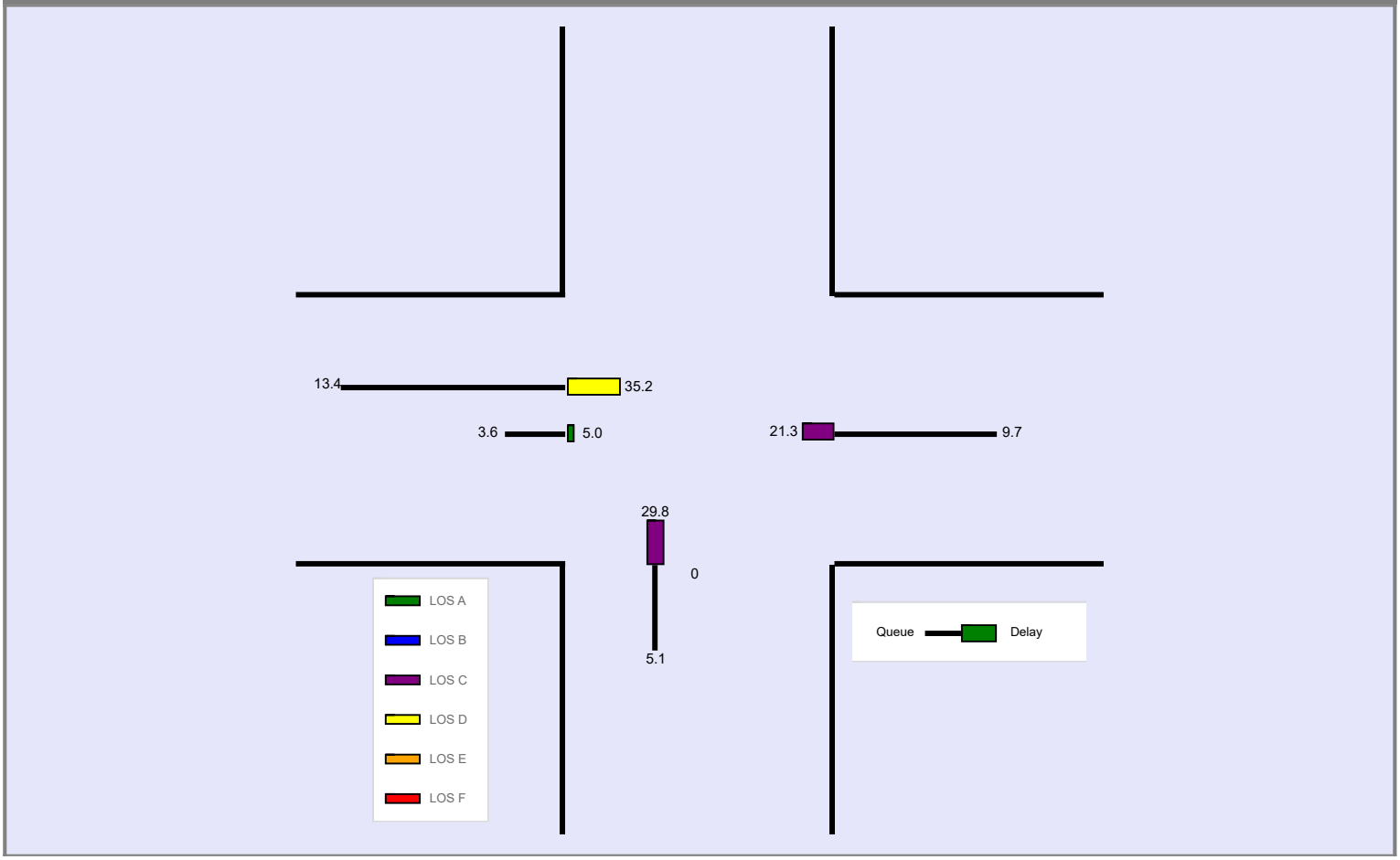
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	340.7	91.4			246		129.6	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	13.4	3.6			9.7		5.1	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Control Delay (*d*), s/veh	35.2	5.0			21.3		29.8	0.0				
Level of Service (LOS)	D	A			C		C					
Approach Delay, s/veh / LOS	15.9	B		21.3	C		29.8	C		0.0		
Intersection Delay, s/veh / LOS	19.2						B					



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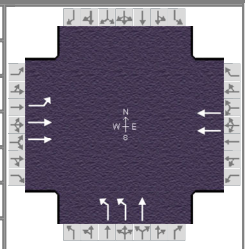
HCS7 Signalized Intersection Input Data

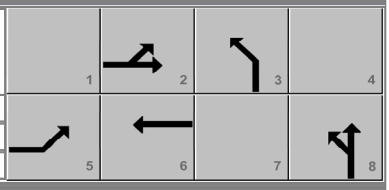
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None		0	L			None				
Heavy Vehicles (P_{HV}), %	2	2			2		2	2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)	3	3			3		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0		12.0	12.0				
Turn Bay Length, ft	0	0			0		0	0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45			45		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	30.0	50.0		50.0	30.0	30.0		
Yellow Change Interval (*Y*), s	4.0	4.0		4.0	4.0	4.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0	2.0	2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*l1*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25				0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0				9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0		No	0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

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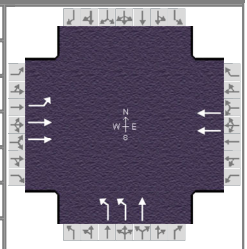
HCS7 Signalized Intersection Results Summary

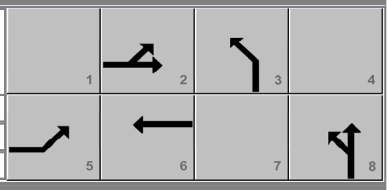
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	1.0	4.0		8.3		10.0		
Phase Duration, s	36.0	91.0		55.0		30.7		
Change Period, (*Y+R c*), s	6.0	6.0		6.0		6.0		
Max Allow Headway (*MAH*), s	3.0	2.9		2.9		3.1		
Queue Clearance Time (*g s*), s	30.0	13.9		48.2		23.7		
Green Extension Time (*g e*), s	0.0	6.9		0.8		1.0		
Phase Call Probability	1.00	1.00		1.00		1.00		
Max Out Probability	1.00	0.01		1.00		0.17		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (*v*), veh/h	485	871			1384		633	0				
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781			1781		1730	1870				
Queue Service Time (*g s*), s	28.0	11.9			46.2		21.7	0.0				
Cycle Queue Clearance Time (*g c*), s	28.0	11.9			46.2		21.7	0.0				
Green Ratio (*g/C*)	0.67	0.70			0.40		0.20	0.20				
Capacity (*c*), veh/h	507	2487			1434		703	380				
Volume-to-Capacity Ratio (*X*)	0.958	0.350			0.965		0.900	0.000				
Back of Queue (*Q*), ft/ln (95 th percentile)	629.7	175.2			753.2		392	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	24.8	6.9			29.7		15.4	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Uniform Delay (*d 1*), s/veh	37.4	7.3			35.5		47.3	0.0				
Incremental Delay (*d 2*), s/veh	29.2	0.0			15.7		9.9	0.0				
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0		0.0	0.0				
Control Delay (*d*), s/veh	66.6	7.4			51.2		57.2	0.0				
Level of Service (LOS)	E	A			D		E					
Approach Delay, s/veh / LOS	28.6	C		51.2	D		57.2	E		0.0		
Intersection Delay, s/veh / LOS	43.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	1.40	A	2.16	B	2.33	B
Bicycle LOS Score / LOS	1.61	B	1.63	B	1.53	B		

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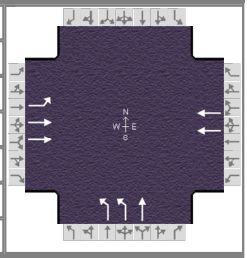
HCS7 Signalized Intersection Intermediate Values

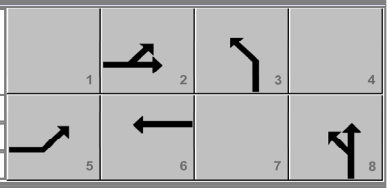
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.961	0.984	0.984	0.961	0.984	0.984	0.961			
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		1.000	1.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000		1.000	1.000			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Movement Saturation Flow Rate (s), veh/h	1781	3651	0	0	3741	0	3563	1870	0			
Proportion of Vehicles Arriving on Green (P)	0.25	0.70	0.00	0.00	0.40	0.00	0.20	0.00	0.00	0.00	0.00	0.00
Incremental Delay Factor (k)	0.46	0.04			0.45		0.26					

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0		6.0		6.0		
Green Ratio (g/C)	0.67	0.70		0.40		0.20		
Permitted Saturation Flow Rate (s_p), veh/h/ln	391	0		646		1781		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln				0				
Permitted Effective Green Time (g_p), s	51.0	0.0		0.0		0.0		
Permitted Service Time (g_u), s	2.8	0.0		0.0		0.0		
Permitted Queue Service Time (g_{ps}), s	2.8							
Time to First Blockage (g_f), s	0.0	0.0		49.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.681	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.069	0.000	0.123	0.000	0.169	0.000	0.168
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	1396.48	5.54	805.35	21.71		68.06	-82.16	65.96
Bicycle F_w / F_v	-3.64	1.12	-3.64	1.14	-3.64	1.04	-3.64	

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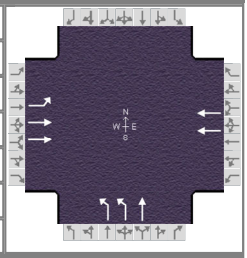
HCS7 Signalized Intersection Results Graphical Summary

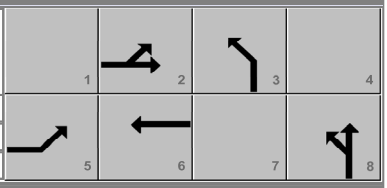
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



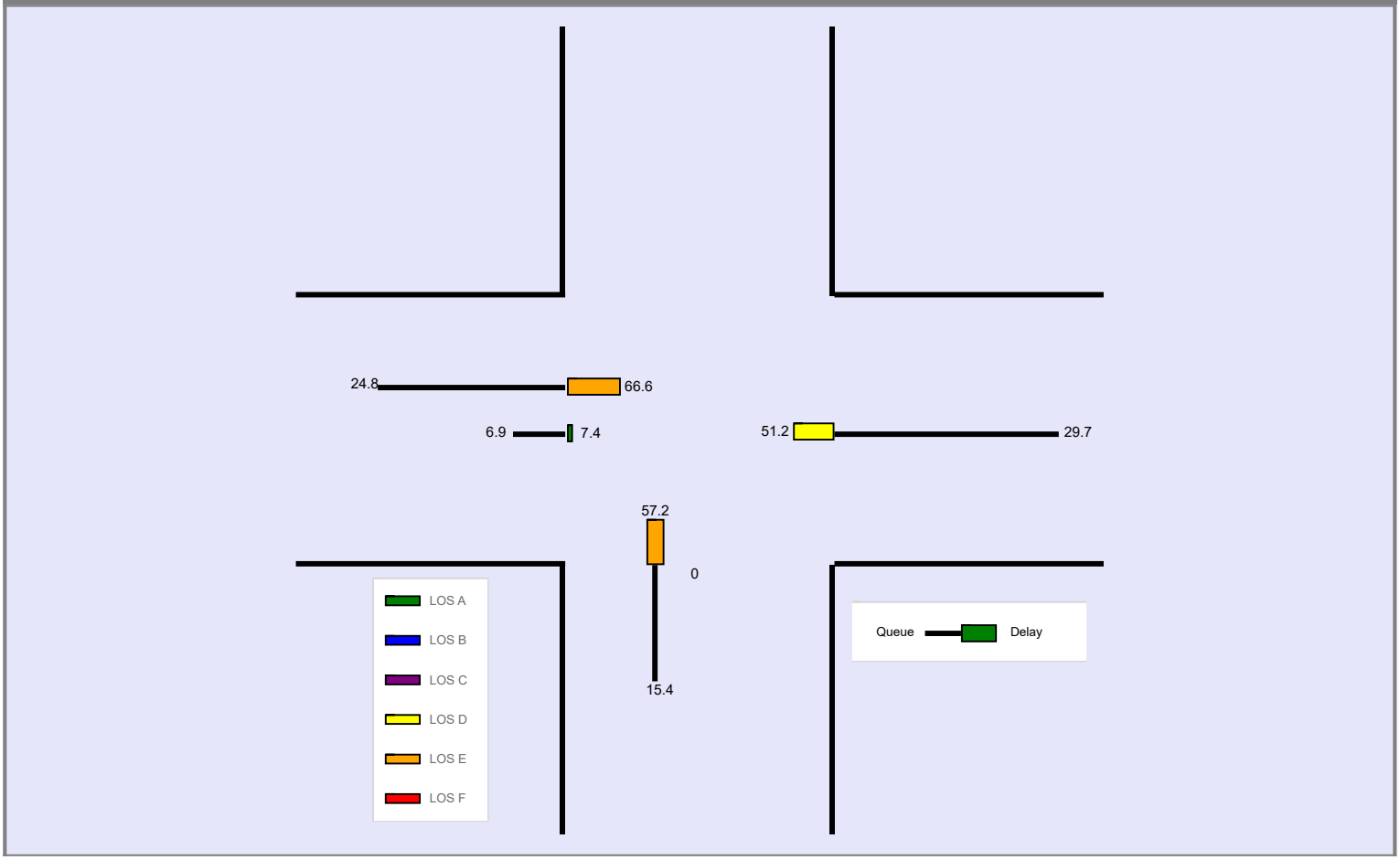
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	629.7	175.2			753.2		392	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	24.8	6.9			29.7		15.4	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Control Delay (*d*), s/veh	66.6	7.4			51.2		57.2	0.0				
Level of Service (LOS)	E	A			D		E					
Approach Delay, s/veh / LOS	28.6	C		51.2	D		57.2	E		0.0		
Intersection Delay, s/veh / LOS	43.2						D					



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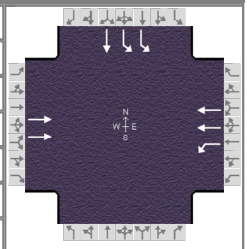
HCS7 Signalized Intersection Input Data

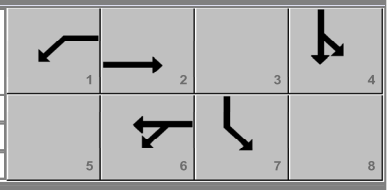
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		2		2	2					2	2	
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0				0	0	0
Arrival Type (*AT*)		3		3	3					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0					12.0	12.0	
Turn Bay Length, ft		0		0	0					0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		45		45	45					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		70.0	100.0	20.0			20.0	60.0
Yellow Change Interval (*Y*), s		4.0	4.0	4.0			4.0	4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0			2.0	2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*t), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s				0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s				0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0		No	0	0	No		0		0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking		0.50		No	0.50		No			No	0.50	

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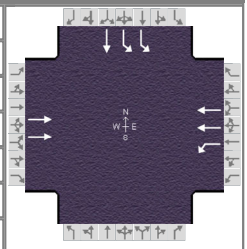
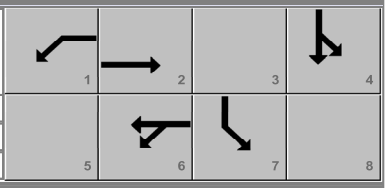
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	32.5	48.8	17.2	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	1.0	4.0				10.0
Phase Duration, s		54.8	38.5	93.2				23.2
Change Period, ($Y+R_c$), s		6.0	6.0	6.0				6.0
Max Allow Headway (*MAH*), s		2.9	3.0	2.9				3.1
Queue Clearance Time (g_s), s		43.9	30.7	10.5				15.8
Green Extension Time (g_e), s		3.9	1.0	4.3				1.0
Phase Call Probability		1.00	1.00	1.00				1.00
Max Out Probability		0.03	0.00	0.36				0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		1348		537	796					417	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781					1730	1870	
Queue Service Time (g_s), s		41.9		28.7	8.5					13.8	0.0	
Cycle Queue Clearance Time (g_c), s		41.9		28.7	8.5					13.8	0.0	
Green Ratio (*g/C*)		0.42		0.72	0.75					0.15	0.15	
Capacity (*c*), veh/h		1495		585	2673					512	277	
Volume-to-Capacity Ratio (*X*)		0.902		0.918	0.298					0.815	0.000	
Back of Queue (*Q*), ft/ln (95 th percentile)		621.2		531.9	109					254.4	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		24.5		20.9	4.3					10.0	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Uniform Delay (d_1), s/veh		32.1		33.2	4.7					48.9	0.0	
Incremental Delay (d_2), s/veh		3.5		2.6	0.0					1.2	0.0	
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0					0.0	0.0	
Control Delay (*d*), s/veh		35.6		35.8	4.8					50.1	0.0	
Level of Service (LOS)		D		D	A					D		
Approach Delay, s/veh / LOS	35.6	D		17.3	B		0.0			50.1	D	
Intersection Delay, s/veh / LOS	29.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.40	A	1.85	B	2.32	B	2.16	B
Bicycle LOS Score / LOS	1.60	B	1.59	B			1.18	A

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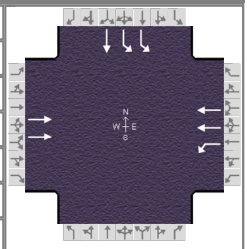
HCS7 Signalized Intersection Intermediate Values

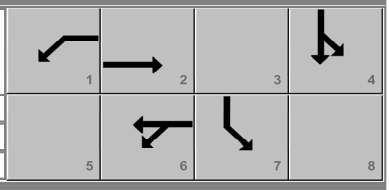
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.961	0.984	0.961	0.984	0.984	0.961				0.984	0.984	0.961
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	1.000		0.952	0.000					0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000					1.000	1.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000						1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000						1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	0	3741	0	1781	3651	0				3563	1870	0
Proportion of Vehicles Arriving on Green (P)	0.00	0.42	0.00	0.28	0.75	0.00	0.00	0.00	0.00	0.15	0.00	0.00
Incremental Delay Factor (k)		0.17		0.04	0.04					0.04		

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0				4.0
Green Ratio (g/C)		0.42	0.72	0.75				0.15
Permitted Saturation Flow Rate (s_p), veh/h/ln		693	405	0				1781
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	51.7	0.0				0.0
Permitted Service Time (g_u), s		0.0	7.1	0.0				0.0
Permitted Queue Service Time (g_{ps}), s			7.1					
Time to First Blockage (g_f), s		49.7	0.0	0.0				0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	0.681	0.000	1.198	0.000	1.557	0.000	1.389	0.000
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.052	0.000	0.166	0.000	0.168
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	837.94	19.65	1498.54	3.66	-85.90	63.31		65.42
Bicycle F_w / F_v	-3.64	1.11	-3.64	1.10	-3.64		-3.64	0.69

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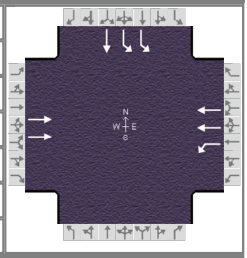
HCS7 Signalized Intersection Results Graphical Summary

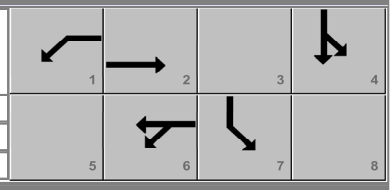
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



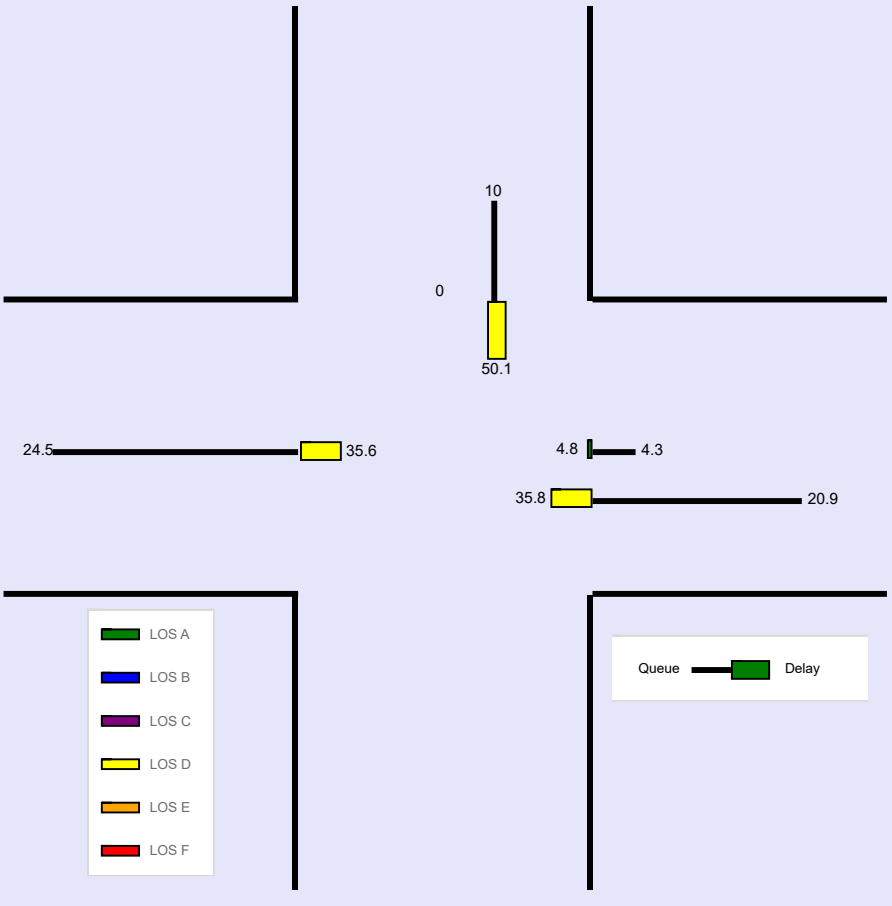
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		621.2		531.9	109					254.4	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		24.5		20.9	4.3					10.0	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Control Delay (*d*), s/veh		35.6		35.8	4.8					50.1	0.0	
Level of Service (LOS)		D		D	A					D		
Approach Delay, s/veh / LOS	35.6	D		17.3	B		0.0			50.1	D	
Intersection Delay, s/veh / LOS	29.7						C					



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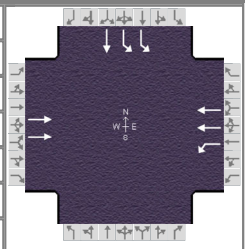
HCS7 Signalized Intersection Input Data

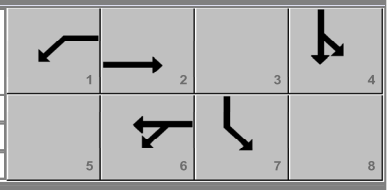
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3	15.1	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		2		2	2					2	2	
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0				0	0	0
Arrival Type (*AT*)		3		3	3					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0					12.0	12.0	
Turn Bay Length, ft		0		0	0					0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		45		45	45					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	100.0	20.0			20.0	60.0
Yellow Change Interval (*Y*), s		4.0	4.0	4.0			4.0	4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0			2.0	2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*t), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s				0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s				0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0		No	0	0	No		0		0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking		0.50		No	0.50		No			No	0.50	

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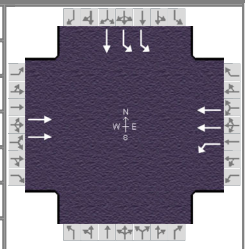
HCS7 Signalized Intersection Results Summary

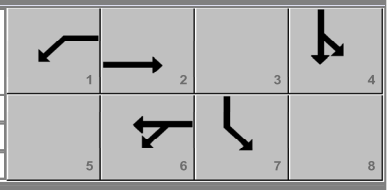
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3	15.1	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	1.0	4.0				10.0
Phase Duration, s		37.3	40.0	77.3				21.1
Change Period, ($Y+R_c$), s		6.0	6.0	6.0				6.0
Max Allow Headway (*MAH*), s		2.9	3.0	2.9				3.1
Queue Clearance Time (g_s), s		27.9	31.8	20.4				13.7
Green Extension Time (g_e), s		2.8	1.4	0.0				1.0
Phase Call Probability		1.00	1.00	1.00				1.00
Max Out Probability		0.09	0.00	1.00				0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		979		667	1431					420	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781					1730	1870	
Queue Service Time (g_s), s		25.9		29.8	18.4					11.7	0.0	
Cycle Queue Clearance Time (g_c), s		25.9		29.8	18.4					11.7	0.0	
Green Ratio (*g/C*)		0.32		0.69	0.72					0.15	0.15	
Capacity (*c*), veh/h		1136		724	2587					531	287	
Volume-to-Capacity Ratio (*X*)		0.861		0.922	0.553					0.791	0.000	
Back of Queue (*Q*), ft/ln (95 th percentile)		406.8		520.4	216.6					218.7	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		16.0		20.5	8.5					8.6	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Uniform Delay (d_1), s/veh		32.0		23.7	6.3					40.8	0.0	
Incremental Delay (d_2), s/veh		1.7		2.2	0.2					1.0	0.0	
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0					0.0	0.0	
Control Delay (*d*), s/veh		33.7		25.9	6.4					41.9	0.0	
Level of Service (LOS)		C		C	A					D		
Approach Delay, s/veh / LOS	33.7	C		12.6	B		0.0			41.9	D	
Intersection Delay, s/veh / LOS	22.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.41	A	1.85	B	2.32	B	2.15	B
Bicycle LOS Score / LOS	1.30	A	2.22	B			1.18	A

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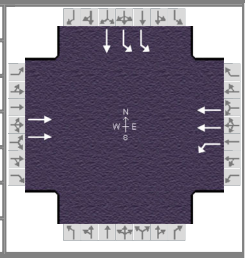
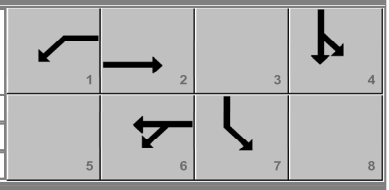
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information												
Cycle, s	98.3	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	Yes	Simult. Gap E/W	On	Green	34.0	31.3	15.1	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.961	0.984	0.961	0.984	0.984	0.961				0.984	0.984	0.961
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	1.000		0.952	0.000					0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000					1.000	1.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000						1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000						1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	0	3741	0	1781	3651	0				3563	1870	0
Proportion of Vehicles Arriving on Green (P)	0.00	0.32	0.00	0.35	0.73	0.00	0.00	0.00	0.00	0.15	0.00	0.00
Incremental Delay Factor (k)		0.09		0.04	0.09					0.04		

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0				4.0
Green Ratio (g/C)		0.32	0.69	0.72				0.15
Permitted Saturation Flow Rate (s_p), veh/h/ln		380	575	0				1781
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	34.0	0.0				0.0
Permitted Service Time (g_u), s		0.0	5.7	0.0				0.0
Permitted Queue Service Time (g_{ps}), s			5.7					
Time to First Blockage (g_f), s		32.0	0.0	0.0				0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	0.681	0.000	1.198	0.000	1.557	0.000	1.389	0.000
Pedestrian F_s / F_{delay}	0.000	0.125	0.000	0.053	0.000	0.160	0.000	0.162
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	636.71	22.85	1449.57	3.72		54.30		56.42
Bicycle F_w / F_v	-3.64	0.81	-3.64	1.73	-3.64		-3.64	0.69

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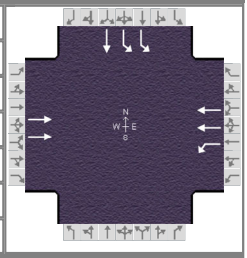
HCS7 Signalized Intersection Results Graphical Summary

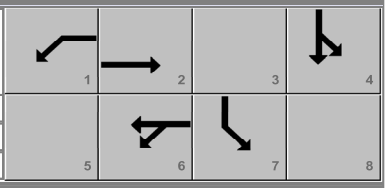
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



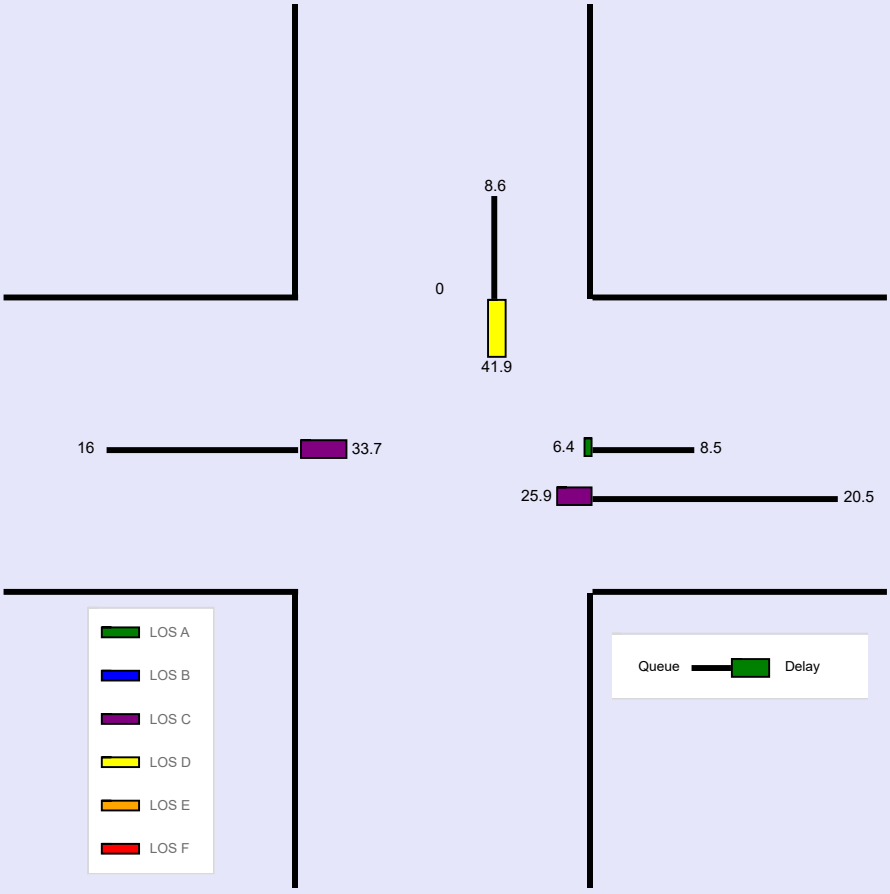
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3	15.1	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		406.8		520.4	216.6					218.7	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		16.0		20.5	8.5					8.6	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Control Delay (*d*), s/veh		33.7		25.9	6.4					41.9	0.0	
Level of Service (LOS)		C		C	A					D		
Approach Delay, s/veh / LOS	33.7	C		12.6	B		0.0			41.9	D	
Intersection Delay, s/veh / LOS	22.0						C					



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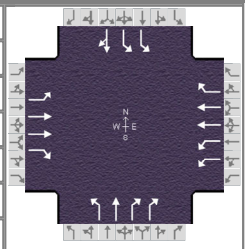
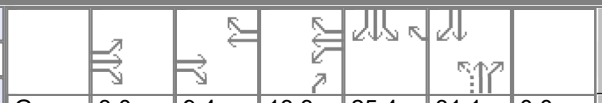
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				

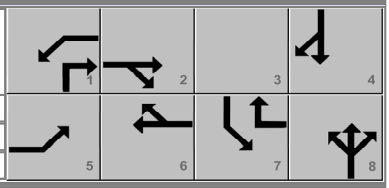


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information									
Cycle, s	112.3	Reference Phase	2						
Offset, s	0	Reference Point	End						
Uncoordinated	Yes	Simult. Gap E/W	On						
Force Mode	Fixed	Simult. Gap N/S	On						



Green	3.0	9.4	13.3	25.4	31.1	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	100	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	40.0	30.0	60.0		50.0	50.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6		6	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min		Off	Off	Off
Dual Entry	No	Yes	No	Yes		Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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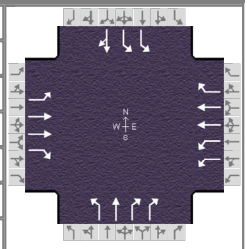
HCS7 Signalized Intersection Results Summary

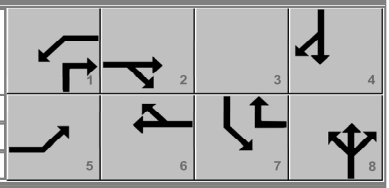
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	2.0	3.0	2.0	3.0		5.3	2.0	4.0
Phase Duration, s	9.0	24.4	19.3	34.7		37.1	31.4	68.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	3.0	3.1	3.1		3.2	3.0	3.2
Queue Clearance Time (g_s), s	3.4	17.1	11.1	14.8		28.4	23.6	5.1
Green Extension Time (g_e), s	0.0	1.1	2.1	2.2		2.5	1.6	2.6
Phase Call Probability	0.50	1.00	1.00	1.00		1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.00	0.00		0.00	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	22	492	44	291	391	285	120	52	783	685	101	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1730	1781	1585	1294	1870	1403	1730	1749	
Queue Service Time (g_s), s	1.4	15.1	2.7	9.1	10.4	12.8	8.3	2.3	26.4	21.6	3.1	
Cycle Queue Clearance Time (g_c), s	1.4	15.1	2.7	9.1	10.4	12.8	8.3	2.3	26.4	21.6	3.1	
Green Ratio (*g/C*)	0.03	0.16	0.16	0.12	0.26	0.48	0.28	0.28	0.40	0.23	0.56	
Capacity (*c*), veh/h	48	585	260	410	911	765	423	520	1112	785	976	
Volume-to-Capacity Ratio (*X*)	0.460	0.841	0.170	0.708	0.429	0.373	0.284	0.099	0.704	0.873	0.104	
Back of Queue (*Q*), ft/ln (95 th percentile)	29.2	273.6	47.5	176.9	197.5	200.4	116.2	46.5	280.3	353	50.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	10.8	1.9	7.0	7.8	7.9	4.6	1.8	11.0	13.9	2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d_1), s/veh	54.2	45.8	40.6	47.9	35.1	18.4	32.5	30.3	28.2	42.1	11.7	
Incremental Delay (d_2), s/veh	2.5	1.3	0.1	0.8	0.1	0.1	0.1	0.0	0.3	1.2	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	56.7	47.1	40.7	48.8	35.3	18.5	32.6	30.3	28.5	43.3	11.7	
Level of Service (LOS)	E	D	D	D	D	B	C	C	C	D	B	
Approach Delay, s/veh / LOS	46.9	D		34.4	C		29.1	C		39.3	D	
Intersection Delay, s/veh / LOS	36.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.13	B	2.73	C	2.41	B
Bicycle LOS Score / LOS	0.95	A	1.28	A	2.06	B	1.79	B

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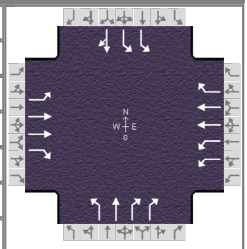
HCS7 Signalized Intersection Intermediate Values

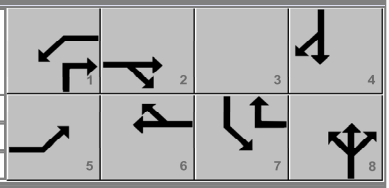
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0						
Yellow	4.0	4.0	4.0	4.0	4.0	0.0						
Red	2.0	2.0	2.0	2.0	2.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	0.971	0.952	1.000	1.000	1.000	0.885	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.681	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.000	0.847		0.935	0.935
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3561	1585	3459	3561	1585	1294	1870	2806	3459	1075	674
Proportion of Vehicles Arriving on Green (P)	0.03	0.16	0.16	0.12	0.26	0.26	0.28	0.28	0.28	0.23	0.56	0.56
Incremental Delay Factor (k)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Green Ratio (g/C)	0.03	0.16	0.12	0.26		0.28	0.23	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0		1294	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0		31.4	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0		31.8	0.0	0.0
Permitted Queue Service Time (g_{ps}), s						8.3		
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		0		1585		1403		
Protected Right Effective Green Time (g_R), s		0.0		25.6		13.4		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.389	0.000	1.852	0.142	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.151	0.000	0.138	0.000	0.135	0.000	0.096
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	237.03	43.61	510.88	31.12	554.86	29.31	1114.50	11.00
Bicycle F_w / F_v	-3.64	0.46	-3.64	0.80	-3.64	1.58	-3.64	1.30

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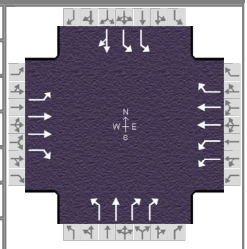
HCS7 Signalized Intersection Results Graphical Summary

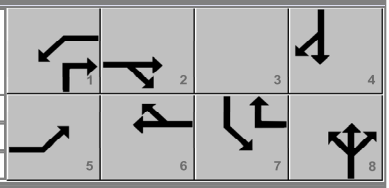
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



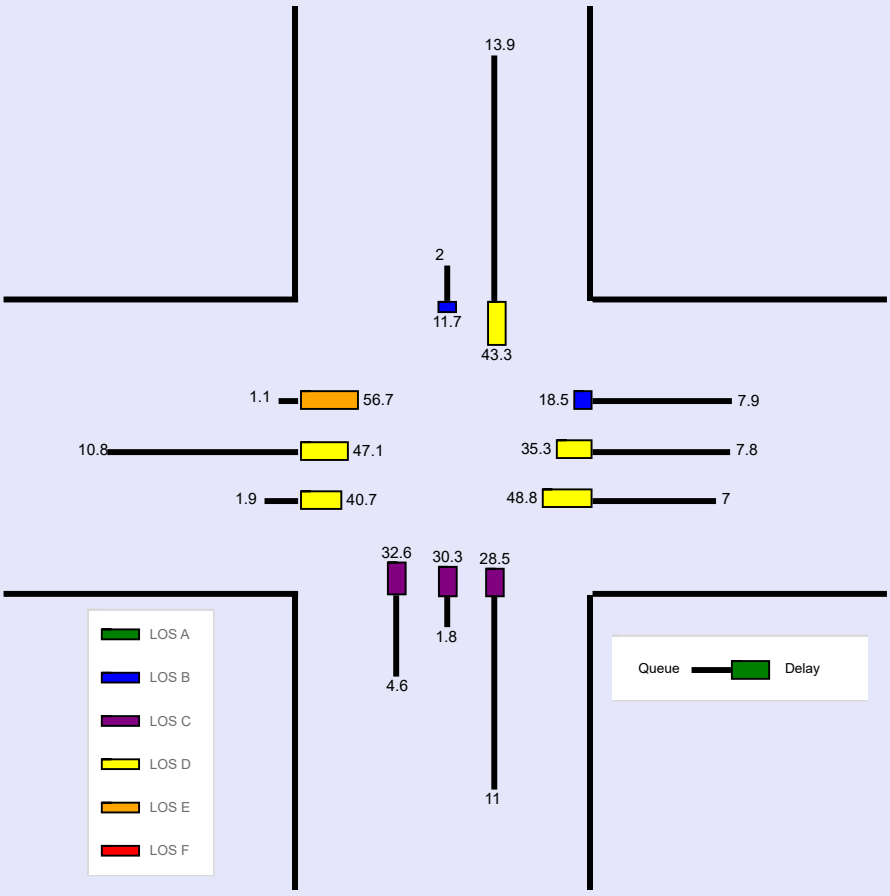
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	29.2	273.6	47.5	176.9	197.5	200.4	116.2	46.5	280.3	353	50.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	10.8	1.9	7.0	7.8	7.9	4.6	1.8	11.0	13.9	2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Control Delay (*d*), s/veh	56.7	47.1	40.7	48.8	35.3	18.5	32.6	30.3	28.5	43.3	11.7	
Level of Service (LOS)	E	D	D	D	D	B	C	C	C	D	B	
Approach Delay, s/veh / LOS	46.9	D		34.4	C		29.1	C		39.3	D	
Intersection Delay, s/veh / LOS	36.2						D					



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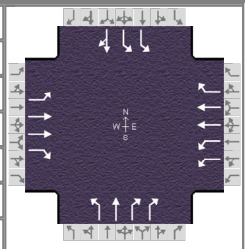
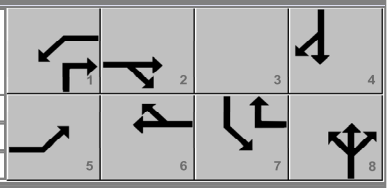
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information										
Cycle, s	113.6	Reference Phase	2							
Offset, s	0	Reference Point	End							
Uncoordinated	Yes	Simult. Gap E/W	On							
Force Mode	Fixed	Simult. Gap N/S	On							
				Green	4.8	6.0	30.8	23.3	18.8	0.0
				Yellow	4.0	4.0	4.0	4.0	4.0	0.0
				Red	2.0	2.0	2.0	2.0	2.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	300	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	40.0	40.0	60.0		50.0	50.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6		6	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min		Off	Off	Off
Dual Entry	No	Yes	No	Yes		Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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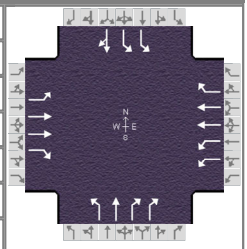
HCS7 Signalized Intersection Results Summary

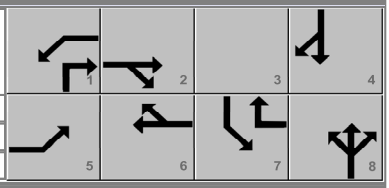
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	2.0	3.0	2.0	3.0		5.3	2.0	4.0
Phase Duration, s	10.8	22.7	36.8	48.8		24.8	29.3	54.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	3.0	3.1	3.1		3.2	3.0	3.2
Queue Clearance Time (g_s), s	5.1	15.5	26.3	27.5		17.0	21.7	6.1
Green Extension Time (g_e), s	0.0	1.1	4.3	5.1		1.7	1.4	1.7
Phase Call Probability	0.79	1.00	1.00	1.00		1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.16	0.01		0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	49	433	120	783	540	553	81	83	529	617	104	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1730	1781	1585	1290	1870	1403	1730	1764	
Queue Service Time (g_s), s	3.1	13.5	8.0	24.3	12.7	25.5	6.4	4.4	15.0	19.7	4.1	
Cycle Queue Clearance Time (g_c), s	3.1	13.5	8.0	24.3	12.7	25.5	6.4	4.4	15.0	19.7	4.1	
Green Ratio (*g/C*)	0.04	0.15	0.15	0.27	0.38	0.58	0.17	0.17	0.44	0.21	0.42	
Capacity (*c*), veh/h	75	525	234	940	1343	923	276	309	1226	711	747	
Volume-to-Capacity Ratio (*X*)	0.663	0.824	0.513	0.833	0.402	0.598	0.293	0.269	0.432	0.868	0.140	
Back of Queue (*Q*), ft/ln (95 th percentile)	65.9	250.1	141.3	395.8	226.1	329.7	91.4	91.9	179.7	329.4	74.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.6	9.8	5.6	15.6	8.9	13.0	3.6	3.6	7.1	13.0	2.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d_1), s/veh	53.9	47.2	44.9	39.1	26.1	15.3	42.4	41.6	28.4	43.9	20.2	
Incremental Delay (d_2), s/veh	3.7	1.3	0.6	3.2	0.1	0.2	0.2	0.2	0.1	1.3	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	57.6	48.5	45.5	42.4	26.2	15.5	42.7	41.8	28.4	45.2	20.2	
Level of Service (LOS)	E	D	D	D	C	B	D	D	C	D	C	
Approach Delay, s/veh / LOS	48.7	D		29.8	C		31.7	C		41.6	D	
Intersection Delay, s/veh / LOS	35.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.11	B	3.03	C	2.43	B
Bicycle LOS Score / LOS	0.98	A	2.04	B	1.63	B	1.68	B

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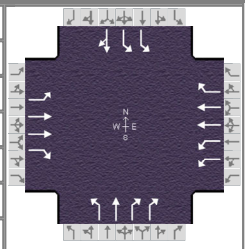
HCS7 Signalized Intersection Intermediate Values

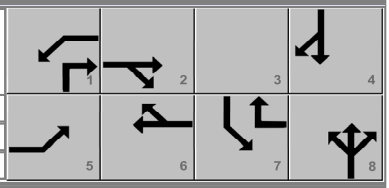
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0						
Yellow	4.0	4.0	4.0	4.0	4.0	0.0						
Red	2.0	2.0	2.0	2.0	2.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	0.971	0.952	1.000	1.000	1.000	0.885	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.679	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.000	0.847		0.943	0.943
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3561	1585	3459	3561	1585	1290	1870	2806	3459	1176	588
Proportion of Vehicles Arriving on Green (P)	0.04	0.15	0.15	0.27	0.38	0.38	0.17	0.17	0.17	0.21	0.42	0.42
Incremental Delay Factor (k)	0.04	0.04	0.04	0.17	0.04	0.04	0.04	0.04	0.04	0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Green Ratio (g/C)	0.04	0.15	0.27	0.38		0.17	0.21	0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0		1290	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0		18.9	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0		19.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s						6.4		
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		0		1585		1403		
Protected Right Effective Green Time (g_R), s		0.0		23.5		31.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.389	0.000	1.852	0.427	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.137	0.000	0.124	0.000	0.148	0.000	0.118
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	542.84	30.15	753.31	22.07	330.17	39.60	845.81	18.92
Bicycle F_w / F_v	-3.64	0.50	-3.64	1.55	-3.64	1.14	-3.64	1.19

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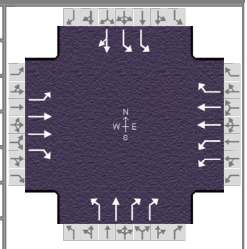
HCS7 Signalized Intersection Results Graphical Summary

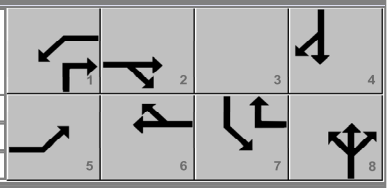
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



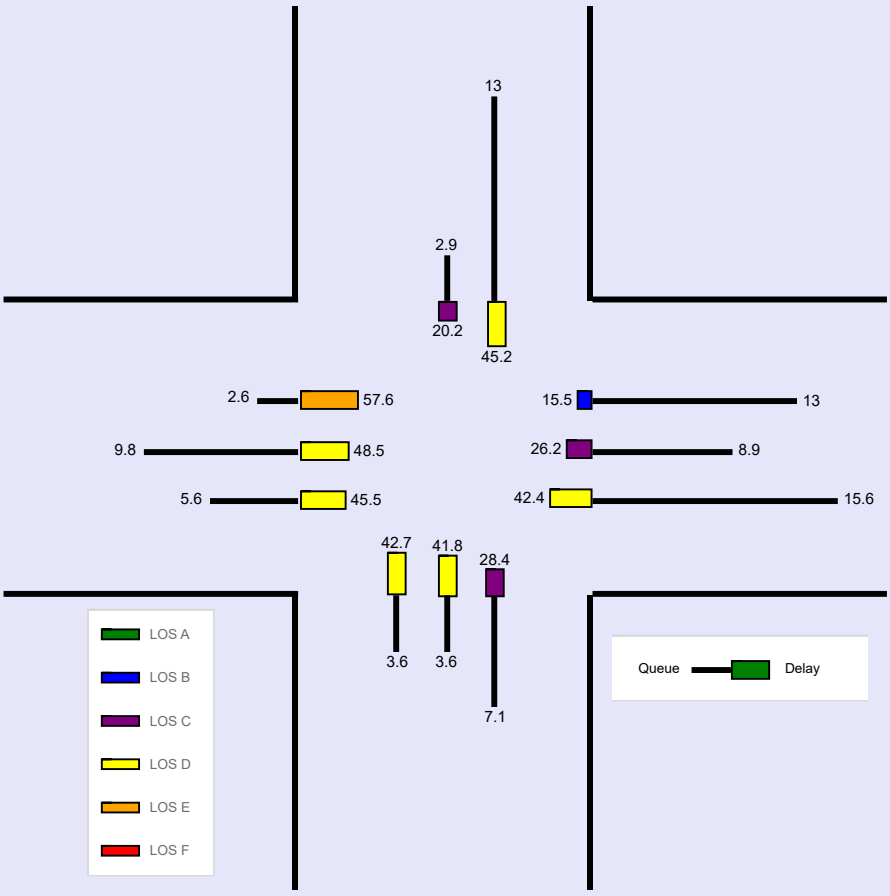
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information									
Cycle, s	113.6	Reference Phase	2						
Offset, s	0	Reference Point	End						
Uncoordinated	Yes	Simult. Gap E/W	On						
Force Mode	Fixed	Simult. Gap N/S	On						

Green	4.8	6.0		30.8	23.3	18.8	0.0					
Yellow	4.0	4.0		4.0	4.0	4.0	0.0					
Red	2.0	2.0		2.0	2.0	2.0	0.0					



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	65.9	250.1	141.3	395.8	226.1	329.7	91.4	91.9	179.7	329.4	74.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.6	9.8	5.6	15.6	8.9	13.0	3.6	3.6	7.1	13.0	2.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Control Delay (*d*), s/veh	57.6	48.5	45.5	42.4	26.2	15.5	42.7	41.8	28.4	45.2	20.2	
Level of Service (LOS)	E	D	D	D	C	B	D	D	C	D	C	
Approach Delay, s/veh / LOS	48.7	D		29.8	C		31.7	C		41.6	D	
Intersection Delay, s/veh / LOS	35.2						D					



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APPENDIX A

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)

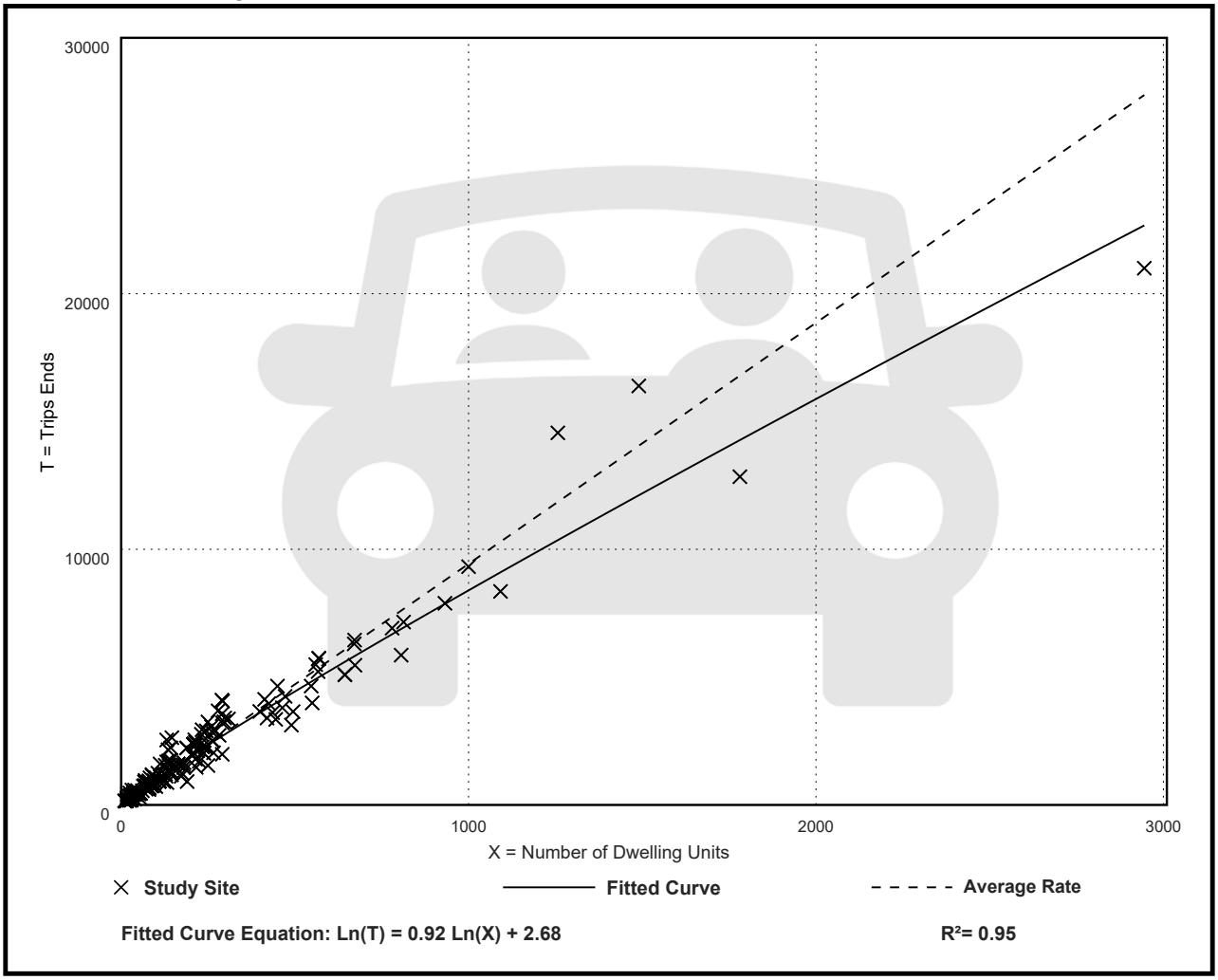
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

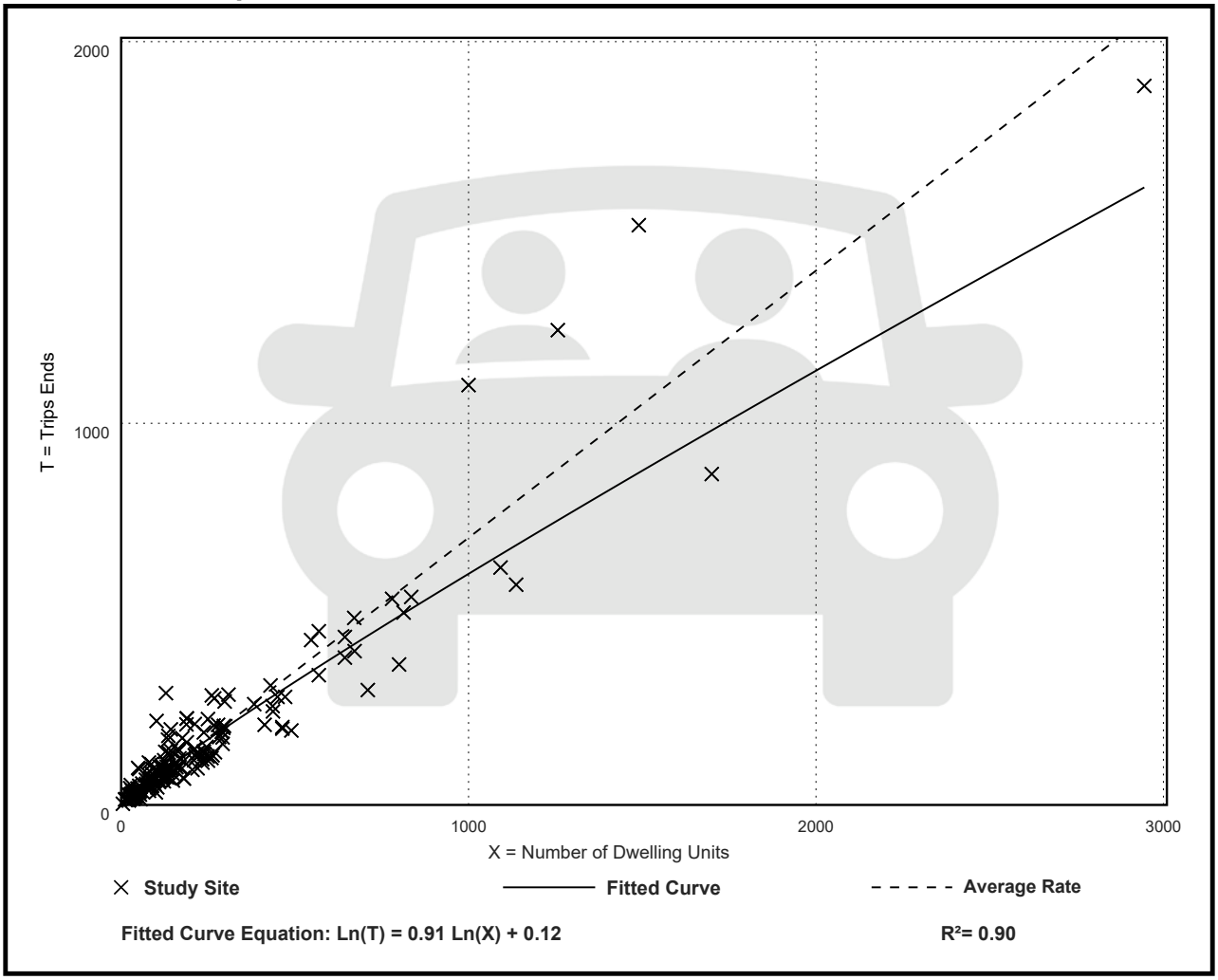
Single-Family Detached Housing
(210)

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



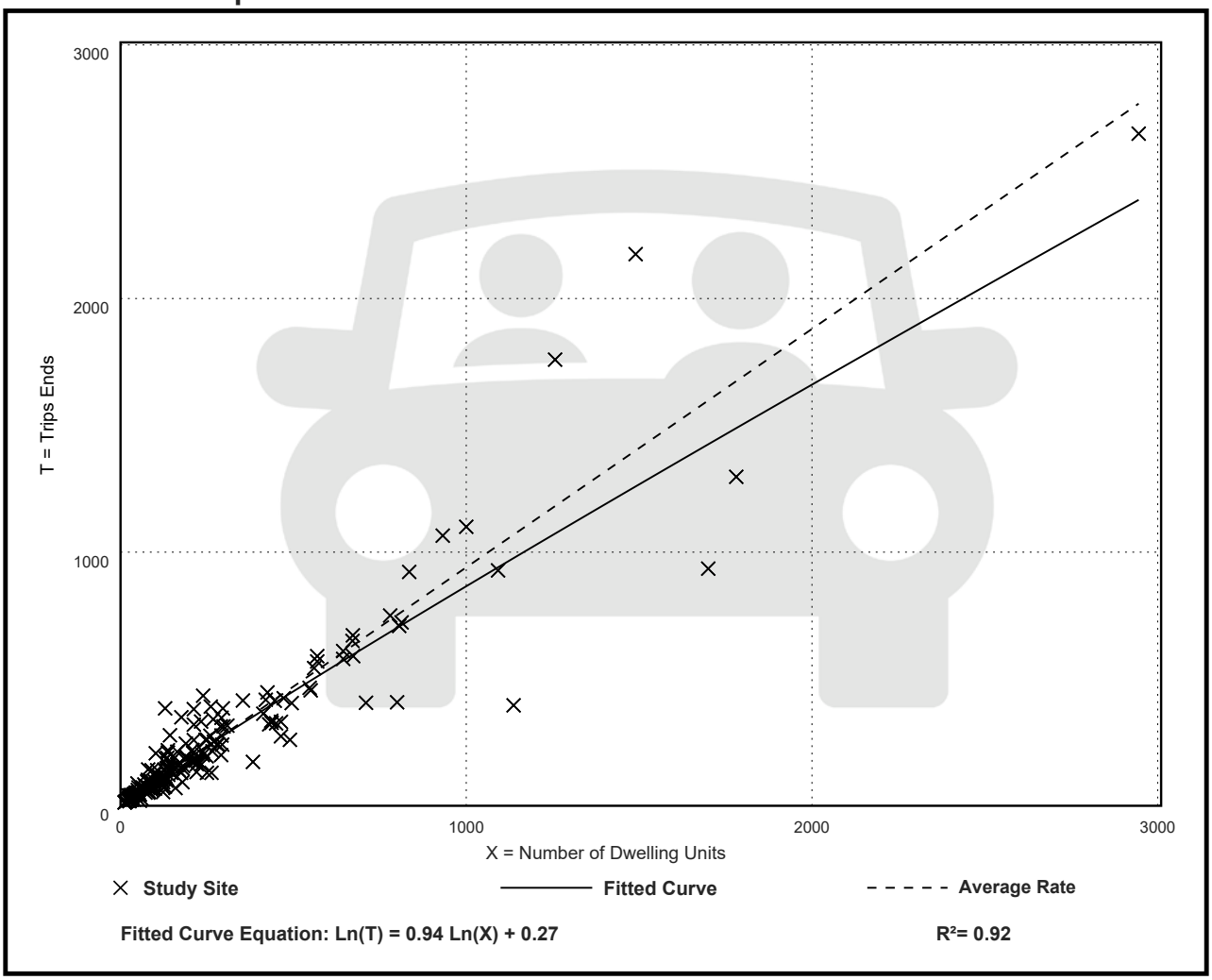
Single-Family Detached Housing
(210)

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)

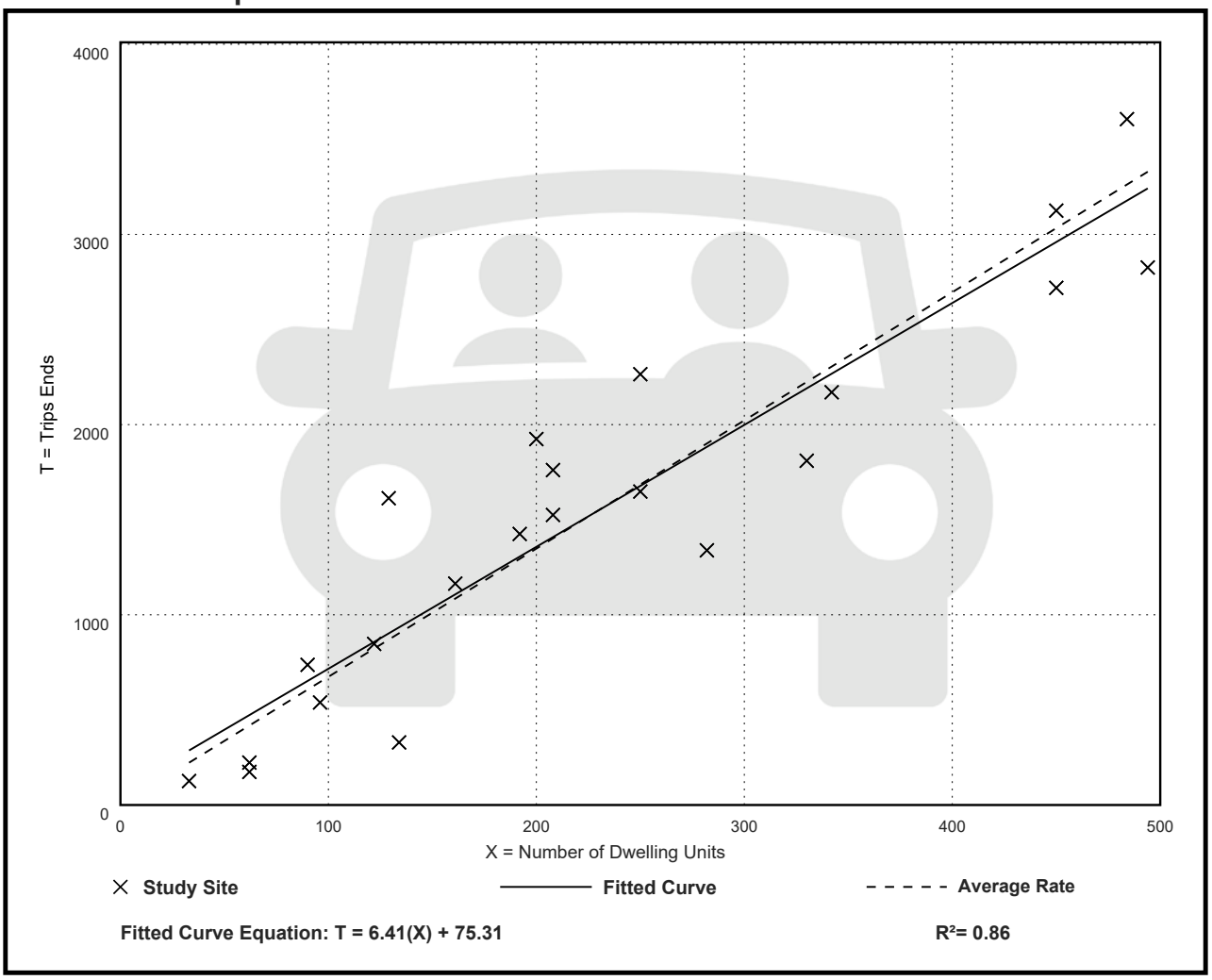
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

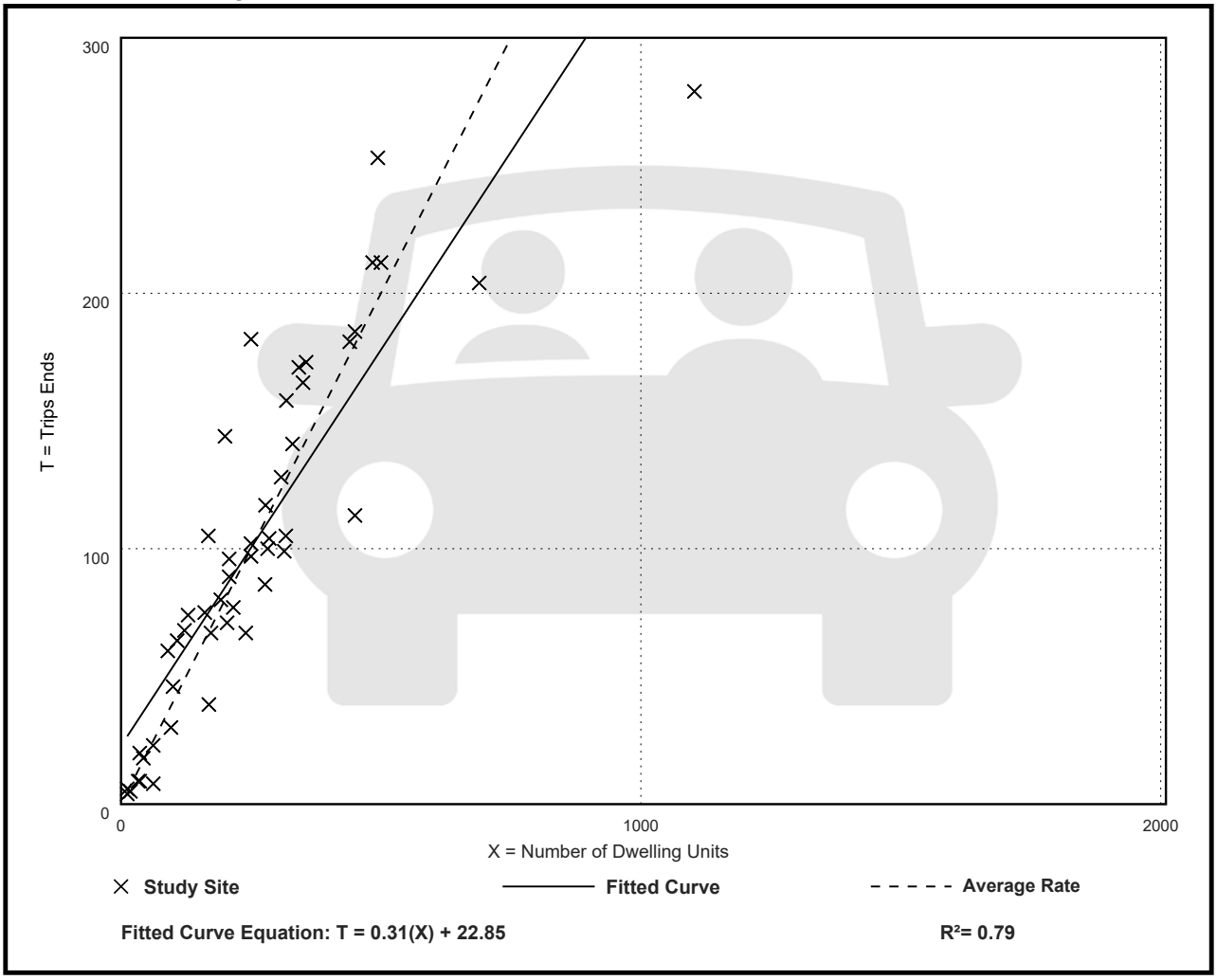
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



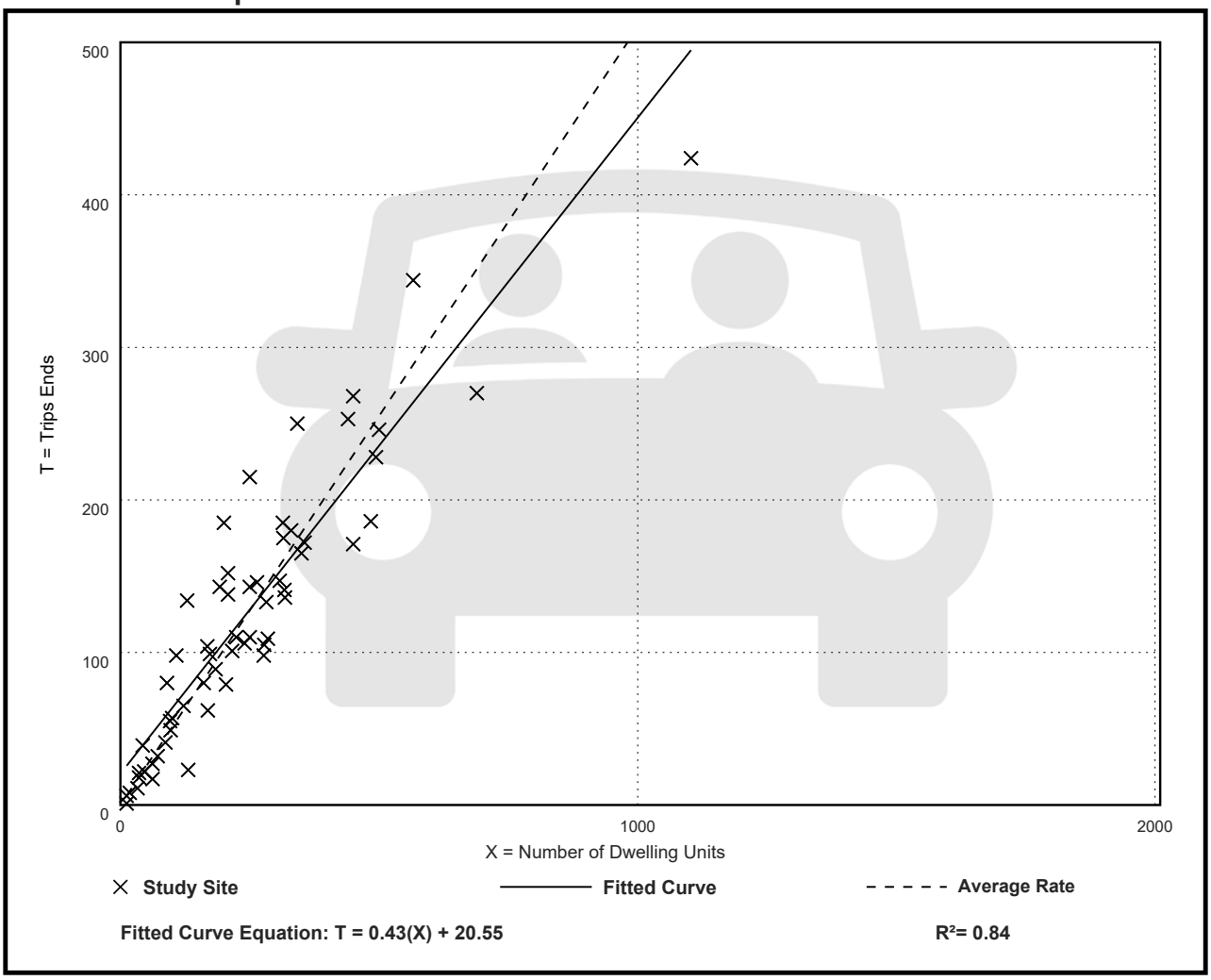
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



Land Use: 821
Shopping Plaza (40-150k)

Description

A shopping 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 between 40,000 and 150,000 square feet of gross leasable area (GLA). The term "plaza" in the land use name rather than "center" is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza 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 plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) 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.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) 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), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

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), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

Shopping Plaza (40-150k) - Supermarket - Yes (821)

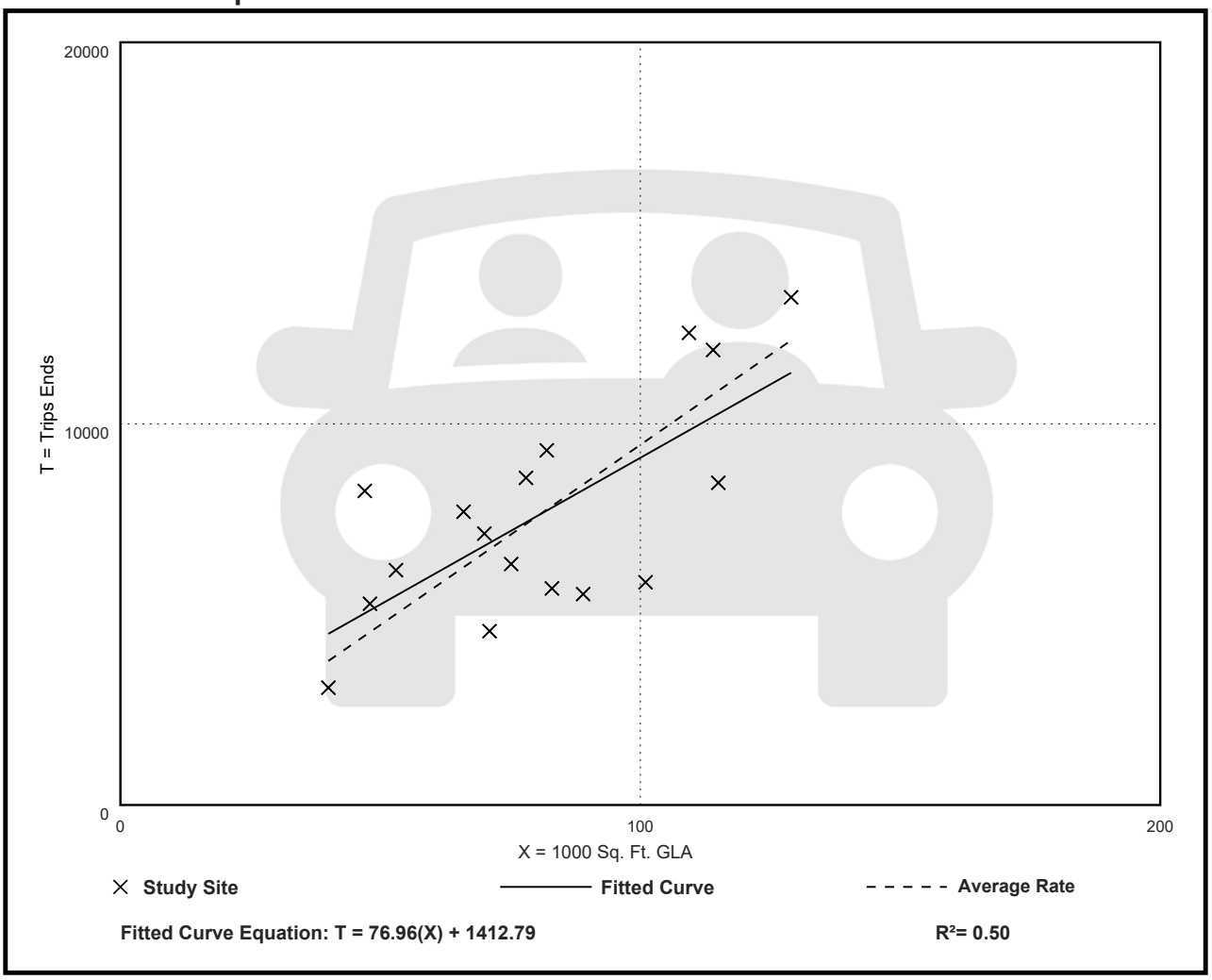
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

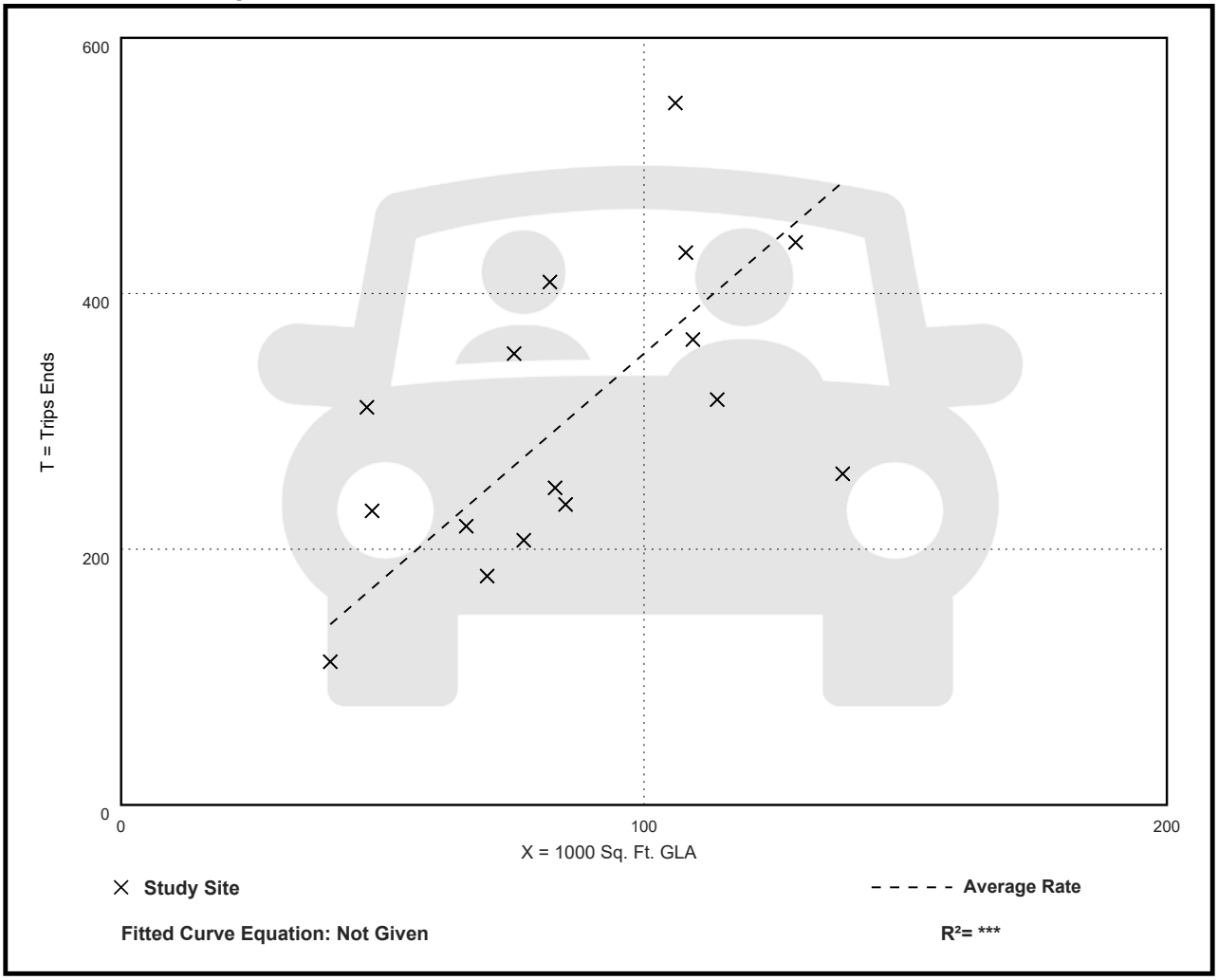
Shopping Plaza (40-150k) - Supermarket - Yes (821)

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: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



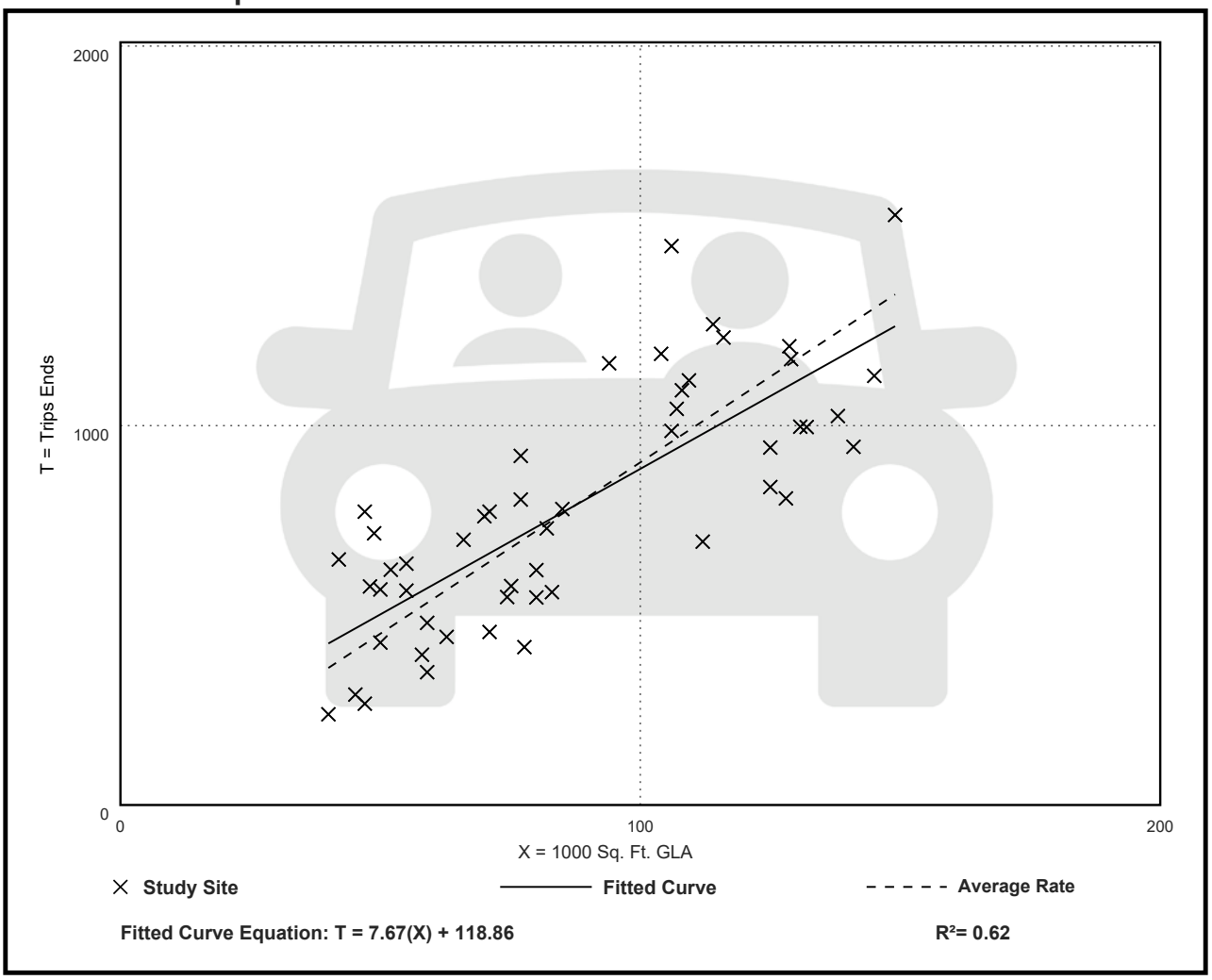
Shopping Plaza (40-150k) - Supermarket - Yes (821)

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: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Fitted Curve Equation: T = 7.67(X) + 118.86

R^2= 0.62

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

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2022 - 01/01/2022	0.99	1.04
2	01/02/2022 - 01/08/2022	0.99	1.04
3	01/09/2022 - 01/15/2022	0.98	1.03
* 4	01/16/2022 - 01/22/2022	0.97	1.02
* 5	01/23/2022 - 01/29/2022	0.96	1.01
* 6	01/30/2022 - 02/05/2022	0.96	1.01
* 7	02/06/2022 - 02/12/2022	0.95	1.00
* 8	02/13/2022 - 02/19/2022	0.94	0.99
* 9	02/20/2022 - 02/26/2022	0.94	0.99
*10	02/27/2022 - 03/05/2022	0.94	0.99
*11	03/06/2022 - 03/12/2022	0.94	0.99
*12	03/13/2022 - 03/19/2022	0.94	0.99
*13	03/20/2022 - 03/26/2022	0.95	1.00
*14	03/27/2022 - 04/02/2022	0.96	1.01
*15	04/03/2022 - 04/09/2022	0.96	1.01
*16	04/10/2022 - 04/16/2022	0.97	1.02
17	04/17/2022 - 04/23/2022	0.98	1.03
18	04/24/2022 - 04/30/2022	0.99	1.04
19	05/01/2022 - 05/07/2022	0.99	1.04
20	05/08/2022 - 05/14/2022	1.00	1.05
21	05/15/2022 - 05/21/2022	1.01	1.06
22	05/22/2022 - 05/28/2022	1.02	1.07
23	05/29/2022 - 06/04/2022	1.03	1.08
24	06/05/2022 - 06/11/2022	1.04	1.09
25	06/12/2022 - 06/18/2022	1.05	1.11
26	06/19/2022 - 06/25/2022	1.07	1.13
27	06/26/2022 - 07/02/2022	1.08	1.14
28	07/03/2022 - 07/09/2022	1.10	1.16
29	07/10/2022 - 07/16/2022	1.11	1.17
30	07/17/2022 - 07/23/2022	1.09	1.15
31	07/24/2022 - 07/30/2022	1.07	1.13
32	07/31/2022 - 08/06/2022	1.05	1.11
33	08/07/2022 - 08/13/2022	1.03	1.08
34	08/14/2022 - 08/20/2022	1.01	1.06
35	08/21/2022 - 08/27/2022	1.02	1.07
36	08/28/2022 - 09/03/2022	1.03	1.08
37	09/04/2022 - 09/10/2022	1.04	1.09
38	09/11/2022 - 09/17/2022	1.05	1.11
39	09/18/2022 - 09/24/2022	1.03	1.08
40	09/25/2022 - 10/01/2022	1.02	1.07
41	10/02/2022 - 10/08/2022	1.00	1.05
42	10/09/2022 - 10/15/2022	0.98	1.03
43	10/16/2022 - 10/22/2022	0.99	1.04
44	10/23/2022 - 10/29/2022	1.00	1.05
45	10/30/2022 - 11/05/2022	1.02	1.07
46	11/06/2022 - 11/12/2022	1.03	1.08
47	11/13/2022 - 11/19/2022	1.04	1.09
48	11/20/2022 - 11/26/2022	1.03	1.08
49	11/27/2022 - 12/03/2022	1.02	1.07
50	12/04/2022 - 12/10/2022	1.00	1.05
51	12/11/2022 - 12/17/2022	0.99	1.04
52	12/18/2022 - 12/24/2022	0.99	1.04
53	12/25/2022 - 12/31/2022	0.98	1.03

* PEAK SEASON

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

WEEK	DATES	SF	MOCF: 0.90 PSCF
1	01/01/2022 - 01/01/2022	0.99	1.10
2	01/02/2022 - 01/08/2022	1.00	1.11
3	01/09/2022 - 01/15/2022	1.02	1.13
4	01/16/2022 - 01/22/2022	0.99	1.10
* 5	01/23/2022 - 01/29/2022	0.96	1.07
* 6	01/30/2022 - 02/05/2022	0.92	1.02
* 7	02/06/2022 - 02/12/2022	0.89	0.99
* 8	02/13/2022 - 02/19/2022	0.86	0.96
* 9	02/20/2022 - 02/26/2022	0.86	0.96
*10	02/27/2022 - 03/05/2022	0.86	0.96
*11	03/06/2022 - 03/12/2022	0.86	0.96
*12	03/13/2022 - 03/19/2022	0.86	0.96
*13	03/20/2022 - 03/26/2022	0.88	0.98
*14	03/27/2022 - 04/02/2022	0.91	1.01
*15	04/03/2022 - 04/09/2022	0.93	1.03
*16	04/10/2022 - 04/16/2022	0.96	1.07
*17	04/17/2022 - 04/23/2022	0.98	1.09
18	04/24/2022 - 04/30/2022	0.99	1.10
19	05/01/2022 - 05/07/2022	1.01	1.12
20	05/08/2022 - 05/14/2022	1.02	1.13
21	05/15/2022 - 05/21/2022	1.04	1.16
22	05/22/2022 - 05/28/2022	1.05	1.17
23	05/29/2022 - 06/04/2022	1.06	1.18
24	06/05/2022 - 06/11/2022	1.07	1.19
25	06/12/2022 - 06/18/2022	1.09	1.21
26	06/19/2022 - 06/25/2022	1.09	1.21
27	06/26/2022 - 07/02/2022	1.10	1.22
28	07/03/2022 - 07/09/2022	1.10	1.22
29	07/10/2022 - 07/16/2022	1.11	1.23
30	07/17/2022 - 07/23/2022	1.11	1.23
31	07/24/2022 - 07/30/2022	1.11	1.23
32	07/31/2022 - 08/06/2022	1.11	1.23
33	08/07/2022 - 08/13/2022	1.11	1.23
34	08/14/2022 - 08/20/2022	1.11	1.23
35	08/21/2022 - 08/27/2022	1.11	1.23
36	08/28/2022 - 09/03/2022	1.12	1.24
37	09/04/2022 - 09/10/2022	1.12	1.24
38	09/11/2022 - 09/17/2022	1.12	1.24
39	09/18/2022 - 09/24/2022	1.09	1.21
40	09/25/2022 - 10/01/2022	1.05	1.17
41	10/02/2022 - 10/08/2022	1.01	1.12
42	10/09/2022 - 10/15/2022	0.97	1.08
43	10/16/2022 - 10/22/2022	0.97	1.08
44	10/23/2022 - 10/29/2022	0.98	1.09
45	10/30/2022 - 11/05/2022	0.98	1.09
46	11/06/2022 - 11/12/2022	0.99	1.10
47	11/13/2022 - 11/19/2022	0.99	1.10
48	11/20/2022 - 11/26/2022	0.99	1.10
49	11/27/2022 - 12/03/2022	0.99	1.10
50	12/04/2022 - 12/10/2022	0.99	1.10
51	12/11/2022 - 12/17/2022	0.99	1.10
52	12/18/2022 - 12/24/2022	1.00	1.11
53	12/25/2022 - 12/31/2022	1.02	1.13

* PEAK SEASON

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,627	2020	750	147	C	0.196	140	C	0.187
17TH ST	AVENUE D to AVENUE Q	608	2,627	2020	750	147	C	0.196	140	C	0.187
25TH ST	MIDWAY RD to BELL AVE	940016	19,410	2020	2,100	1,235	C	0.588	1,152	C	0.549
25TH ST	BELL AVE to EDWARDS RD	159	18,943	2020	2,100	1,111	C	0.529	1,108	C	0.528
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,493	2020	2,000	1,263	C	0.632	1,259	C	0.63
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	24,089	2019	2,000	1,356	C	0.678	1,447	C	0.724
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,450	2020	1,630	1,043	D	0.64	1,037	D	0.636
25TH ST	ORANGE AVE to AVENUE D	610	17,824	2019	1,630	822	D	0.504	848	D	0.52
25TH ST	AVENUE D to AVENUE Q	940050	16,835	2020	1,630	850	D	0.521	826	D	0.507
25TH ST	AVENUE Q to JUANITA AVE	945152	15,107	2020	2,000	787	C	0.394	721	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	15,898	2013	2,100	844	C	0.402	792	C	0.377
25TH ST	ST LUCIE BLVD to US 1	945165	7,932	2020	2,100	390	C	0.186	435	C	0.207
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,788	2019	750	406	D	0.541	357	C	0.476
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,700	2020	790	263	C	0.333	263	C	0.333
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,724	2019	540	531	D	0.983	433	D	0.802
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,724	2019	790	531	D	0.672	433	D	0.548
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,593	2020	750	226	C	0.301	243	C	0.324
53RD ST	ANGLE RD to JUANITA AVE	614	2,400	2022	540	128	C	0.237	141	C	0.261
AE BACKUS AVE	7TH ST to US 1	632	900	2022	750	61	C	0.081	71	C	0.095
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458

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2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,951	2019	600	305	D	0.508	276	C	0.46
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,951	2019	750	305	C	0.407	276	C	0.368
GEORGIA AVE	17TH ST to 13TH ST	508	4,705	2018	600	262	C	0.437	266	C	0.443
GEORGIA AVE	13TH ST to 7TH ST	506	2,156	2018	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,942	2018	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,950	2020	710	918	F	1.293	949	F	1.337
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,950	2020	540	918	F	1.7	949	F	1.757
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2022	1,070	191	B	0.179	240	B	0.224
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	7,700	2022	1,070	713	C	0.666	713	C	0.666
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2022	390	191	B	0.49	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,104	2020	920	181	C	0.197	165	C	0.179
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,496	2020	790	629	D	0.796	667	D	0.844
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,831	2019	830	382	C	0.46	399	C	0.481
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,400	2022	630	164	C	0.26	156	C	0.248
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,110	2020	750	291	C	0.388	285	C	0.38
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,110	2020	540	291	D	0.539	285	D	0.528
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,110	2020	790	291	C	0.368	285	C	0.361
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	589	2018	670	49	B	0.073	59	B	0.088
HILLMOOR DR	US 1 to LENNARD RD	671	7,803	2019	790	405	D	0.513	515	D	0.652
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	85,025	2020	5,500	4,596	D	0.836	4,151	C	0.755
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,355	2018	5,500	4,058	C	0.738	3,500	C	0.636
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,322	2018	5,500	5,490	D	0.998	4,457	C	0.81

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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	38,628	2020	3,020	2,568	C	0.85	2,278	C	0.754
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,257	2020	3,170	3,013	C	0.95	1,879	C	0.593
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,567	2020	2,100	1,080	C	0.514	1,185	C	0.564
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	24,142	2021	2,100	1,112	C	0.53	1,042	C	0.496
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	34,321	2020	2,100	1,975	C	0.94	1,879	C	0.895
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	34,321	2020	2,000	1,975	D	0.988	1,879	C	0.94
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	23,876	2021	2,100	1,160	C	0.552	1,059	C	0.504
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,508	2020	1,710	460	C	0.269	438	C	0.256
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,726	2019	750	354	C	0.472	372	D	0.496
RIO MAR DR	BEACH AVE to US 1	147	5,726	2019	790	354	C	0.448	372	C	0.471
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,020	2020	920	185	C	0.201	185	C	0.201
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,020	2020	1,070	185	B	0.173	185	B	0.173
SAVONA BLVD	BECKER RD to PAAR DR	236	10,556	2020	790	939	F	1.189	844	F	1.068
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	10,556	2020	750	939	F	1.252	844	F	1.125
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,200	2020	790	659	D	0.834	695	D	0.88
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,244	2018	920	280	C	0.304	225	C	0.245
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,157	2018	540	153	C	0.283	151	C	0.28
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	10,073	2020	700	590	C	0.843	594	C	0.849
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,479	2020	790	767	D	0.971	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	450	2022	580	29	C	0.05	28	C	0.048

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	773	2018	1,080	58	B	0.054	58	B	0.054
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2018	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	15,000	2022	790	756	D	0.957	818	E	1.035
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	8,229	2020	920	498	C	0.541	498	C	0.541
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,940	2020	920	618	C	0.672	654	C	0.711
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,124	2020	920	388	C	0.422	426	C	0.463
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,951	2020	920	266	C	0.289	239	C	0.26
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,912	2020	700	334	C	0.477	268	C	0.383
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,230	2020	600	402	D	0.67	481	D	0.802
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	14,474	2020	600	691	F	1.152	723	F	1.205
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	14,474	2020	790	691	D	0.875	723	D	0.915
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,247	2020	1,550	646	C	0.417	585	C	0.377
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,247	2020	1,710	646	C	0.378	585	C	0.342
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,834	2019	2,100	1,288	C	0.613	1,242	C	0.591
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,791	2019	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,834	2019	1,800	1,288	C	0.716	1,242	C	0.69
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	24,304	2019	2,100	1,481	C	0.705	1,462	C	0.696
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,986	2020	790	276	C	0.349	277	C	0.351
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,122	2020	750	198	C	0.264	202	C	0.269
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,122	2020	790	198	C	0.251	202	C	0.256
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	16,500	2022	700	758	F	1.083	775	F	1.107
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

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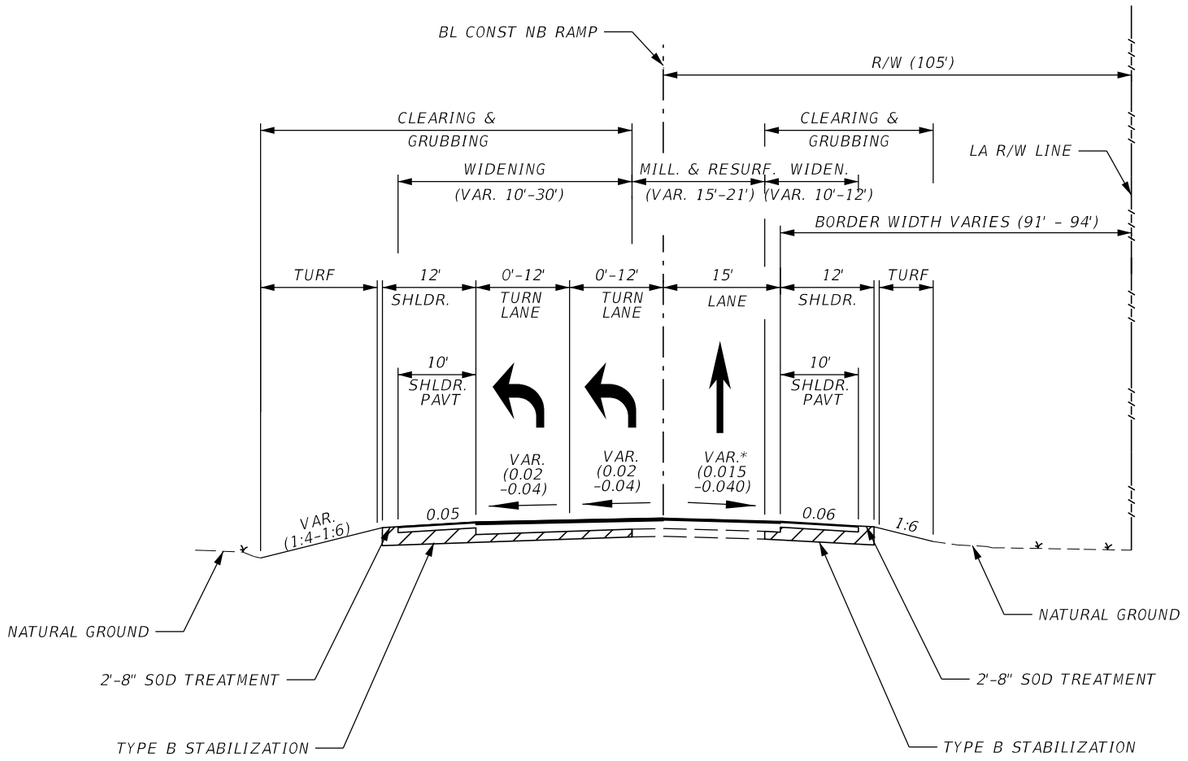
APPENDIX D



TYPICAL SECTION
NB RAMP (NB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 10+51.07 TO STA 18+32.89 (BL CONST NB RAMP)
MP 0.199 TO MP 0.347

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.25")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 8 WITH
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 6100
ESTIMATED OPENING YEAR = 2024 AADT = 8900
ESTIMATED DESIGN YEAR = 2044 AADT = 15000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
P.E. LICENSE NUMBER 83321
LAKES ENGINEERING, INC.
4870 SW 72ND AVENUE
MIAMI, FLORIDA 33155

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 8

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

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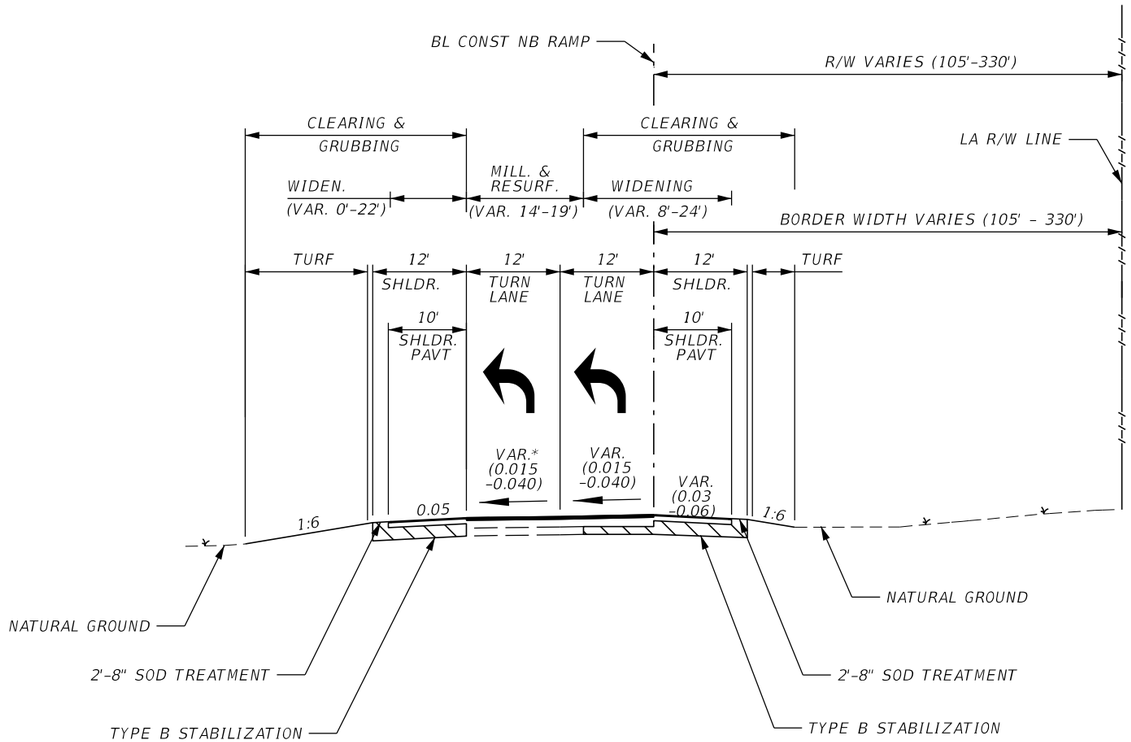

*MATCH EXISTING CROSS SLOPE

TYPICAL SECTION
NB RAMP (NB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 18+32.89 TO STA 21+36.54 (BL CONST NB RAMP)
MP 0.347 TO MP 0.404

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 6100
ESTIMATED OPENING YEAR = 2024 AADT = 8900
ESTIMATED DESIGN YEAR = 2044 AADT = 15000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.25")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 8 WITH
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
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4870 SW 72ND AVENUE
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 9

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PRELIMINARY AND SUBJECT TO CHANGE

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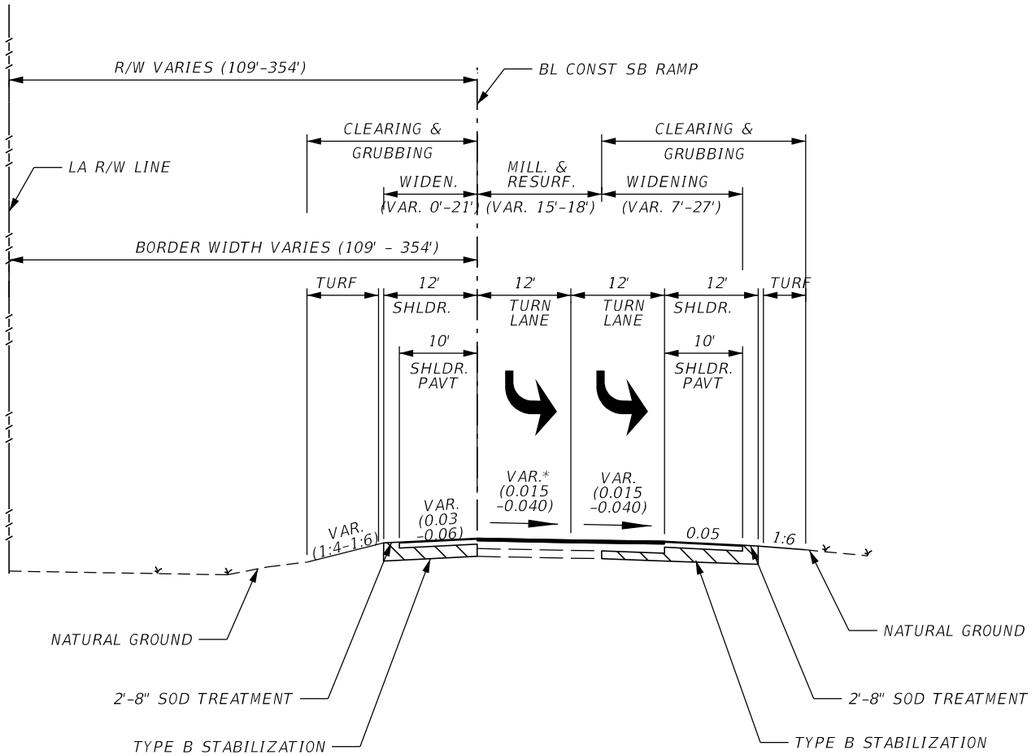

*MATCH EXISTING CROSS SLOPE

TYPICAL SECTION
SB RAMP (SB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 0+54.81 TO STA 3+81.45 (BL CONST SB RAMP)
MP 0.414 TO MP 0.354

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.50")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (2.50")
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 2900
ESTIMATED OPENING YEAR = 2024 AADT = 7200
ESTIMATED DESIGN YEAR = 2044 AADT = 14000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
P.E. LICENSE NUMBER 83321
LAKES ENGINEERING, INC.
4870 SW 72ND AVENUE
MIAMI, FLORIDA 33155

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 10

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PRELIMINARY AND SUBJECT TO CHANGE

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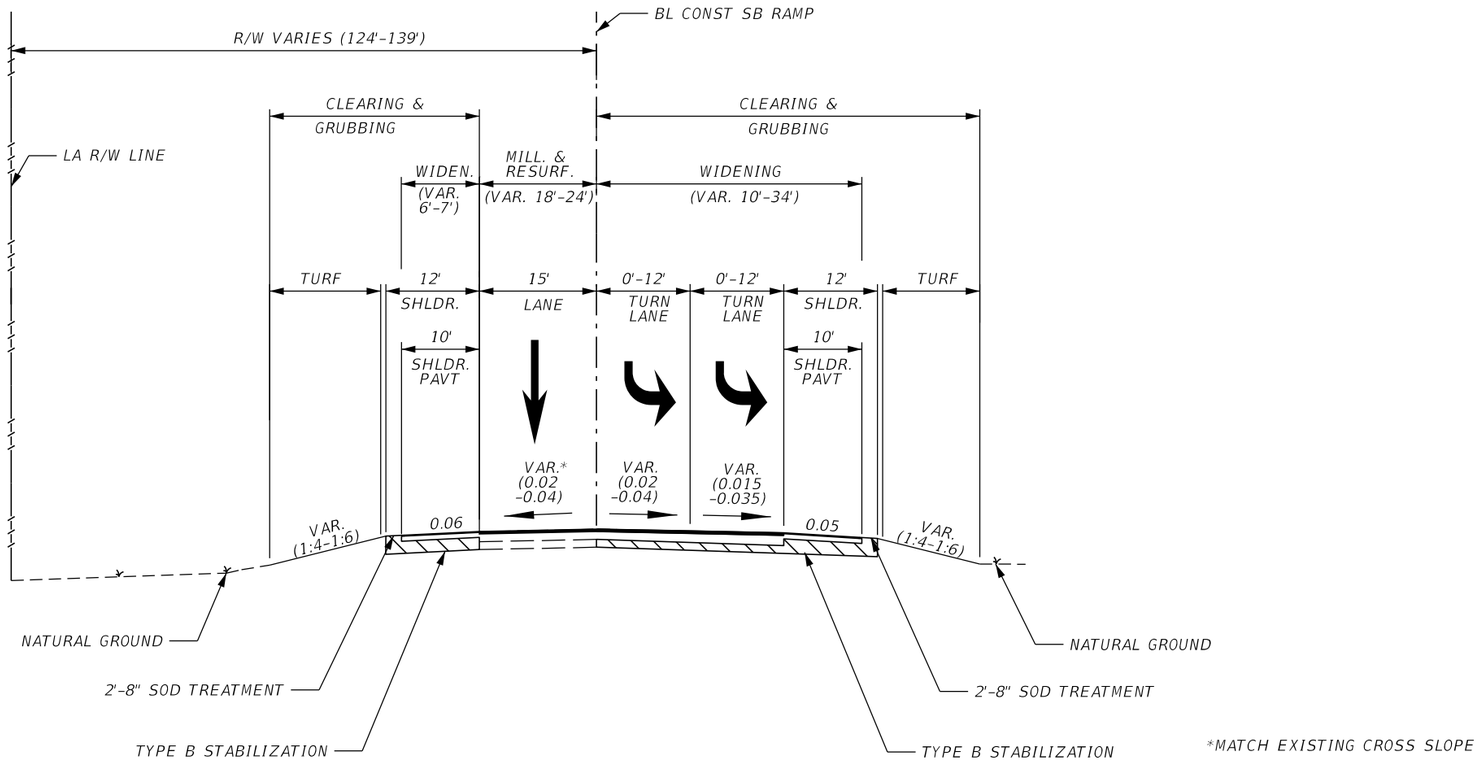

TYPICAL SECTION
SB RAMP (SB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 3+81.45 TO 10+89.55 (BL CONST SB RAMP)
MP 0.354 TO MP 0.216

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (4.50")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (2.50")
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 2900
ESTIMATED OPENING YEAR = 2024 AADT = 7200
ESTIMATED DESIGN YEAR = 2044 AADT = 14000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
P.E. LICENSE NUMBER 83321
LAKES ENGINEERING, INC.
4870 SW 72ND AVENUE
MIAMI, FLORIDA 33155

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 11

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NOT FOR CONSTRUCTION
PRELIMINARY AND SUBJECT TO CHANGE

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

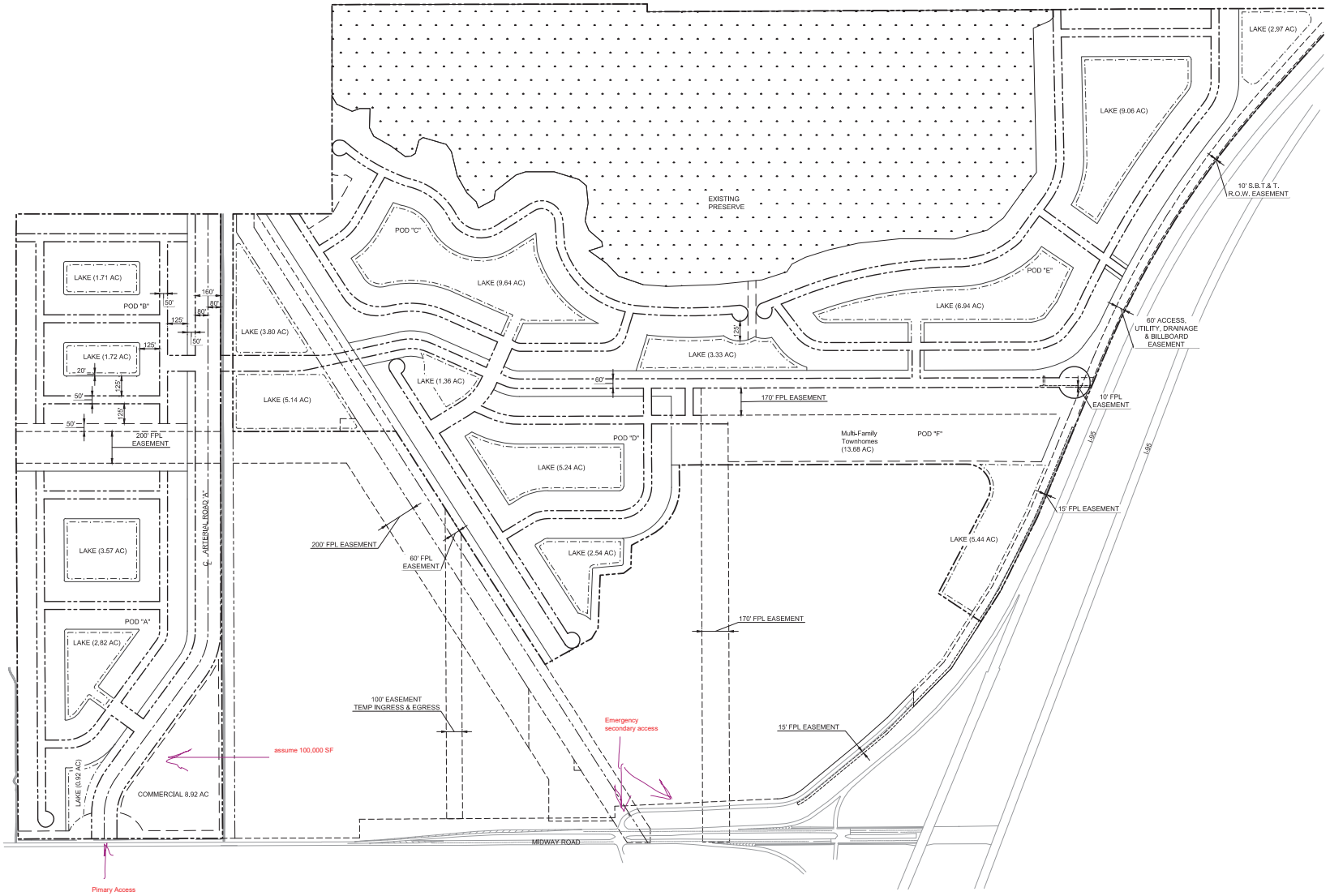
	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

APPENDIX F

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Site Data

Total Site Area:	516.95 ac	100%
-Easements:	46.21 ac	9%
-Existing Preserve:	136.56 ac	26%
-Lakes:	64.84 ac	13%
Residential:	269.89 ac	52%

Developable Area

Total Site Area:	516.95 ac	100%
-Easements:	46.21 ac	9%
-Existing Preserve:	136.56 ac	26%
Developed Area:	334.18 ac	65%

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.

Scale: 1" = 300'
0 150' 300' 600'
NORTH
Date: 10.31.2022

Sunrise Residential

22-405
Site Plan

EXHIBIT "G"

Trip Generation: LTC Ranch - Trip Tracking

Date: _____

Site Plan Name/Number: _____

Daily

Allowed Uses | Resultant Rates to be Used for Trip Tracking | Factored to Allowable Trips | Enter Site Plan Units and Calculate Trips

Land Use	ITE Code	Intensity	Units	In	Out	Total	West Side Trips	East Side Trips	West Side Trips	East Side Trips	East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	2.89	2.85	5.73	19,207		20,940	-				
Multi-Famiily Housing	220	650	DU	2.76	2.72	5.48	3,559		3,880	-				
General Office	710	1,508,500	Sft	3.86	2.55	6.41		9,680	-	10,553				
Industrial Park	130	1,000,000	Sft	1.33	0.94	2.27		2,275	-	2,480				
Warehousing	150	960,000	Sft	0.64	0.46	1.10		1,054	-	1,149				
Shopping Center	820	725,000	Sft	4.81	8.14	12.95	9,387		10,234	-				
TOTALS							**32,153**	**13,009**	**35,054**	**14,182**				
								45,162		49,236				

Source: ITE 10th Edition Trip Generation Rates

AM Peak Hour

Resultant Rates to be Used for Trip Tracking | Factored to Allowable Trips 3447

Land Use	ITE Code	Intensity	Units	In	Out	Total	West Side Tips	East Side Trips	West Side Trips	East Side Trips	East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	0.17	0.35	0.52	1,739		1,739	-				
Multi-Famiily Housing	220	650	DU	0.09	0.22	0.32	206		206	-				
General Office	710	1,508,500	Sft	0.55	0.08	0.63		949	-	951				
Industrial Park	130	1,000,000	Sft	0.21	0.05	0.26		263	-	263				
Warehousing	150	960,000	Sft	0.08	0.03	0.11		107	-	107				
Shopping Center	820	725,000	Sft	0.11	0.14	0.25	181		181	-				
TOTALS							**2,126**	**1,319**	**2,126**	**1,321**				
								3,445		3,447				

Source: ITE 10th Edition Trip Generation Rates

PM Peak Hour

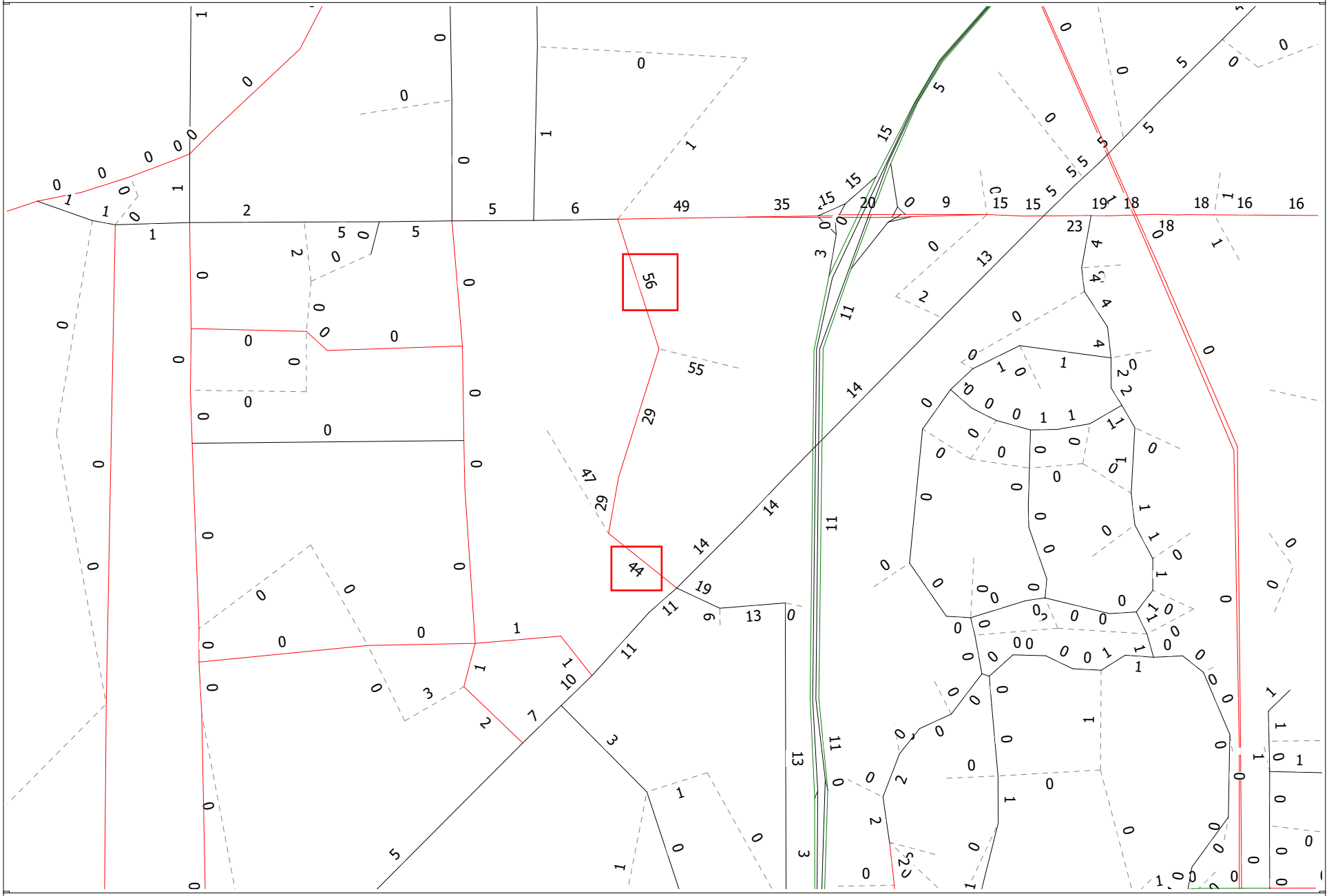
Resultant Rates to be Used for Trip Tracking | Factored to Allowable Trips 5291

Land Use	ITE Code	Intensity	Units	In	Out	Total	West Side Tips	East Side Trips	West Side Trips	East Side Trips	East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	0.48	0.16	0.64	2,146		2,416	-				
Multi-Famiily Housing	220	650	DU	0.26	0.08	0.34	226		254	-				
General Office	710	1,508,500	Sft	0.05	0.66	0.71		1,073	-	1,208				
Industrial Park	130	1,000,000	Sft	0.04	0.25	0.29		286	-	322				
Warehousing	150	960,000	Sft	0.03	0.11	0.14		130	-	146				
Shopping Center	820	725,000	Sft	0.18	0.97	1.15	840		945	-				
TOTALS							**3,212**	**1,489**	**3,615**	**1,676**				
								4,701		5,291				

Source: ITE 10th Edition Trip Generation Rates

xx Exernal Assignment = 100%

LTC West Traffic Assignment
2040 Cost Feasible Model



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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0279 - CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD. (HPMS SAMPLE 2007)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	3400 S	N 1800	S 1600	9.00	51.40	31.50
2021	3400 F	N 1800	S 1600	9.00	50.90	31.50
2020	3400 C	N 1800	S 1600	9.00	51.30	31.50
2019	2800 S	N 1400	S 1400	9.00	51.00	21.80
2018	2800 F	N 1400	S 1400	9.00	51.30	21.80
2017	2800 C	N 1400	S 1400	9.00	50.90	21.80
2016	2700 F	N 1400	S 1300	9.00	50.90	27.20
2015	2700 C	N 1400	S 1300	9.00	51.00	27.20
2014	2700 C	N 1400	S 1300	9.00	50.80	19.60
2013	2500 C	N 1300	S 1200	9.00	50.80	16.20
2012	2400 C	N 1200	S 1200	9.00	56.80	16.20
2011	2300 C	N 1200	S 1100	9.00	57.20	16.20
2010	2500 C	N 1300	S 1200	10.32	55.40	23.40
2009	2800 C	N 1500	S 1300	10.27	57.35	23.40
2008	2600 C	N 1400	S 1200	10.45	58.06	23.40
2007	2050 C	N 1200	S 850	10.31	58.74	15.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0732 - CR 712/MIDWAY RD - W OF SR 9/I-95 (COUNTY 732)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	6900 C	E 3400	W 3500	9.00	53.00	21.80
2021	4800 C	E 2500	W 2300	9.00	53.10	16.40
2020	8400 F	E 3900	W 4500	9.00	54.30	16.40
2019	8400 C	E 3900	W 4500	9.00	54.30	16.40
2018	5000 C	E 2500	W 2500	9.00	55.20	19.00
2017	5800 C	E 2900	W 2900	9.00	56.20	19.00
2016	4700 C	E 2400	W 2300	9.00	57.10	19.00
2015	4400 C	E 2300	W 2100	9.00	56.30	29.40
2014	4400 C	E 2200	W 2200	9.00	54.70	19.70
2013	4200 C	E 2100	W 2100	9.00	57.20	12.70
2012	4600 C	E 2300	W 2300	9.00	57.00	14.10
2011	4400 F	E 1900	W 2500	9.00	56.50	14.10
2010	4600 C	E 2000	W 2600	11.51	57.07	14.10
2009	4600 C	E 2300	W 2300	11.11	58.68	26.00
2008	4500 C	E 2200	W 2300	11.51	54.38	26.00
2007	5000 C	E 2500	W 2500	11.51	58.16	21.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5140 - CR 712 / MIDWAY RD - E OF SR 9/I-95 (COUNTY 5140)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	23000 C	E 11500	W 11500	9.00	51.40	22.60
2021	22500 C	E 11500	W 11000	9.00	50.90	22.60
2020	19400 C	E 10000	W 9400	9.00	51.30	22.60
2019	21000 C	E 10500	W 10500	9.00	51.00	17.10
2018	19100 C	E 9700	W 9400	9.00	51.30	17.10
2017	16500 C	E 8300	W 8200	9.00	50.90	17.10
2016	15200 C	E 7500	W 7700	9.00	50.90	12.10
2015	15900 C	E 8100	W 7800	9.00	51.00	12.10
2014	15900 C	E 7800	W 8100	9.00	50.80	20.90
2013	14200 C	E 7500	W 6700	9.00	50.80	15.30
2012	15500 C	E 7700	W 7800	9.00	56.80	16.10
2011	12400 C	E 6300	W 6100	9.00	57.20	16.10
2010	14300 C	E 7300	W 7000	10.32	55.40	16.10
2009	13800 C	E 7000	W 6800	10.27	57.35	17.10
2008	13400 C	E 6600	W 6800	10.45	58.06	17.10
2007	19000 C	E 9500	W 9500	10.31	58.74	19.30

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7014 - ON GLADES CUT-OFF RD - N. OF RESERVE COM PKWY (COUNTY 117)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	4400 F	N 2200	S 2200	9.00	53.00	23.10
2021	4200 C	N 2100	S 2100	9.00	53.10	23.10
2020	5900 S	N 2900	S 3000	9.00	54.30	19.90
2019	5900 F	N 2900	S 3000	9.00	54.30	19.90
2018	5700 C	N 2800	S 2900	9.00	55.20	19.90
2017	2700 S	N 1300	S 1400	9.00	56.20	10.00
2016	2500 F	N 1200	S 1300	9.00	57.10	6.20
2015	2300 C	N 1100	S 1200	9.00	56.30	41.80
2014	2500 V	N 1200	S 1300	9.00	54.70	49.50
2013	2500 X	N 1200	S 1300	9.00	57.20	11.90
2012	2500 T	N 1200	S 1300	9.00	57.00	7.10
2011	2500 S	N 1200	S 1300	9.00	56.50	18.00
2010	2500 F	N 1200	S 1300	11.51	57.07	18.10
2009	2700 C	N 1300	S 1400	11.11	58.68	18.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8537 - MIDWAY RD FROM MC CARTY RD TO I-95 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	5400 S	E 2700	W 2700	9.50	53.00	17.00
2021	5200 F	E 2600	W 2600	9.50	53.10	17.00
2020	5200 C	E 2600	W 2600	9.50	54.30	17.00
2019	4600 S	E 2300	W 2300	9.50	54.30	20.60
2018	4400 F	E 2200	W 2200	9.50	55.20	20.60
2017	4200 C	E 2100	W 2100	9.50	56.20	20.60
2016	3800 F	E 1900	W 1900	9.50	57.10	22.00
2015	3600 C	E 1800	W 1800	9.50	52.70	22.00
2014	2400 C	E 1200	W 1200	9.50	52.50	26.50
2013	3300 E	E 1650	W 1650	9.00	55.90	16.20
2012	3200 C	E 1600	W 1600	9.00	55.80	16.20
2011	3800 T	0	0	9.00	56.20	16.00
2010	3800 S	E 1900	W 1900	11.16	56.34	28.00
2009	3800 F	E 1900	W 1900	11.51	56.49	28.00
2008	3800 C	E 1900	W 1900	11.31	55.19	28.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

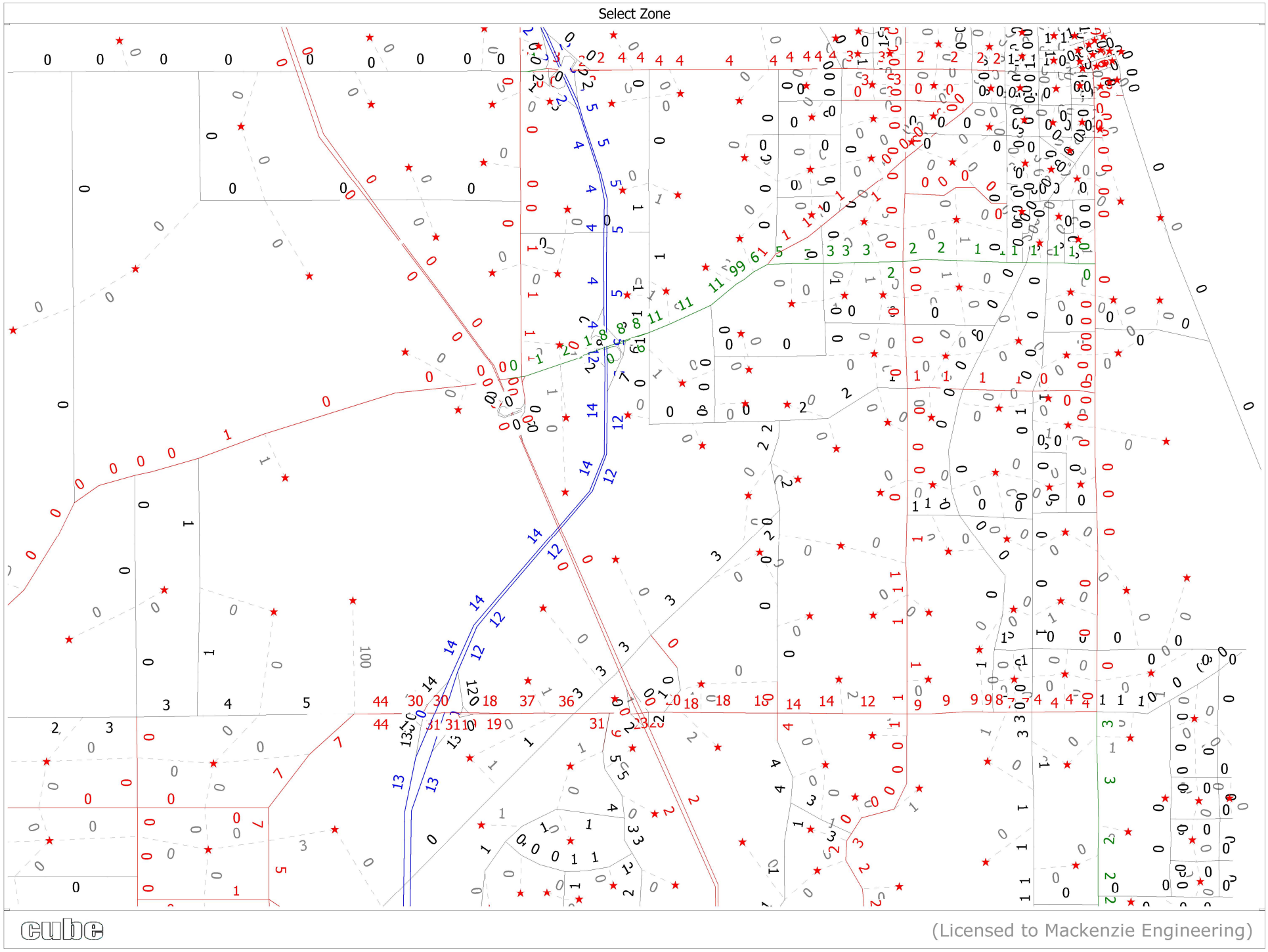
COUNTY: 94 - ST.LUCIE

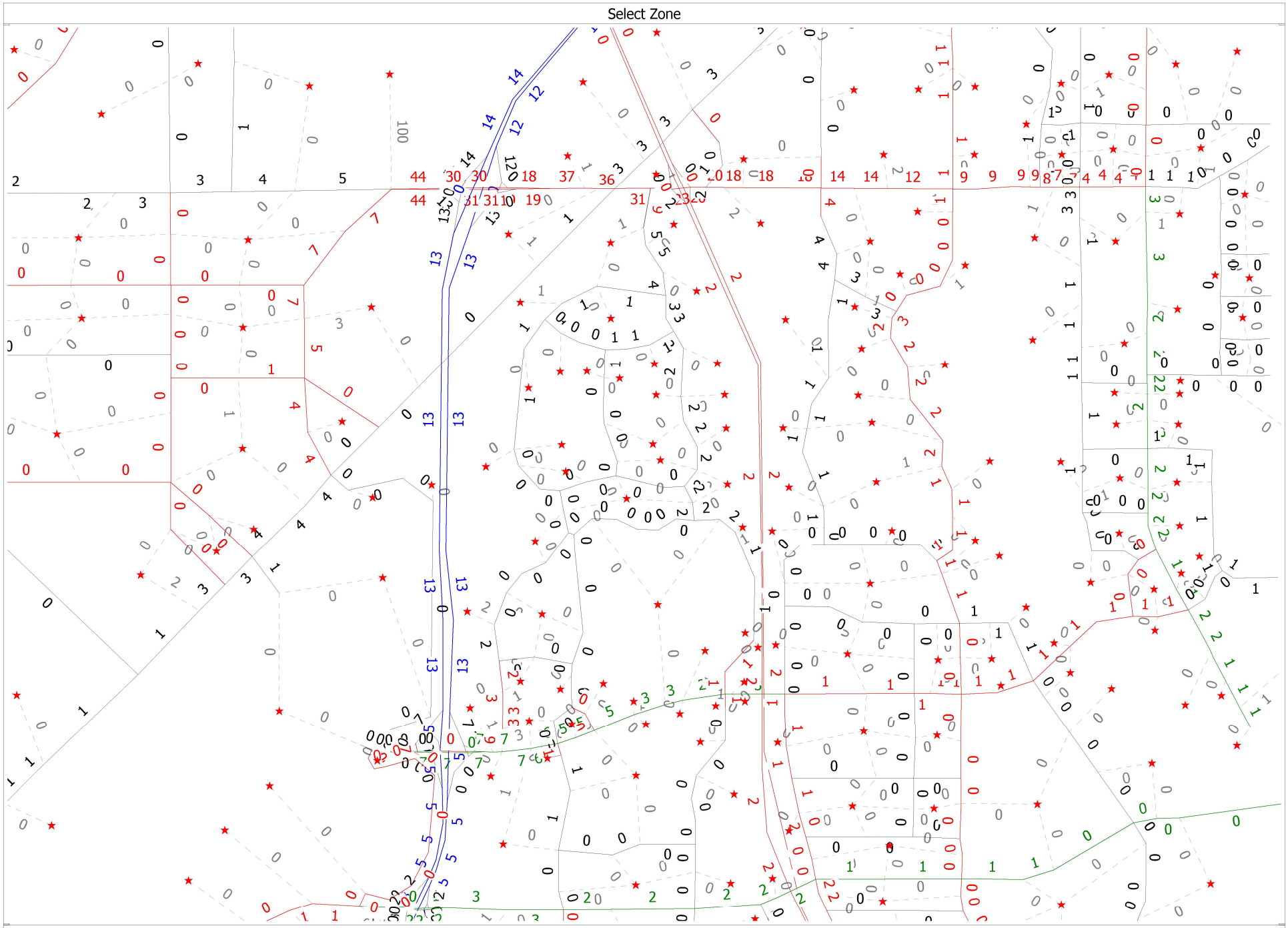
SITE: 8538 - MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	18500 F	E 9800	W 8700	9.00	51.40	17.20
2021	18700 C	E 9900	W 8800	9.00	50.90	17.20
2020	15900 S	E 8200	W 7700	9.00	51.30	10.90
2019	16600 F	E 8600	W 8000	9.00	51.00	10.90
2018	16800 C	E 8700	W 8100	9.00	51.30	10.90
2017	16000 S	E 8200	W 7800	9.00	50.90	19.50
2016	15800 F	E 8100	W 7700	9.00	50.90	19.50
2015	15600 C	E 8000	W 7600	9.00	56.30	19.50
2014	15900 F	E 7900	W 8000	9.00	54.70	7.60
2013	15700 C	E 7800	W 7900	9.00	57.20	7.60
2012	16200 C	E 8100	W 8100	9.00	57.00	7.60
2011	13000 T	0	0	9.00	56.50	7.60
2010	13000 S	E 6600	W 6400	11.51	57.07	13.50
2009	13600 F	E 6900	W 6700	11.11	58.68	13.50
2008	14100 C	E 7200	W 6900	11.51	54.38	13.50

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

APPENDIX J

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APPENDIX J

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

Property Identi cation

Site Address: 10050 W MIDWAY RD
Sec/Town/Range: 02/36S/39E
Parcel ID: 3302-212-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 156019
Map ID: 33/03N
Zoning:

Ownership

Willow Lakes LLC

433 S Main ST Ste 300
West Hartford, CT 06110

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB,TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT,TH S 32 18 17 E ALG E R/W LI 1746.02 FT,TH N 61 15 41 E 335.12 FT,TH N 31 56 28 E 78.35 FT,TH N 02 37 14 E 332.85 FT,TH N 85 17 03 E 146.97 FT,TH N 53 57 44 E 58.71 FT,TH N 01 56 01 E 142.19 FT,TH N 62 33 43 E 139.15 FT TO CURVE CONC NW,R OF 335 FT,TH NELY ALG ARC 365.79 FT,TH N 00 00 00 W 142.46 FT,TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW,R OF 150 FT,TH SELY ALG ARC 308.52 FT,TH S 27 59 51 W 671.72 FT,TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95,TH S 32 49 14 W ALG W R/W LI 346.97 FT,TH S 44 46 35 W 339.92 FT,TH N 00 04 30 E 99.51 FT,TH S 44 46 35 W 303.05 FT, TH S 50 43 56 W 631.70 FT TO CURVE CONC N,R OF 266 FT,TH WLY ALG ARC 171.53 FT,TH S 87 40 44 W 1027.79 FT,TH S 00 01 50 E 72 FT,TH S 89 58 10 W 1610.26 FT,TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD,TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93,TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB-(200.30 AC - 8,725,068 SF) (OR 2658-2617: 2035-1421)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	200.3
Land Size (SF):	8,725,068

Current Values

Just/Market Value:	$1,846,145
Assessed Value:	$55,083
Exemptions:	$0
Taxable Value:	$55,083

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 30, 2004	2035 / 1421	XX02	SPWD	Hendler Hyman B	$4,333,400
Aug 1, 1981	0365 / 1624	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

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

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/39E
Parcel ID: 2334-410-0000-000-1
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14562
Map ID: 23/34S
Zoning: Planned De

Ownership

Juni Jusuf (TR)
Hwee Lee Beh (TR)
Wai Leung Chu (TR)

8800 N Gainey Center DR Ste 345
Scottsdale, AZ 85258

Legal Description

34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 2622.04 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 AND POB,TH N 00 20 10 E ALG E R/W LI 1318.99 FT TO S LI OF W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 34-35-39,TH S 89 46 53 E ALG S LI 624.96 FT,TH N 00 16 46 E 1319.04 FT TO 1/4 SEC LI OF SEC 34,TH S 89 47 10 E ALG 1/4 SEC LI 1987.99 FT TO E LI OF SEC,TH S 00 06 37 W ALG E LI 49 FT TO S R/W LI OF NSLRWCD CANAL NO. 101,TH S 89 59 09 E ALG S R/W LI 2664.42 FT TO 1/4 SEC LI OF SEC 35,TH N 00 12 25 E ALG 1/4 SEC LI 2.00 FT,TH S 89 52 23 E 1750.18 FT TO W R/W LI OF I-95,TH S 42 14 14 W ALG W R/W LI 727.09 FT TO CURVE CONC SE,R OF 5903.58 FT,TH SWLY ALG ARC 1998.21 FT,TH S 22 50 38 W 363.01 FT TO N R/W LI OF NSLRWCD CANAL NO. 102,TH N 89 48 50 W 60.02 FT,TH N 89 53 51 W 1760.14 FT TO W LI OF SW 1/4 OF SEC 35,TH S 00 04 39 W ALG W LI 42.50 FT TO NW COR OF NW 1/4 OF SEC 2-36-39,TH S 00 06 35 W ALG W LI 42.50 FT TO S R/W LI OF NSLRWCD CANAL NO. 102,TH S 89 53 51 ALG S R/W LI 2630.08 FT TO W R/W LI OF 30 FT RD R/W,TH S 00 03 15 W ALG R/W LI 129.69 FT,TH S 22 50 38 W 470.73 FT,TH S 26 50 37 W 519.99 FT,TH S 32 49 14 W 230.02 FT,TH N 56 07 55 W 323.59 FT,TH N 27 59 51E 671.72 FT TO CURVE CONC SW,R OF 150 FT,TH NWLY ALG ARC 308.52 FT,TH N 89 50 50 W 1811.20 FT,TH S 00 00 00 E 142.46 FT TO CURVE CONC NW,R OF 335 FT,TH SWLY ALG ARC 365.79 FT,TH S 62 33 43 W 139.15 FT,TH S 01 56 01 W 142.19 FT,TH S 53 57 44 W 58.71 FT,TH S 85 17 03 W 146.97 FT,TH S 02 37 14 W 332.85 FT,TH S 31 56 28 W 78.35 FT,TH S 61 15 41 W 335.12 FT TO E R/W LI OF 60 FT FP&L ESMT,TH N 32 18 17 W ALG E R/W LI 1746.02 FT TO N R/W LI OF 200 FT FP&L ESMT,TH N 89 46 35 W ALG N R/W LI 1026.62 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 ,TH N 00 02 49 E ALG E R/W LI 52.50 FT TO N SEC LI OF SEC 3 AND POB- (402.69 AC) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2977; 3641- 899 thru 1205; 1605 thru 1887 ; 2092 thru 2392 ; 2577 thru 2859 ; 3642-2688 thru 2916 ; 3643- 77 thru 251; 3647-1347 thru 1485 ; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082 thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3064 - 916 thru 922,928 thru 988 ; 1032 thru 1122 ; 3670 - 2079 thru 2163 ; 3672-962 thru 1016 ; 3672-1037 ; 3681-1069 thru 1081 : 3730-35 ; 3730-42 : 3730-49)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	402.69
Land Size (SF):	17,541,176

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Current Values

Just/Market Value:	$3,711,553
Assessed Value:	$110,740
Exemptions:	$0
Taxable Value:	$110,740

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 25, 2015	3730 / 0042	0316	SPWD	Zou (TR) Yunlin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhong (TR) Xiaomin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zheng (TR) Hong	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Lisha	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Haiyan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yuen (TR) Kwan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yu (TR) Wai-Yung	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yu (TR) Shi Chen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yokoyama (TR) Yukio	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yokota (TR) Takihisa	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yip (TR) Weng Yan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yeung (TR) Queenie M F	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yeo (TR) Yue Ngiap	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Rena Mee Foong	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Li Sun	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Joseph K H	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Te Chieh	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Patricia M L	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Patricia M L	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zou (TR) Yunlin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yang (TR) Liugen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhou (TR) Ying	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xue (TR) Dan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhao (TR) Keman	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xiong (TR) Jie	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) William Heling	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xiao (TR) Yinglin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Shuzhen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Wu (TR) Yiqing	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Haiyan	$30,000

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Property Identification

Site Address: 9850 MIDWAY RD
Sec/Town/Range: 34/35S/39E
Parcel ID: 2334-340-0000-000-7
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14561
Map ID: 33/03N
Zoning: Planned De

Ownership

Walton Acquisitions FL LLC
Maki Asai (TR)
Tan H Ngan (TR)

8800 N Gainey Center DR Ste 345
Scottsdale, AZ 85258

Legal Description

34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W- AND E 1/2 OF NW 1/4 OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W- (116.61 AC - 5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru 1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ; 1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081: 3730-35 : 3730-42 ; 3730-49)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,037,037
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhuang (TR) Zhimei	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zheng (TR) Peiran	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhao (TR) Keman	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhang (TR) Shuzhen	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhang (TR) Haiyan	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zee (TR) Christopher Chang Teng	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yu (TR) Erica Hin Man	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yoshida (TR) Keisuke	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yong (TR) Thi Yen	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yokoyama (TR) Yukio	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yokota (TR) Takihisa	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yoda (TR) Takuya	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yip (TR) Weng Yan	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yeung (TR) Queenie M F	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yeo (TR) Yue Ngiap	$20,000

STORMWATER MANAGEMENT STATEMENT

For

Sunrise Mixed Use PD

9850 Midway Road

Fort Pierce, FL 32968

St. Lucie County

June 2, 2023

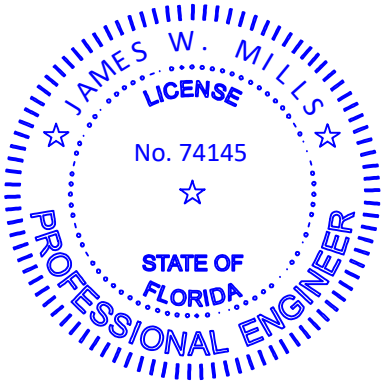
Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698



J. Wesley Mills, P.E. FL # 74145

Objective:

This report aims to provide a drainage summary for the Sunrise Mixed Use PD project to the City of Fort Pierce. The objective is to provide an overall summary of the intended design and conditions of the stormwater facility for the referenced project. A more detailed description and stormwater report will be presented at a subsequent submittal milestone for the City's review and approval.

Project Overview:

The project, spreading over an area of 516 acres, envisions the conversion of the existing agricultural/pastureland into a versatile lifestyle center. The stormwater management facilities for this project are designed as interconnected "wet detention" ponds, which will ultimately discharge into the Tenmile Creek through the existing NSLWCD canals (93, 96, and 102).

Watershed Limits and Location:

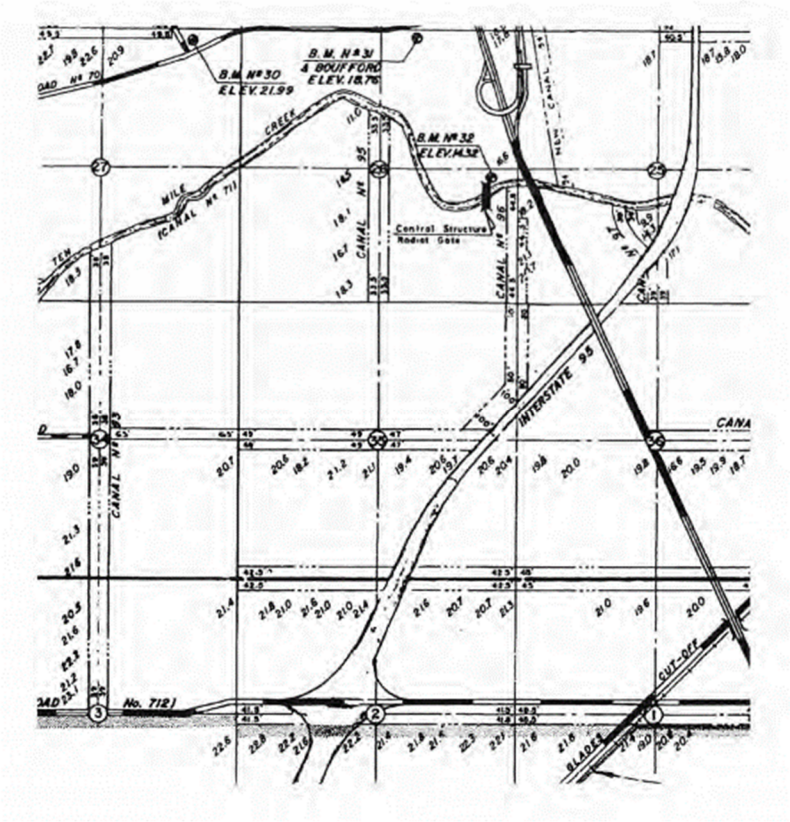
Situated to the west of Interstate 95 and north of West Midway Road (SR 712) in St. Lucie County, FL, the project is located within specific sections of Townships 35 and 36 South, Range 39 East. It resides within the Upper East Coast Water Supply Planning Unit under the SFWMD boundaries and the drainage area from South Midway Road (SR 712). The topography is predominantly flat, typical of the Florida Atlantic coastal region. No significant drainage issues are expected in the basin, as per current assessments and modeling.

Soil Analysis:

KSM Engineering conducted a geotechnical survey on the site, revealing a predominant hydrologic soil type 'D' in the project area. Based on these findings, the stormwater management facilities are planned as wet detention ponds.

Existing Conditions:

The existing conditions directs stormwater runoff through the North St. Lucie River Water Control District canal system, with varying directional flows for the west and east halves of the project. There are no tidal effects on the positive outfalls in the coastal regions near the Sunrise PD. The east half of the project flows east into the C-102 canal or north to the C-96 canal. All three canals ultimately discharge to Tenmile Creek.



Flood Zone Classification:
The Flood Insurance Rate Map (FIRM) indicates that a small portion of the project falls within Zone X, a 500-year flood plain. The remaining area lies outside the 500-year flood plain.

Regulatory Floodways:

No regulatory floodways exist within the project area.

Proposed Improvements:

The stormwater management facilities will be designed to ensure no adverse impacts on off-site contributing areas. The proposed surface water management system comprises of interconnected wet detention ponds and a 92-acre wetland tract for necessary treatment and attenuation. The linking of the ponds and lakes also presents a potential recreational feature. Plans are underway to abandon a portion of the C-93 canal that runs through the property as the canal only receives flow from the site itself. In the proposed condition, runoff will be directed to the ponds for treatment before discharging into the canal further north.

Operation and Maintenance:

A robust operation and maintenance plan is crucial to the success of this watershed management plan. This involves routine inspections of all storm sewers and storm drainage systems. Maintenance of detention areas will include removal of any accumulated trash or debris and regular mowing of grassed areas within the detention area boundary. A skimmer will be installed at the overflow discharge inlet and bleed down orifice to remove pollutants and debris and prevent clogging. These areas will be inspected post-storm to ensure unhindered flow from the site as designed.

Design Considerations:

The stormwater management facilities proposed for this project will be designed according to the latest regulations which include:

1. South Florida Water Management District (SFWMD)
    a. Basis of Review for ERP; Regulations of Stormwater Management Systems, Chapters 17-302, F.A.C.

2. North St. Lucie River Water Control District (NSLRWCD):
    a. Permit Information and Criteria Manual for Use or Connection to Works of the District.

Water Quantity (Detention Volume Criteria)

1. Storage of the post development runoff volume equivalent to the 25 year, 72 hour storm event (9 inches) is required.

2. The post development flowrate offsite shall not exceed the pre-development flowrate.

3. The allowable release rate for wet detention will be the first two inches of runoff from the area served from any 24-hour period for the 10 year, 72 hour rainfall, according to the North St. Lucie River Water Control District Criteria.

Water Quality Volume Criteria

Water quality volume will be provided for the project pursuant to Chapter 17-302, F.A.C.

Type of Treatment System	Class II Receiving Water
	On-line Treatment
Wet Detention	1.0 inch of runoff or 2.5 inches times impervious area, whichever is greater. 14-day residence time (with littoral zone). 21-day residence time (without littoral zone).
Outstanding Florida Water (OFW) Standard	Additional 50% above the criteria for wet detention.

Water Quantity Modeling (Model Used):

The ICPR model, a sophisticated two-dimensional unsteady-state dynamic stormwater model, was employed for both the existing and proposed stormwater systems. It features comprehensive hydrology and hydraulics elements, considering flow reversals, tailwater effects, and dynamic storage allocation within its solution algorithms. The model adopts a link-node approach, representing physical components of the drainage system as nodes where mass conservation is maintained, and links that facilitate water conveyance.

Hydrological Modeling:

Modeling of both pre- and post-development runoff hydrographs was achieved through ICPR. ICPR applies the Soil Conservation Service (SCS) Unit Hydrograph Method to compute runoff hydrographs for small watersheds. The model computes rainfall excess using the SCS curve number and infiltration formulae, then applies it to a unit hydrograph based on basin properties and shape factor to estimate runoff throughout the storm duration. A sub-basin - an individual drainage area with similar properties - is used to calculate runoff volume and stormwater discharge hydrograph, the latter being modelled through routing the volume of rainfall through each sub-basin to its discharge point.

Hydrologic Unit Areas:

Sub-basin limits were initially deduced from USGS topographical data. Given that man-made improvements often alter natural drainage patterns, these drainage boundaries were verified in the field to confirm actual flow paths. After establishing these boundaries, they were digitized into Autocad Civil 3D to calculate the area of each basin. Pre-development and post-development basin maps will be included in the subsequent submittals.

Curve Number and Overland Flow Parameters:

Topographical data, SCS hydrologic soil groups, and land use were employed to calculate stormwater infiltration and rainfall excess for each drainage sub-basin as model input. The overland flow parameters were evaluated by determining the hydraulic length and slope. The hydraulic length was ascertained by using USGS quadrangle map to establish the flow direction and lengths to the receiving junction, while the slope was determined by calculating the average topographic change over the defined hydraulic length.

Hydraulic Modelling (ICPR):

Advanced Interconnected Channel and Pond Routing Model (ICPR), also developed by Streamline Technologies, Inc., was used to model pre- and post-development flood routing. ICPR was chosen for its capability to ascertain the impacts of tail water on outflow for various control structures. The program facilitated modelling of the 10, 25, and 100-year 72-hour storm events for flood analysis, weir sizing, and structure base elevation determination. The ability of proposed facilities and structures to handle required flows was assessed by examining peak stages.

Pond sites modeled were sized based on retaining runoff from a 25-year/72-hour storm event with storage depths considering a wet-bottom pond. A 20-foot wide maintenance berm with 4:1 (H:V) side slopes and 5-foot outside slopes was the basis for the required pond area. Additional pond details will be provided in a subsequent submittal.

Stage-Storage Relationships:

Water storage data for each drainage basin within the project watershed were developed using USGS topographic information. This data informed stage-storage relationships for each junction in the ICPR model, describing available floodwater storage within the sub-basin.

Tailwater Conditions:

The stormwater runoff from the proposed development is planned to be directed to an already existing canal system. This system is strategically positioned along the northern and western boundaries of the property, ultimately leading its discharge to Tenmile Creek.

The design of these outfall systems adheres to the North St. Lucie River Water Control District's permissible discharge specifications. The tailwater conditions, concerning the 10, 25, and 100-year scenarios, have been examined for both outfalls using rating curves. These rating curves were derived using data from the Flood Insurance Study (FIS) for Tenmile Creek.

The conveyance design of this system may utilize either a piped system with strategically placed inlets or an open ditch system, both aimed at effectively managing the stormwater runoff generated along Midway Road.

Wetlands for Stormwater:

Certain areas within the project boundaries, notably those classified as 'wetlands', will be leveraged for the purpose of stormwater attenuation. The strategy entails directing drainage from the project site towards the designed stormwater management facilities and their associated network of channels. This arrangement is intended to ensure compliance with prescribed water quality standards.

Subsequent to initial treatment in these facilities, some of the stormwater management facilities (SMFs) will be linked with the wetlands using either bubble-up structures or overflow weirs. These mechanisms will allow the pretreated stormwater to rehydrate the wetlands, thereby contributing to the maintenance of their ecological functionality.

Technical Review Committee **1. b.**

Meeting Date: 10/19/2023

REQUESTED ACTION

Conditional Use - Kids in the City Academy - 602 E. Weatherbee Road

SUMMARY

Project #: 23-04000006

Kids in the City Academy proposes a Conditional Use with No New Construction for their 10,596 square feet property.

Please review and provide comments at least two days before the meeting date. Please send all comments to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com.

Please do not hesitate to contact me should you require any additional information at 772-467-3739.

LOCATION

Parcel ID: 2434-801-0037-000-6 (602 E. Weatherbee Rd.)

RESPONSIBLE STAFF

Kerry C. Driver, Planner

RECOMMENDATION

N/A

Attachments

Applicant File

Form Review

Form Started By: Kerry Charles Started On: 10/03/2023 11:57 AM

Final Approval Date: 10/03/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
602 E Weatherbee Rd

Parcel ID #(s)
2434-801-0037-000-6

Project description
Kids in the City Academy (plus other projects)

Site Information

Building Size: 10,596 Parking Spaces: 300

City of Faith Inc
Property Owner(s)
602 E Weatherbee Rd
Street Address
Fort Pierce FL 34952
City State Zip
201-606-1585
Phone Number
info@ye2p.org
Email Address

Lisa Cobb
Applicant/Representative, Title, Company
602 E Weatherbee Rd
Street Address
Fort Pierce FL 34952
City State Zip
201-606-1585
Phone Number
info@ye2p.org
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.*

X
Property Owner(s) Signature(s)
CRAIG COBB

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

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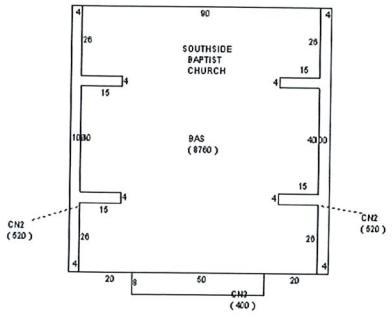
Building Information

(1 of 2)

Finished Area: 8,760 SF
Gross Sketched Area: 10,200 SF

	Exterior Data
Building Type:	CH4
Grade:	Y_C
Year Built:	1951
Effective Year:	1995
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Dim Shingle
Roof Structure:	Wood Truss
View:	
Frame:	
Story Height:	1 Story
	Interior Data
Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



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Building Information

(2 of 2)

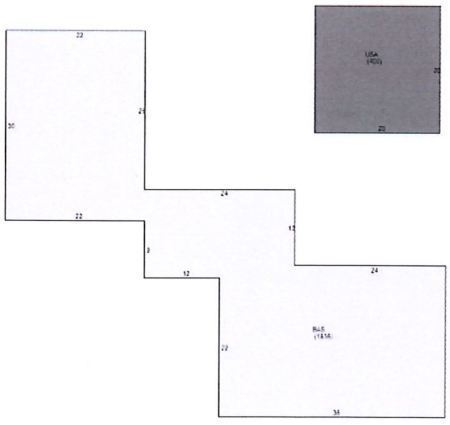
Finished Area: 1,836 SF
Gross Sketched Area: 2,236 SF

Exterior Data

Building Type:	CH4
Grade:	Y_C
Year Built:	1978
Effective Year:	1978
No. Units:	1
Primary Wall:	Cedar Bd/Btn
Secondary Wall:	
Roof Cover:	Roll Comp
Roof Structure:	Flat/Shed
View:	
Frame:	
Story Height:	1 Story

Interior Data

Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



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SOUTHSIDE BAPTIST CHURCH

Conditional Use Narrative: 602 E. Weatherbee Rd.

City of Faith church was founded by Bishop Craig Cobb in November 2015. Bishop Cobb has been in ministry for thirty years; his bio is attached to the application. In addition to leading the church, Bishop Cobb and his wife Lisa began a nonprofit, Youth Empowered to Prosper (YEP) in 2018.

The organization was birthed when a girl in her early twenties came to City of Faith and she expressed that she was facing homelessness. The church pooled its resources to get her situated in an apartment and soon after, several youth from the Lewis Center shelter in West Palm Beach, started attending our services. We began to disciple this group of youth that faced trauma, substance abuse, and various other challenges. We self-funded this initiative for several years before we decided to establish the nonprofit where we established relationships with Title one schools to mentor at-risk girls, after-school leadership curriculums, and a summer civic engagement program. *In 2022, Youth Empowered to Prosper received the Hats Off award from Nonprofits First as the best small nonprofit in Palm Beach County. The organization is also accredited and has platinum status with GuideStar.*

City of Faith continued services in Palm Beach County and expanded into St. Lucie County in 2021. After seeing tremendous growth in the church in Port St. Lucie, the ministry decided to acquire 602 E. Weatherbee Rd in Fort Pierce in April 2023. The campus is comprised of two buildings on over five acres. The main structure is approximately 8,700 square feet that includes the sanctuary, office spaces, a kitchen, a nursery, conference rooms, and bathrooms. There's another structure on the property that is approximately 1800 square feet that is being used as a children's church on Sundays. The only other structure on the property is a shed that we use for storage.

Since City of Faith is intentional about being a light in the community, we would like to serve the most vulnerable populations in the area, namely children and the elderly. We have begun making inroads in the community with Youth Empowered to Prosper. However, with the population boom in the County and with our close proximity to Weatherbee Elementary school, we quickly realized that there's a need for a preschool

Bishop Craig L. Cobb's Bio

Bishop Craig L. Cobb is a dynamic author, teacher and businessman who has a profound passion to see others fulfill their life's purpose. He has traveled extensively throughout the country empowering others through relevant workshops and crusades, impacting the spiritual and progressive landscape of individuals and cities.

He began his ministerial training at American Baptist College, where he graduated in three years in 1996. He received a B.A. degree in Biblical Studies & Business Administration with a minor in Psychology. He attended Dallas Theological Seminary in Texas in pursuit of his M. DIV. He completed his D. DIV. from Tabernacle Bible College from Tampa, FL in 2012.

After successfully pastoring for eight years in Mesquite, TX, Bishop Cobb was led by the Holy Spirit to launch a new ministry. Bishop Cobb was repositioned to plant City of Faith Church http://www.cityoffaithfl.com/ in South Florida, where revival fire and continuous growth has broken out in their recently purchased property located at 602 E. Weatherbee Rd in Fort Pierce.

With a delegation of 16 spiritual leaders, Bishop Cobb met with the Speaker of the House at the White House in March 2010 to address challenges the youth faced in America. It is with a passion to impact our next generation that Bishop Cobb became the founder of a non-profit, Youth Empowered to Prosper (YEP) https://www.ye2p.org/. This organization is designed to transform challenged youth and the homeless population in Palm Beach County and beyond. YEP empowers these disenfranchised teens and young adults through mentorship programs and other program tracks to shift mindsets, relationship dynamics and business acumen to break generational curses of poverty.

As a dynamic teacher, Bishop Cobb has also launched a developing, robust online bible training school, Kingdom Impact School of Ministry (KISOM) www.kingdomimpact.school. It will be a local and online ministry training school empowering believers and Christian leaders on diverse topics including leadership development, kingdom dynamics, business empowerment and much more.

Bishop Cobb has authored manuals/workbooks on Intercessory Prayer, Spiritual Warfare, Evangelism, Mentorship, Understanding the Apostolic, Connecting to The Vision of Your Leader, Understanding the Prophetic, Understanding the Spirit Realm, Leadership, How to use Your Faith in Spiritual Warfare, Prayer Force and much more.

In his free time, Bishop Cobb loves spending time with his wife Lisa, four children and grandchild.

Electrical Engineering of Fort Pierce, Inc.

Registry # 36383

September 13, 2023

To: Lisa Cobb, 602 Weatherbee Child Care Facility

RE: Lighting Survey Report

At dusk on September 7, 2023, I conducted a survey of off-street lighting conditions on the property at 602 Weatherbee Road, Fort Pierce, FL.

The existing lighting system is composed of rented flood lights from Florida Power & Light. A cobra head pole mounted fixture on the interior sidewalk between the chapel structure and the Sunday school structure was not operating. All other flood lights were operating. A parking area with bumpers is discernable.

Using a Sper Scientific Light Meter I made 54 measurements of point locations within the discernable parking area. The average illumination within this area was 1.79 foot-candles, which is less than the 2fc required by the City of Fort Pierce municipal code for commercial parking areas. The uniformity ratio of light in this area is 17.9:1, which does not comply with the City Code requirement of 4:1 or lower. The interior (to the property) sidewalk between the two largest buildings was not lit due to the pole mounted cobra head fixture not being in operating condition. Light spill onto the residential property to the west exceeds the City Code limit of 0.5fc.

Recommendations:

1. Work with a civil engineer to clearly define on a drawn plan in AutoCAD format the parking areas required by City Code.
2. Provide FPL or a lighting engineer the AutoCAD plan and request a lighting plan that will meet City Code.
3. The lighting plan should include adjusting the westerly FPL floodlight to reduce light spill onto adjacent residential properties. The lighting plan should include illuminating the easterly driveway and the interior sidewalk.

Sincerely,

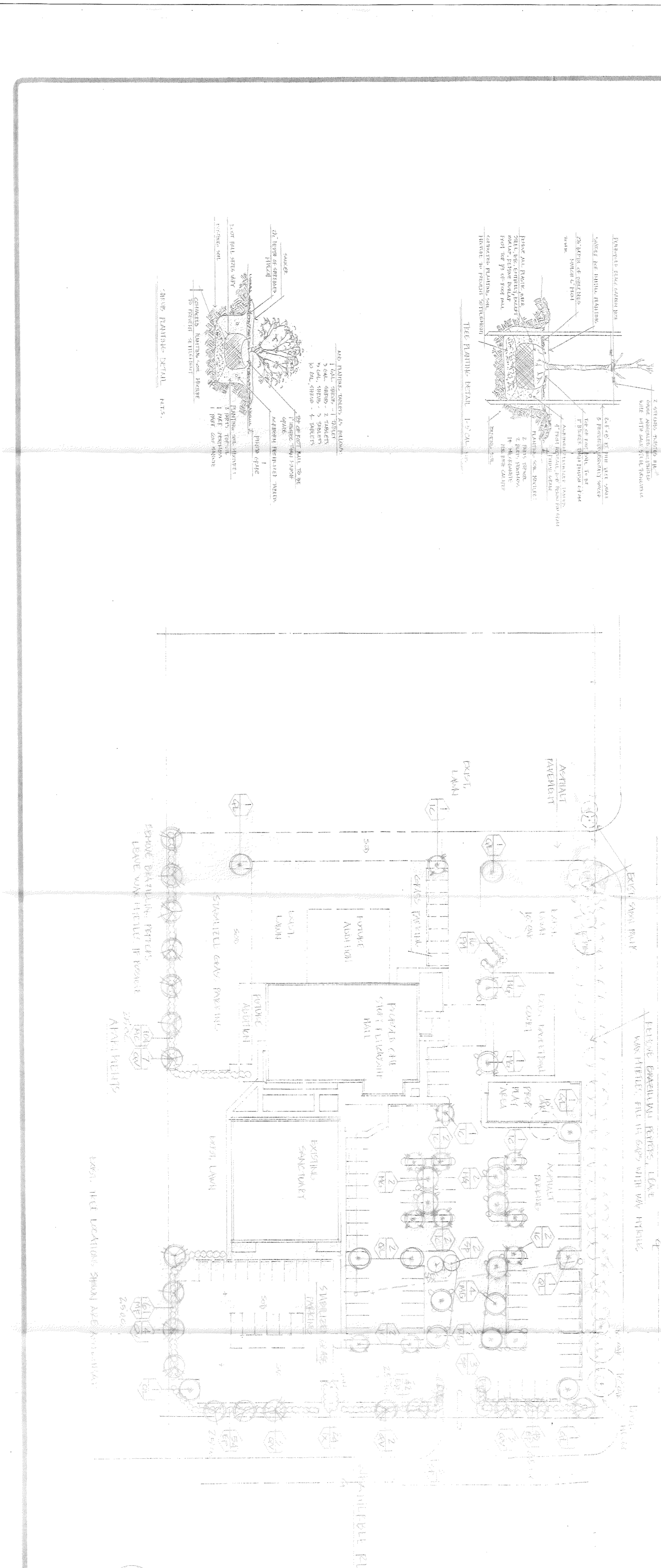
This item has been electronically signed and sealed by Timothy C. Trewyn, PE, using a SHA-I authentication code. Printed copies of this document are not considered signed and sealed and the SHA-I authentication code must be verified on any electronic copies.

Digitally signed by Timothy Trewyn
Date: 2023.09.13 11:06:39 -04'00'

Timothy C. Trewyn, PE FL 61580
Electrical Engineer

604 Boston Avenue ♦ Fort Pierce, FL 34950 ♦ Phone 772-882-9021
tim@eeftp.com

Shipping Container and Boat Removed
Sanctuary / Future Preschool
Shed
City Of Faith
Current Children's Church/ Future Adult Daycare
Future Playground
Entrance
Exit
Weatherb
Elementary S


EXIST. LAWN
ASPHALT PAVEMENT
SOUTHSIDE BAPTIST CHURCH
WEATHERBEE RD.
ST. LUCIE COUNTY, FL
LANDSCAPE PLAN
William A. Flint, III
Landscape Architect
Stuart, Florida
561-220-0424
Reg. # 941
REVISIONS
BY
DRAWN
CHECKED
DATE
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JOB NO.
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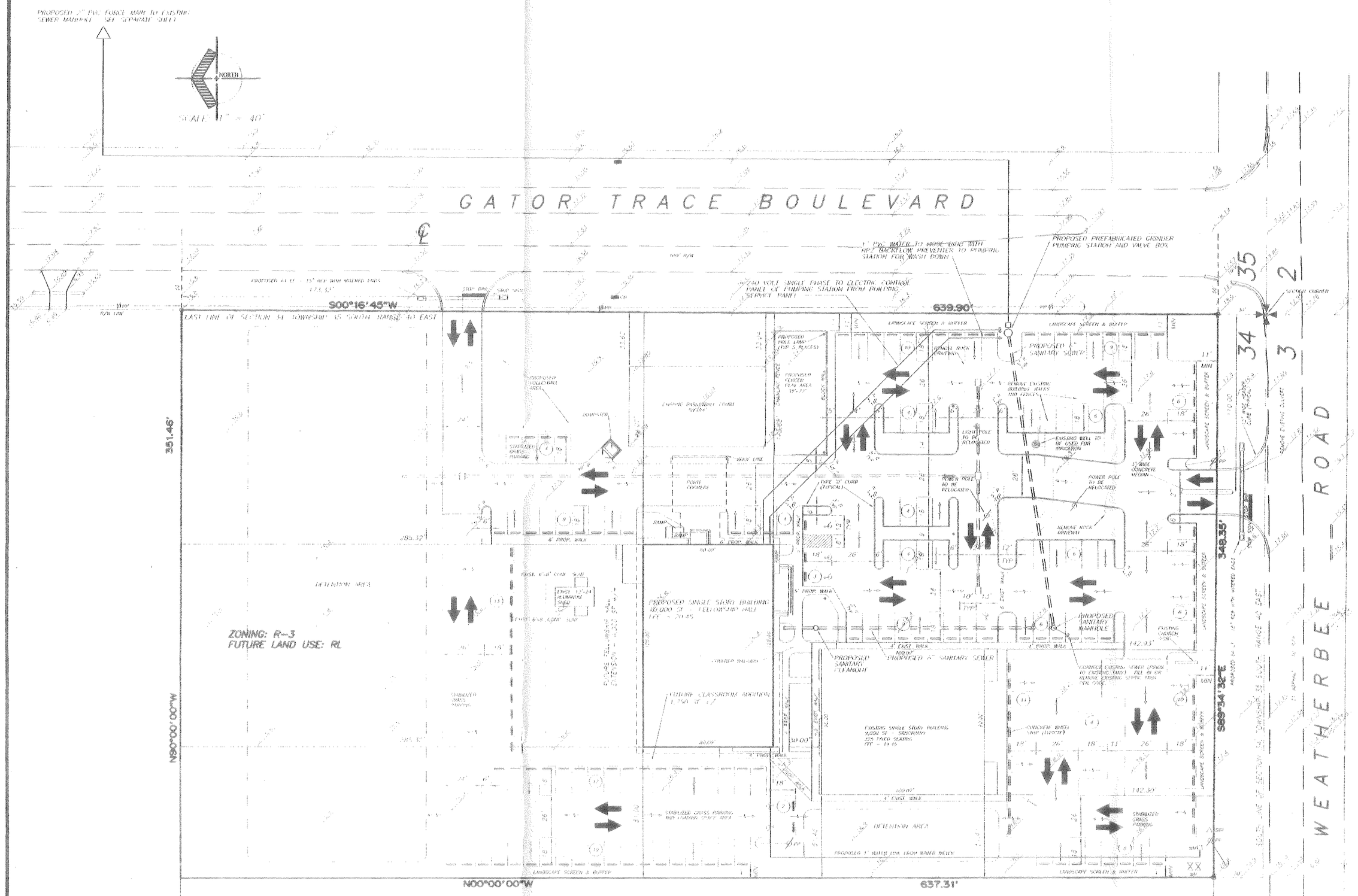
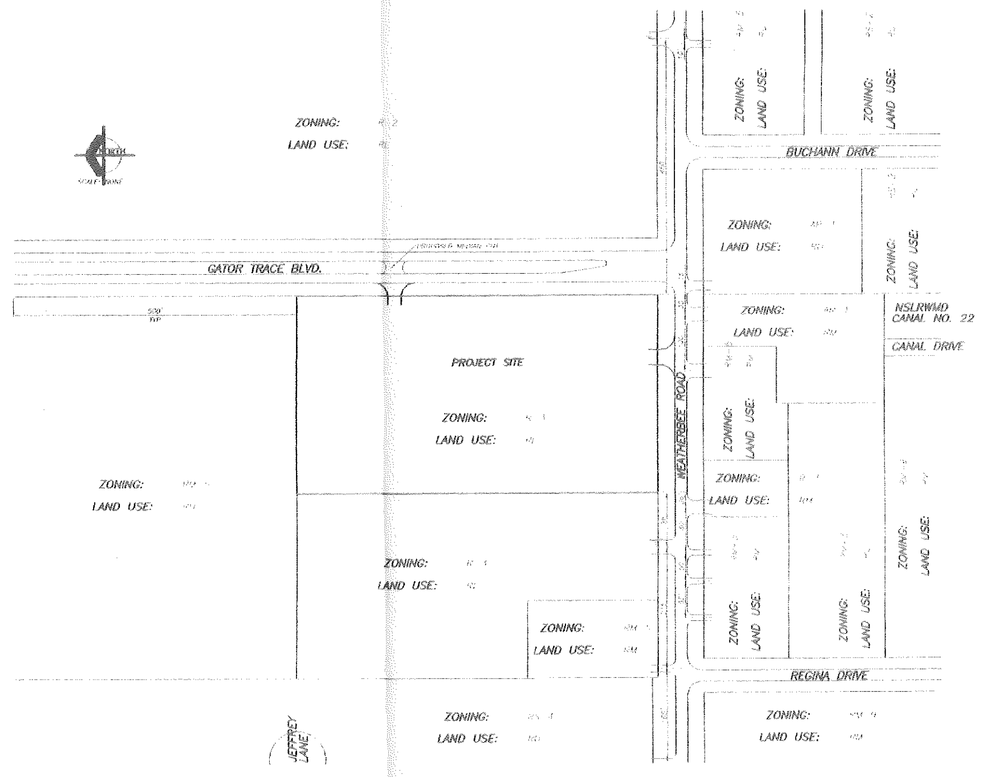
SHEETS





LOCATION MAP

SITE DATA:			
PARCEL SIZE	5.11 ACRES	222,592 S.F.	100.00%
EXISTING BUILDING/WALKS/RECREATION	0.37 ACRES	16,270 S.F.	7.31%
PROPOSED BUILDING/WALKS/RECREATION	0.38 ACRES	16,349 S.F.	7.34%
PROPOSED PAVED PARKING/DRIVES	1.12 ACRES	48,878 S.F.	21.96%
TOTAL IMPERVIOUS	1.87 ACRES	81,497 S.F.	36.61%
PROPOSED STABILIZED TURF PARKING/DRIVES	0.76 ACRES	32,970 S.F.	14.81%
OPEN GREEN AREAS	2.48 ACRES	108,125 S.F.	48.58%
TOTAL PERVIOUS	3.24 ACRES	141,095 S.F.	63.39%

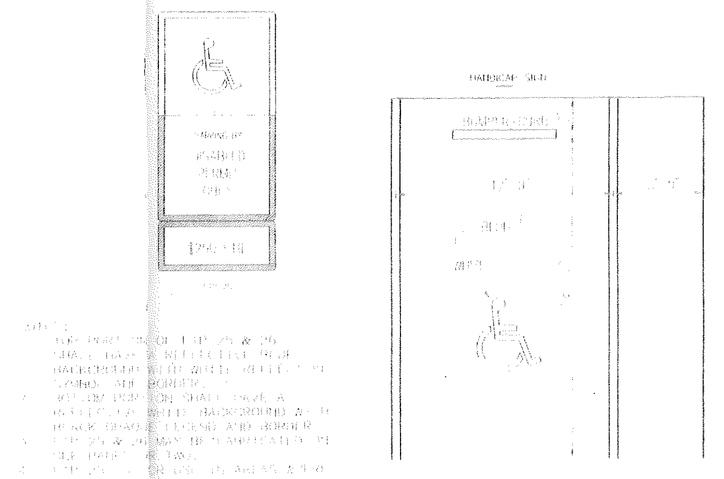
PARKING REQUIREMENTS:
225 FIXED SEATING / 5 SEATS = 75
3,960 S.F. ASSEMBLY AREA / 40 S.F. = 99

REQUIRED PARKING = 174 SPACES
PROVIDED PARKING = 176 SPACES INCLUDING 6 HANDICAPPED SPACES (88 PAVED & 88 GRASS)

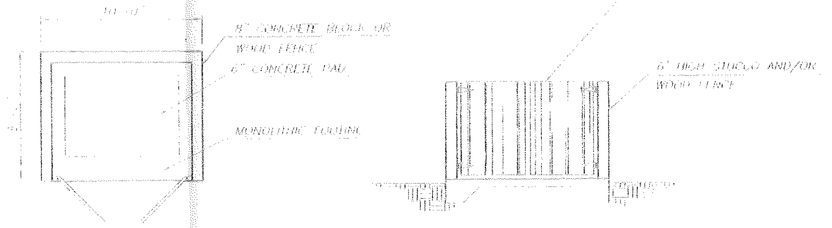
LOADING SPACE REQUIREMENTS:
10,000 S.F. / 100,000 S.F. = 0.19 = 1
REQUIRED & PROVIDED LOADING SPACE = 1

ZONING: R-3
FUTURE LAND USE: RL

WATER AND SEWER: FT. PIERCE UTILITIES AUTHORITY



HANDICAP SPACE DETAIL



DUMPSTER DETAIL

SITE PLAN

SOUTHSIDE BAPTIST CHURCH

REVISIONS
DATE 1/12/18 REVISED PER 2ND COMMENTS

VELCON GROUP INC.
ENGINEERS & SURVEYORS

SHEET NO.: 1
OF: 8

Technical Review Committee **1. c.**

Meeting Date: 10/19/2023

REQUESTED ACTION

Site Plan and Conditional Use with New Construction - Independence Classical Academy - 2902 S. Jenkins Road

SUMMARY

Project #: 23-07000023

Applicant Sara Battles of Kimley-Horn and Associates, Inc., is proposing the construction of 288,367 square-foot expansion of Independence Classical Academy. The school currently has a capacity of 510 students and consists of 30 classrooms, 60 parking stalls and a basketball court. The expansion will add approximately 8,000 square-feet of classrooms to hold an additional 176 students and increase the number of classrooms to 40. The new development will also consist of the relocation and extension of an existing gate, a new gate entrance, a new walkway, a playground and the expansion of the existing retention pond. Independence Classical Academy's expansion is located at 2902 S. Jenkins Road, more specifically at Parcel ID: 2419-333-0003-000-6.

Please review and provide comments at least two days prior to the meeting date. Send all comments to raltizer@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

2902 S. Jenkins Road
Parcel ID: 2419-333-0003-000-6

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 10/05/2023 09:49 AM
Final Approval Date: 10/05/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

_____

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4671866 OR BOOK 4379 PAGE 2993, Recorded 02/07/2020 10:47:33 AM Doc Tax: $3938.90

This Document Prepared By and Return to:
Michelle G. Trca, Esquire
Michelle G. Trca, P.A.
3020 N.E. 32nd Avenue, Suite 226
Fort Lauderdale, Florida 33308

Parcel ID Number: 24-19-333-0001-0002 (Portion)

Warranty Deed

This Indenture, Made this 4 day of FEBRUARY , **2020** A.D., **Between**

ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation
of the County of **St. Lucie** , State of **Florida** , **grantor,** and

EAST MOUNTAIN COMMERCIAL, LLC, a Utah limited liability company
whose address is: **775 West 1200 North, Suite 100, Springville, Utah 84663**

of the County of **Utah** , State of **Utah** , **grantee.**

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

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to the Permitted Exceptions attached hereto as Exhibit "B" and incorporated herein by reference.

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

Laser Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FLWD-2

Warranty Deed - Page 2

Parcel ID Number: 24-19-333-0001-0002 (Portion)

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:

ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation

Printed Name: Lori Wichte
Witness

By: _____ (Seal)
Theodore R. Rice
Vice President

P.O. Address: 2900 South Jenkins Road, Fort Pierce, FL 34981

Printed Name: Lucy Wheatley
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 4 day of February, 2020 by Theodore R. Rice, Vice President of ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., a Florida not-for-profit corporation on behalf of the corporation, who appeared before me by means of ___X___ physical presence or _____ online notarization, who is personally known to me or who has produced his Florida driver's license as identification.

LUCY WHEATLEY
Notary Public - State of Florida
Commission # GG 194104
My Comm. Expires Jun 29, 2022
Bonded through National Notary Assn.

Printed Name: Lucy Wheatley
Notary Public
My Commission Expires:

Laser Generated by 3D Display Systems, Inc. 2020 (863) 763-5555 Form FLWD-2

SKETCH OF DESCRIPTION
PROPOSED LOT 2

PROPOSED LOT 2 LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835 50 FEET TO THE POINT OF BEGINNING.

CONTAINING ±6.62 ACRES

THIS IS NOT A SURVEY

CERTIFIED TO:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYORS NOTES:

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DERIVED FROM GPS OBSERVATIONS. USING THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK. REFERENCE BEARING = N00°00'00"E ALONG.

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ADJOINERS OF RECORD

Digitally signed by Angel Bosque-Polanco
Date: 2019.11.27 10:06:28-05'00'

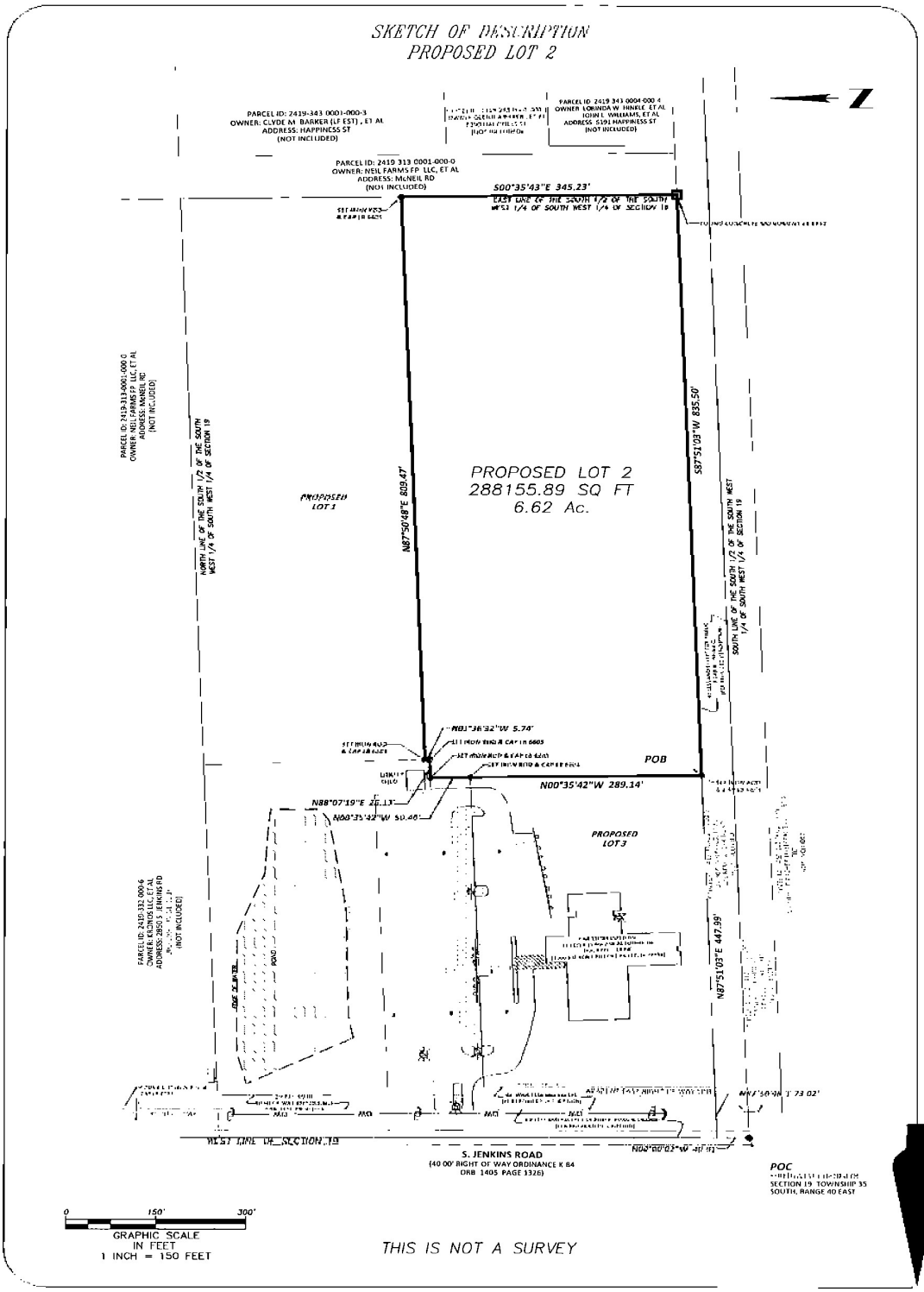
ANGEL M BOSQUE-POLANCO, PSM 6581

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NAVD	- NATIONAL GEODETIC VERTICAL DATUM	P.T.	POINT OF TANGENCY	Δ	- DELTA OR CENTRAL ANGLE	WMF	- WOOD WIRE FENCE
NGVD	- NORTH AMERICAN VERTICAL DATUM	P.C.	POINT OF CURVATURE	P.I.	- POINT OF INTERSECTION	BWF	- BARBED WIRE FENCE
CM	- CONCRETE MONUMENT	P.C.P.	POINT OF COMPOUND CURVE	A/C	- AIR CONDITIONING UNIT	CLF	- CHAIN LINK FENCE
PCM	- PERMANENT CONTROL MONUMENT	R/W	- RIGHT OF WAY	A	- ARC LENGTH	WF	- WROUGHT IRON FENCE
CCM	- CONCRETE MONUMENT	C&G	- CURB & GUTTER	CBS	- CONCRETE BLOCK		
FIRC	- FOUND IRON ROD AND CAP	M/W	- ANGLE OF WAY	ELEC	- ELECTRIC		
FIP	- FOUND IRON PIPE	ORB	- OFFICIAL RECORDS BOOK	EX	- EXISTING		
SIRC	- SET 5/8" IRON ROD AND CAP	SEC	- SECTION	PROP	- PROPOSED		
FN&D	- FOUND NAIL AND DISK			UTIL	- UTILITY EASEMENT		
MEAS	- FIELD MEASUREMENT	TWP	- TOWNSHIP	GPS	- GLOBAL POSITIONING SYSTEM	CONC	- CONCRETE
CALC	- CALCULATED MEASUREMENT	RNG	- RANGE	D/E	- DRAINAGE & UTILITY EASEMENT	WOOD	- WOODEN POWER POLE
FD	- FIELD DATA	OR	- OFFICIAL RECORD	CM	- CONCRETE MONUMENT	CPP	- CONCRETE POWER POLE
PLAT	- PLAT BOOK	P.R.C.	- POINT REVERSE CURVE	BM	- BENCH MARK	T.F.	- TRIANGULAR FENCE
PG	- PAGE	P.O.C.	- POINT OF COMMENCEMENT	P.O.B.	- POINT OF BEGINNING		
AC	- ACRES	P.O.L.	- POINT OF LOCATION	ID	- IDENTIFICATION		
C/L	- CENTER LINE	POB	- POINT OF BEGINNING	PCP	- PERMANENT CONTROL POINT		
		BK	- BOOK	COR	- CORNER		

		PROJECT INFORMATION
PREPARATION DATE		JOB NO 19-0170.001
FIELD SURVEY DATE		DRAWN BY: HMO
		REVIEWED BY: AB

EXHIBIT "A"



PREPARATION DATE

FIELD SURVEY DATE

KPMFranklin
ENGINEERS · PLANNERS · SURVEYORS

1368 EAST VINE STREET
KISSIMMEE, FL 34744 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: 32059
EB NO 8336 | LB NO 6605

PROJECT INFORMATION

JOB NO 19-0170.001

DRAWN BY: HMO

REVIEWED BY:AB

SHEET 2 OF 2

PERMITTED EXCEPTIONS

1. Any minerals or mineral rights leased, granted or retained by current or prior owners.

2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

3. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

4. Resolution No. 88-185 recorded in Book 593, Page 1675.

5. Ordinance N. 88-64 recorded in Book 593, Page 1796.

6. Resolution No. 97-099 recorded in Book 1101, Page 274.

7. Ordinance No. J-393 recorded in Book 1130, Page 66.

8. Resolution No. 98-014 recorded in Book 1160, Page 49.

9. Resolution No. 99-188 recorded in Book 1255, Page 945.

10. Agreement by and between St. Peter Evangelical Lutheran Church, Inc., and Fort Pierce Utilities Authority recorded in Book 1314, Page 324.

11. Ordinance No. K-84 recorded in Book 1405, Page 1325.

12. Easement by and between St. Peter Evangelical Lutheran Church, Inc., and Cornerstone Fort Pierce Development, LLC, recorded in Book 3173, Page 1074.

13. Notice of Right of First Refusal recorded 10-07-2019, in Book 4330, Page 995, as amended by Amendment to Notice of Right of First Refusal recorded _____, in Book _____, Page _____.

14. Declaration of Covenants, Conditions and Restrictions and Access, Signage and Utility Easements and Consent by and between S. Peter Evangelical Lutheran Church, Inc., a not-for-profit corporation and East Mountain Commercial, LLC, a Utah limited liability company recorded _____ in Book _____, Page _____.

EXHIBIT "B"

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

Property Identification

Site Address: 2902 S Jenkins RD	Parcel ID: 2419-333-0003-000-6	Account #: 187380	Sec/Town/Range: 19/35S/40E
Use Type: 7200	Jurisdiction: Fort Pierce	Map ID: 24/19S	Zoning: SF Interme

Ownership

East Mountain Commercial LLC
775 W 1200 N Ste 100
Springville, UT 84663

Legal Description

19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N87 51 03 E 447.99 FT TO POB; TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 5.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835.50 FT TO POB (6.62 AC - 288,367 SF)

Current Values

Just/Market:	$3,684,500	Assessed:	$3,176,800	Year	Just/Market
Exemptions:	$3,176,800	Taxable:	$0	2022	$3,684,500
				2021	$2,888,000
				2020	$182,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$3,684,500	$3,176,800	$3,176,800	$0
2021	$2,888,000	$2,888,000	$2,888,000	$0
2020	$182,200	$182,200	$0	$182,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-04-2020	4379 / 2993	0003	WD	St Peter Evangelical Luthern	$562,700
10-31-1997	1107 / 2681	XX01	WD	Ramiro Placido	$290,000

Primary Building Information

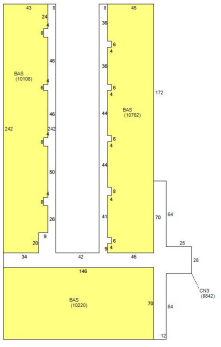
Finished Area of this building: 31,088 SF
Gross Sketched Area: 39,930 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: SCHL
Year Built: 2020	Frame:	Grade: Y_D	Effective Year: 2020
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	31,088
Gross Sketched Area (SF):	39,930
Land Size (acres):	6.62
Land Size (SF):	288,367
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	3820	2020
CONCRETE LOW	1	9088	2020
CHAINLINK 6'	1	608	2020
6FT CB Wall	1	48	2020
ASP2 LOW	1	53490	2020
SINGLE LIGHT	27	26	2020

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Kimley»Horn

City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Detailed Project Description
Project Name: Independence Classical Academy

To Ft. Pierce Planning Department:

The Independence Classical Academy is located at 2902 S. Jenkins Road in Fort Pierce, FL 334981. The parcel is identified as 2419-333-0003-000-6 and in Section 19 Township 35S Range 40E. This academy is currently conditional-use zoned as 7200- PRIVATE SCHOOL with a suitable environment for academic pursuits. Its site spans over 6.62 acres and is situated in the flood zone of Zone X from Map #12111C0167J as of 2/16/2012. The current academy covers an area of 31,510 square feet between the three existing buildings, and the proposed buildings will add 8,021 square feet. The building setbacks and landscape buffers are as follows:

Building Setbacks			
	Existing	**Required**	**Provided**
North	141’	15’	**95’**
East	404’	15’	**400’**
West	105’	25’	**96’**
South	57’	15’	57’

Landscape Buffers			
	Existing	**Required**	**Provided**
North	10’	10’	10’
East	188’	10’	188’
West	26’	10’	26’
South	12’	10’	12’

As per regulations, two parking spots are required for each classroom. Considering the proposed expansion increased the academy to 40 classrooms, 80 parking spots will be necessary. Florida Department of Transportation (FDOT) Type D curb will be utilized around the proposed parking stalls.

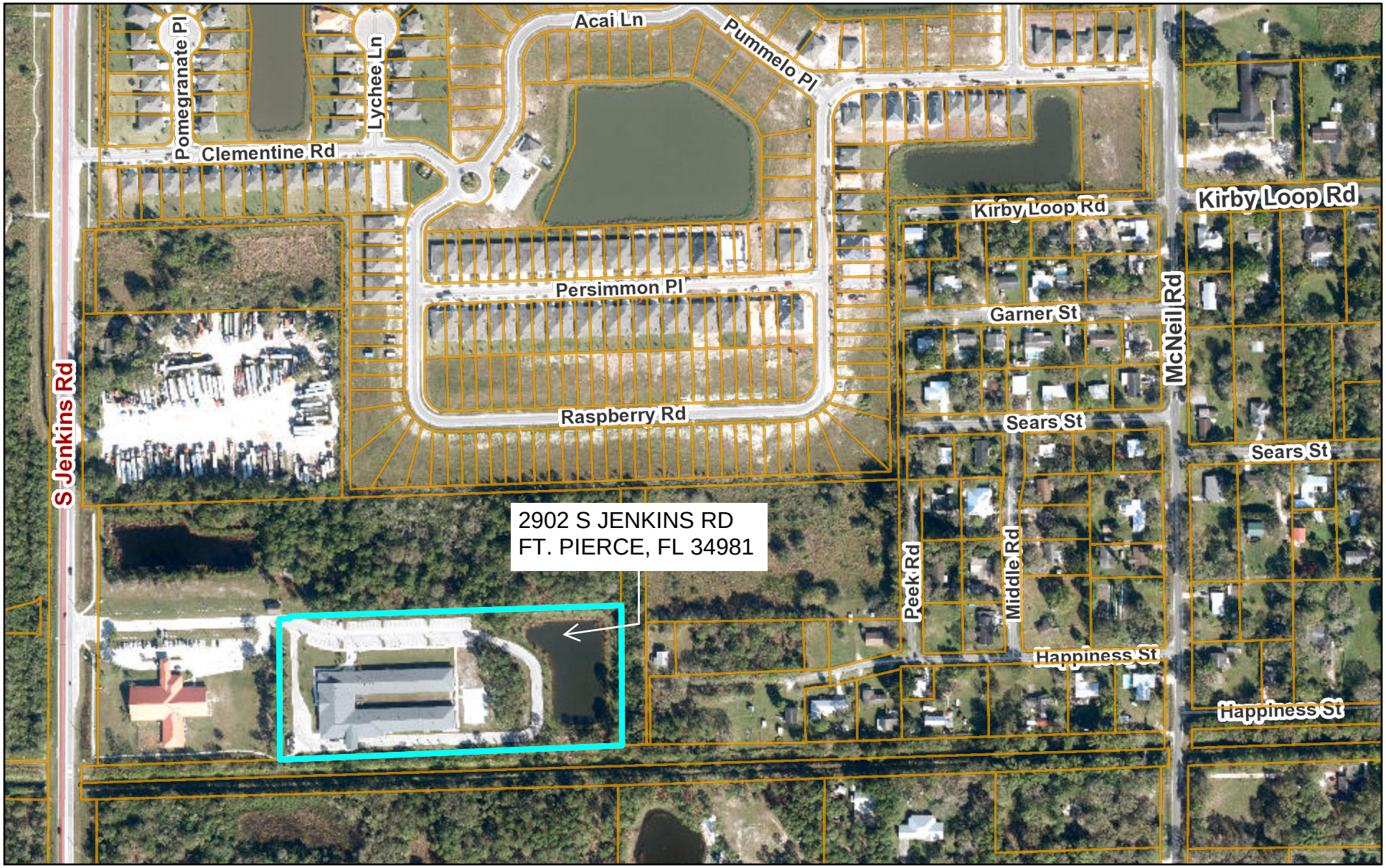
Parking Summary			
	Existing	**Required**	**Provided**
Standard	60	76	**78**
Accessible Per ADA	6	4	6
Total Parking	66	80	**84**

A combination of existing and proposed stormwater structures around the property will be utilized as shown on the Piping, Grading, & Utility Plan. In addition to constructing the new building, it is essential to note that the existing landscape will be preserved as best as possible. We understand the value and importance of the natural surroundings and want to ensure they are not compromised during this process. The new landscaping that is being proposed is to account for any loss due to changes on site, and we are committed to creating a cohesive and sustainable environment for all to enjoy.

Sincerely,

Sara Battles
Project Manager

General Location Map



5/30/2023

Search Results

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

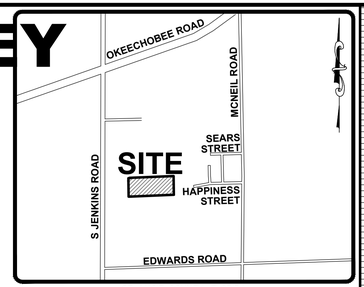
1:4,514

0 187.5 375 750 ft

0 55 110 220 m

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR KIMLEY-HORN



ST. LUCIE COUNTY, FLORIDA

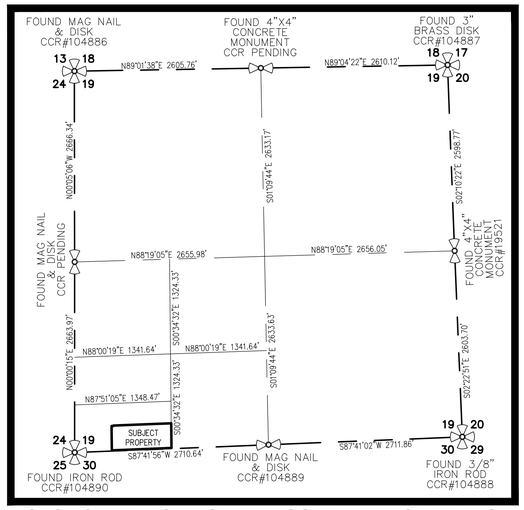
VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

	ASPHALT PAVEMENT	WAT	EDGE OF WATER
BFP	BACKFLOW PREVENTER	WV	WATER VALVE
	BENCHMARK		WOOD POWER POLE
	CATCH BASIN	A/C	AIR CONDITIONING
CO	CLEANOUT	BFP	BACKFLOW PREVENTER
	CHAIN LINK FENCE	BM ELEV	BENCHMARK ELEVATION
COM	COMMUNICATION RISER	(C)	CALCULATED
	CONCRETE	C.B.S.	CONCRETE BLOCK STRUCTURE
	CONCRETE LIGHT POLE	CCR	CERTIFIED CORNER RECORD
CPP	CONCRETE POWER POLE	CMP	CORRUGATED METAL PIPE
D	DRAINAGE MANHOLE	(D)	DEED
DRN	UNDERGROUND DRAINAGE PIPE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
EB	ELECTRIC BOX	FFE	FINISH FLOOR ELEVATION
EH	ELECTRIC HANDHOLE	INV	INVERT
EM	ELECTRIC METER	LB	LICENSED BUSINESS
	FIRE DEPARTMENT CONNECTION	(M)	MEASURED
	FIRE HYDRANT	NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DESTRICT
	HANDICAP PARKING	ORB	OFFICIAL RECORD BOOK
	IRRIGATION CONTROL VALVE	P.O.B.	POINT OF BEGINNING
	INFORMATION SIGN	P.O.C.	POINT OF COMMENCEMENT
M	MAILBOX	PVC	POLYVINYL CHLORIDE
	MITERED END SECTION	R/W	RIGHT-OF-WAY
OHW	OVERHEAD WIRE	RCP	REINFORCED CONCRETE PIPE
S	SANITARY MANHOLE	RGE	RANGE
SS	UNDERGROUND SANITARY PIPE	SEC	SECTION
TOB	TOP OF BANK	TWP	TOWNSHIP
TOE	TOE OF SLOPE	10	TREE & NUMBER (SEE CHART BELOW)
T	TRAFFIC HANDHOLE		

TREE #	NORTHING	EASTING	DIAMETER & SPECIES
1	1119463	857301.5	14 IN OAK
2	1119446	857409.1	14 IN PINE
3	1119459	857470.3	14 IN PINE
4	1119505	857609.1	14 IN OAK
5	1119493	857633.9	10 IN PALM
6	1119500	857649.4	14 IN PINE
7	1119488	857674	15 IN PINE
8	1119505	857686.5	14 IN PALM
9	1119146	857587.4	18 IN PINE
10	1119142	857543.1	14 IN PINE
11	1119137	857538	14 IN PINE
12	1119146	857681.9	37 IN OAK
13	1119166	857749	18 IN PINE
14	1119186	857747.5	15 IN PINE
15	1119252	857753.2	21 IN PINE
16	1119138	857705.6	15 IN PALM
17	1119227	856918.1	18 IN PINE
18	1119242	856916.6	18 IN PINE
19	1119282	856917.1	15 IN PINE
20	1119319	857074.2	13 IN PALM
21	1119335	857086.5	12 IN PALM
22	1119320	857087.4	12 IN PALM
23	1119332	857110.9	12 IN PALM
24	1119321	857111.2	12 IN PALM
25	1119322	857123.6	12 IN PALM



SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(1"=1000')

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JULY 10, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JUNE 29, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMAPPER VERSION 4.8.4 ON JULY 5, 2023.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.23 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.015284 FT – Y:0.018487 FT – Z:0.011839 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.09% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 426 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 343.58 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835.50 FEET TO THE POINT OF BEGINNING.

CONTAINING ±6.62 ACRES

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 21, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE., TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 7, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 4379, PAGE 2993, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 6.606 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE WESTERLY LINE OF SECTION 19, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING ST. LUCIE COUNTY BENCHMARK
    NAME: JANE-RESET ELEVATION: 15.13' (NAVD 88)
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	23-240 Kimley-Jenkins Boundary-Topo-Tree.dwg
SCALE	AS SHOWN
DATE	July 3, 2023

DATE	REVISION COMMENTS
9/12/2023	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: KIMLEY-HORN

RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

23-240

1 OF 2

Z:\EDC-2023\23-240 - Kimley - 2902 S Jenkins Rd\SURVEY\Dwg - PDF\DWG\23-240 Kimley-Jenkins Boundary-Topo-Tree.dwg, 9/12/2023 8:31 AM
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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR KIMLEY-HORN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

13 18
24 19

NW CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND MAG NAIL & DISK
COR #104886

N00°05'06"W 2666.34' (M)

W QUARTER CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND MAG NAIL & DISK "LB# 8098"
COR #PENDING

N00°00'15"E 1997.97'(M)

N00°00'15"E 665.99' (BEARING BASIS)

NW CORNER OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

FOUND IRON ROD & CAP "LB# 6605" (N 0.08', W 0.29')

2850 S JENKINS ROAD
PARCEL ID: 2419-332-0002-000-6

FOUND 3"X3" CONCRETE MONUMENT "LB# 6852" (E 0.76')

N87°51'05"E 1348.47'

N LINE OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

NE CORNER OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

RIGHT-OF-WAY PER FDOT R/W MAP

20' UTILITY EASEMENT ORB 3173 PAGE 1074

APPARENT EAST R/W LINE (PER DEED)

APPARENT EAST R/W LINE (OCCUPATION)

NOT A PART OF THIS SURVEY

2900 S JENKINS ROAD
PARCEL ID: 2419-333-0001-000-2

18" CMP INV=9.02'

18" ELECTRIC PANEL

WELL

RIM=16.06

CAPPED FOR FUTURE CONNECTION

SET IRON ROD & CAP "LB#8098"

WATER SPIGOT

N88°07'19"E 26.13'(D)
N87°58'12"E 26.13'(C)

N01°36'32"W 5.74'(D)
N01°45'39"W 5.74'(C)

RIM=16.04'
W.INV=8.81' (6"PVC)
S.INV=8.88' (6"PVC)
N.INV=8.88' (6"PVC)

RIM=15.98'
SW.INV=12.48' (18"RCP)
E.INV=12.45' (18"RCP)

N00°44'49"W 50.40'(C)
N00°35'42"W 50.40'(D)

N87°41'41"E 808.86'(C)
N87°50'48"E 809.47'(D)

WETLAND AREA

BM ELEV=16.95'
SET NAIL & TIN TAB
N:1119410.49
E:856477.28

BM ELEV=16.85'
SET NAIL & TIN TAB
N:1119415.00
E:857373.88

RIM=16.36'
W.INV=10.35' (24"RCP)
S.INV=10.89' (18"RCP)
SE.INV=9.86' (30"RCP)

RIM=15.98'
W.INV=12.03' (18"RCP)
S.INV=11.01' (18"RCP)
E.INV=10.47' (24"RCP)

2902 S JENKINS ROAD
PARCEL ID: 2419-333-0003-000-6
TOTAL AREA=287,763.34 SQ. FT. (6.606 ACRES) MORE OR LESS

RETENTION POND

MITERED END SECTION INVERT=8.03'

MITERED END SECTION INVERT=8.01'

MITERED END SECTION INVERT=8.00'

MITERED END SECTION INVERT=7.01'

S00°34'32"E 345.25'(C)
S00°35'41"E 345.27'(D)

PARCEL ID: 2419-702-0011-000-7
NOT A PART OF THIS SURVEY

6' WIDE SIDEWALK

DITCH

WATER VALVES (2)

TRANSFORMER

PARKING STOP (TYPICAL)

"D" CURB ENDS

GRASS

"D" CURB

LANDSCAPED ISLAND

CONCRETE PARKING LOT

SIGN

6" WIDE SIDEWALK

6" & 2" BFP

IRRIGATION CONTROL VALVE

1-STORY C.B.S. FINISH FLOOR ELEVATION=18.15'

GARAGE

SET MAG NAIL & DISK "LB#8098" RECLAIMED METER

CONTROL PANEL

LIFT STATION

ELECTRIC PANEL

LIFT STATION

ASPHALT PARKING LOT

6" WIDE WALKWAY

FLAG POLE

BIKE RACK

A/C PADS

1-STORY C.B.S. FINISHED FLOOR ELEVATION=17.71'

COVERED WALKWAY

GRASS AREA

METAL BLEACHERS

BASKETBALL COURT

6' CHAIN LINK FENCE

GATE

POST INDICATOR VALVE

YARD DRAIN RIM=17.52' N.INV=12.61' (12"PVC)

RAMP

DUMPSTER ENCLOSURE

BOLLARD (TYPICAL)

COVERED ENTRANCE

ASPHALT DRIVE

IMPROVEMENTS & TOPOGRAPHIC DATA IN THIS AREA NOT SHOWN

80.00'
73.00'
40.00'
7.00'

SOUTH JENKINS ROAD
(VARYING WIDTH RIGHT-OF-WAY)
FDOT R/W MAP SEC NO. 94631-2604

RIGHT-OF-WAY PER FDOT R/W MAP

20' UTILITY EASEMENT ORB 3173 PAGE 1074

APPARENT EAST RIGHT-OF-WAY LINE (OCCUPATION)

W LINE OF SEC 19

FOUND IRON ROD & CAP "LB#8098 WITNESS"

N87°41'41"E 73.06'(C)
N87°50'48"E 73.02'(D)

N00°00'15"E 40.53'(C)
N00°00'02"W, 40.01'(D)

N87°41'56"E 447.99'(C) N87°51'03"E 447.99'(D)
N R/W LINE OF THE NSLRWCD CANAL NO. 39

PARCEL ID: 2419-333-0002-000-9

P.O.B.
SET MAG NAIL & DISK "LB#8098"

℄ NSLRWCD CANAL NO. 39
(81.00' WIDE RIGHT-OF-WAY)
PER NSLRWCD MAP

PARCEL ID: 2430-212-0002-000-2

S LINE OF SEC 19, TWP 35S, RGE 40E

40.50'
40.50'

24 19
25 30

FOUND IRON ROD & CAP "LB#8098 WITNESS"

P.O.C.
SW CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND IRON ROD IN CUTOUT
COR #104890

N00°44'49"W 289.14'(C)
N00°35'42"W 289.14'(D)

S87°41'56"W 833.86'(C)
S87°41'03"W 835.50'(D)

BM ELEV=16.43'
SET NAIL & TIN TAB
N:1119144.94
E:857373.88

SET IRON ROD & CAP "LB#8098"

SE CORNER OF THE SW 1/4 OF SEC 19
SET IRON ROD & CAP "LB#8098"

E LINE OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

FOUND 3"X3" CONCRETE MONUMENT "LB# 6852" (N 1.81', E 1.61')

NOT A PART OF THIS SURVEY

3180 S JENKINS RD
PARCEL ID: 2430-212-0001-000-5

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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ABB	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
23-240 Kimley-Jenkins Boundary-Topo-Tree.dwg	FILENAME
AS SHOWN	SCALE
July 3, 2023	DATE

DATE	REVISION COMMENTS
08/10/2023	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: KIMLEY-HORN

RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

23-240

2 OF 2

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SITE DATA

LOCATION:	SECTION 19 TOWNSHIP 35S RANGE 40E		
PARCEL ID:	2419-333-0003-000-6		
ADDRESS:	2902 S JENKINS RD FORT PIERCE, FL 34981		
LEGAL DESCRIPTION:	19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N87 51 03 E 447.99 FT TO POB; TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 5.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835,50 FT TO POB (6.62 AC - 288,367 SF)		
ZONING:	7200		
LAND USE:	7200 - PRIVATE SCHOOL		
TYPE OF PROJECT:	SCHOOL		
FLOOD ZONE:	ZONE X ; MAP # 12111C0167J, 2/16/2012		
SITE AREA:	288,367 SF	6.62 AC	
PROJECT AREA:	288,367 SF	6.62 AC	
BUILDING AREA:	EXISTING BUILDING SF = 31,510 SF PROPOSED BUILDING SF = 8,021 SF		

BUILDING SETBACKS:	EXISTING	REQUIRED	PROVIDED
NORTH:	141'	15'	95'
EAST:	404'	15'	400'
WEST:	105'	25'	98'
SOUTH:	57'	15'	57'

LANDSCAPE BUFFER:	EXISTING	REQUIRED	PROVIDED
NORTH:	10'	10'	10'
EAST:	188'	10'	188'
WEST:	26'	10'	26'
SOUTH:	12'	10'	12'

PARKING SUMMARY

REQUIRED PARKING RATIO 2 SPOTS PER CLASSROOM
CLASSROOMS: EXISTING: 30 PROPOSED: 40

	EXISTING	REQUIRED	PROVIDED
STANDARD	60	76	78
ACCESSIBLE PER ADA	6	4	6
TOTAL PARKING	66	80	84

SITE NOTES

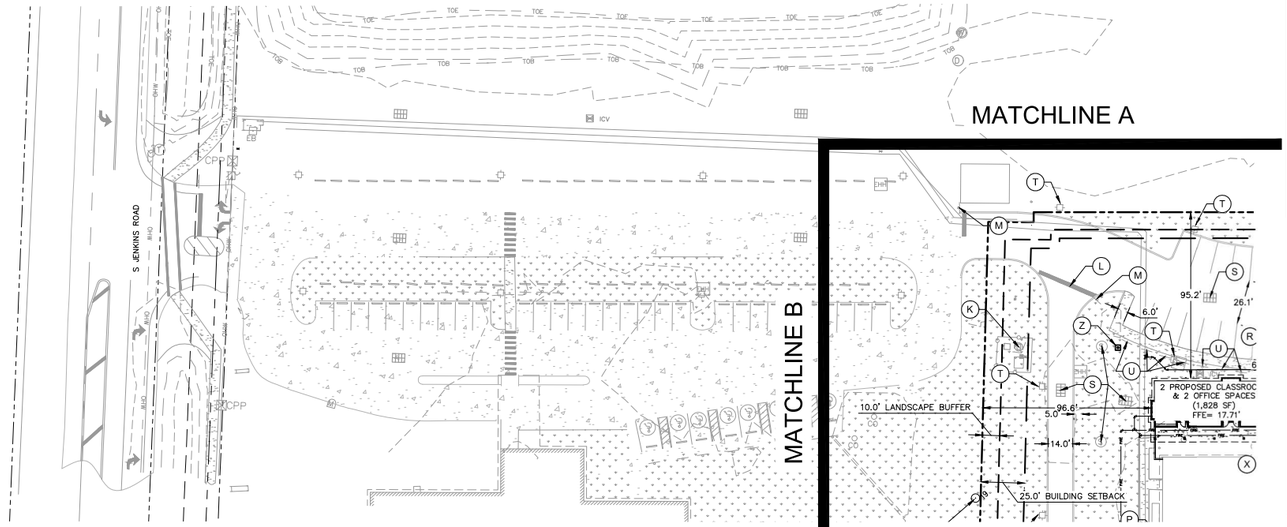
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. TOTAL SITE AREA IS 6.62 ± ACRES.
8. WETLANDS ARE PRESENT.
9. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. DO NOT DISTURB EXISTING ACCESS DRIVE PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS.
12. (FFPC 1=18.3.2.4.1.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
13. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
14. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
15. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT [929.08]

KEYNOTES

- (A) PROPERTY LINE
- (B) PROPOSED GATE EXTENSION
- (C) PROPOSED RETENTION POND EXPANSION
- (D) PROPOSED ADDITIONAL PARKING STALLS
- (E) PROPOSED WALKWAY
- (F) EXISTING GATE ENTRANCE TO BE RELOCATED
- (G) PROPOSED GATE ENTRANCE
- (H) 6' PROPOSED SIDEWALK EXTENSION
- (I) PROPOSED CLASSROOM BUILDING
- (J) PROPOSED FENCE RELOCATION
- (K) LIFT STATION
- (L) EXISTING STOP BAR PAVEMENT MARKING
- (M) EXISTING STOP SIGN
- (N) ACCESSIBLE PARKING SPACE (TYP.)
- (O) EXISTING ACCESSIBLE PARKING & PENALTY SIGN
- (P) EXISTING AC PADS TO REMAIN
- (Q) PROPOSED ONSITE TRAFFIC FLOW ARROW (REFER TO DETAIL ON SHEET C-150)
- (R) CONCRETE WHEEL STOPS
- (S) EXISTING DRAINAGE /UTILITY STRUCTURE TO REMAIN
- (T) EXISTING LIGHT POLES TO REMAIN
- (U) VARIOUS RESERVED PARKING SIGNS
- (V) PROPOSED LIGHT POLE
- (W) EXISTING ONSITE TRAFFIC FLOW ARROW
- (X) BUILDING ROOF OVERHANG
- (Y) PROPOSED PLAYGOUND (APPOVED UNDER SEPARATE PERMIT)
- (Z) PROPOSED FLAG POLE (TO BE DESIGNED BY OTHERS)
- (AA) EXISTING TREES TO REMAIN

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- (9) PARKING SPACES
- PROPOSED D CURB
- PROPOSED BUILDING
- PROPOSED FENCE



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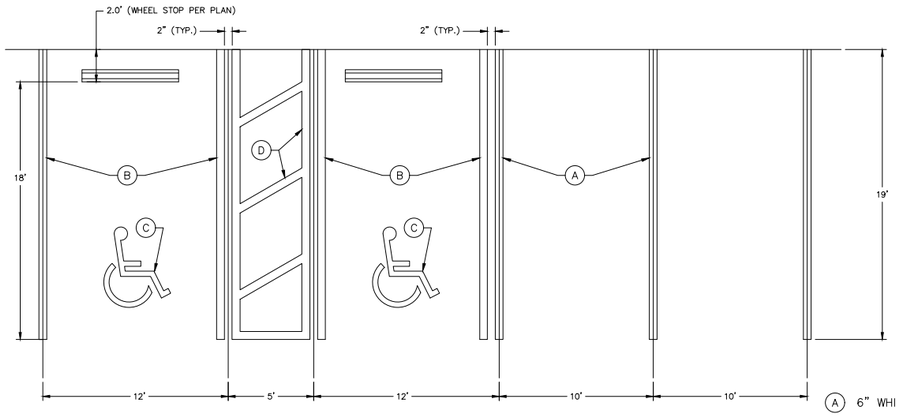
Renee Green Battles ★ LICENSE No. 75894 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
Digitally signed by Renee Green Battles
Date: 2023.09.14 10:36:08 -04'00'

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGB

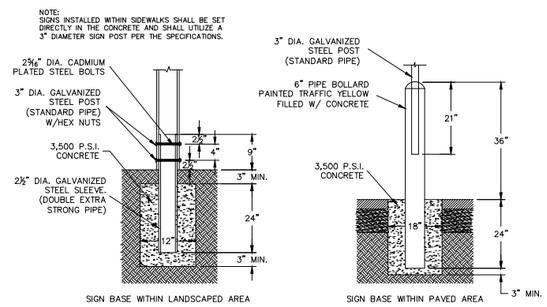
SITE PLAN

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

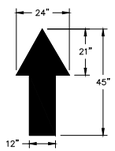
SHEET NUMBER
C-100



(A) 6" WHITE
(B) 6" BLUE
(C) 4" WHITE
(D) 6" WHITE @ 60° (EQUALLY SPACED)



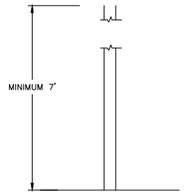
SIGN BASE
N.T.S



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

ON-SITE TRAFFIC FLOW ARROW
N.T.S

STOP SIGN DETAIL
N.T.S



REQUIRED SIGN HEIGHT
N.T.S

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SITE DETAILS

INDEPENDENCE CLASSICAL ACADEMY
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TREE DISPOSITION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION(1:1)
1	*Ilex x attenuata 'East Palatka'*	East Paltka Holly	4	18	8	**Relocate**	n/a
2	*Pinus elliottii*	Slash Pine	2.5	15	5	**Remove**	n/a
3	*Pinus elliottii*	Slash Pine	4	25	5	**Remove**	n/a
4	*Pinus elliottii*	Slash Pine	7	25	12	**Remove**	n/a
5	*Pinus elliottii*	Slash Pine	4	25	5	**Remove**	n/a
6	*Betula pendula*	Silver Birch	4	20	10	**Remove**	n/a
7	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
8	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
9	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
10	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
11	*Pinus elliottii*	Slash Pine	6	25	6	**Remove**	n/a
12	*Pinus elliottii*	Slash Pine	6	25	6	**Remove**	n/a
13	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
14	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
15	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
16	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
17	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
18	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
19	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
20	*Quercus virginiana*	Southern Live Oak	14	30	20	**Remove**	14
21	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a
22	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
23	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
24	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
25	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
26	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
27	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
28	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a
29	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a

Species, height, DBH and canopy to be confirmed by ISA Certified Arborist

CITY OF FORT PIERCE MITIGATION REQUIREMENTS

COMMON NAME	*MITIGATION SIZE*	*REPLACEMENT RATIO*
LIVE OAK	14"	1:1
CABBAGE PALM	10' C.T.	1:1

TREE MITIGATION CREDITS (PER DBH)

ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING	1:0.5

PALM MITIGATION CREDITS (PER TREE)

ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING (10' CT)	1:0.5

PLANTED NATIVE TREE CREDITS

DBH	CREDIT
2.5"	1:0.5

TREE MITIGATION CALCULATIONS

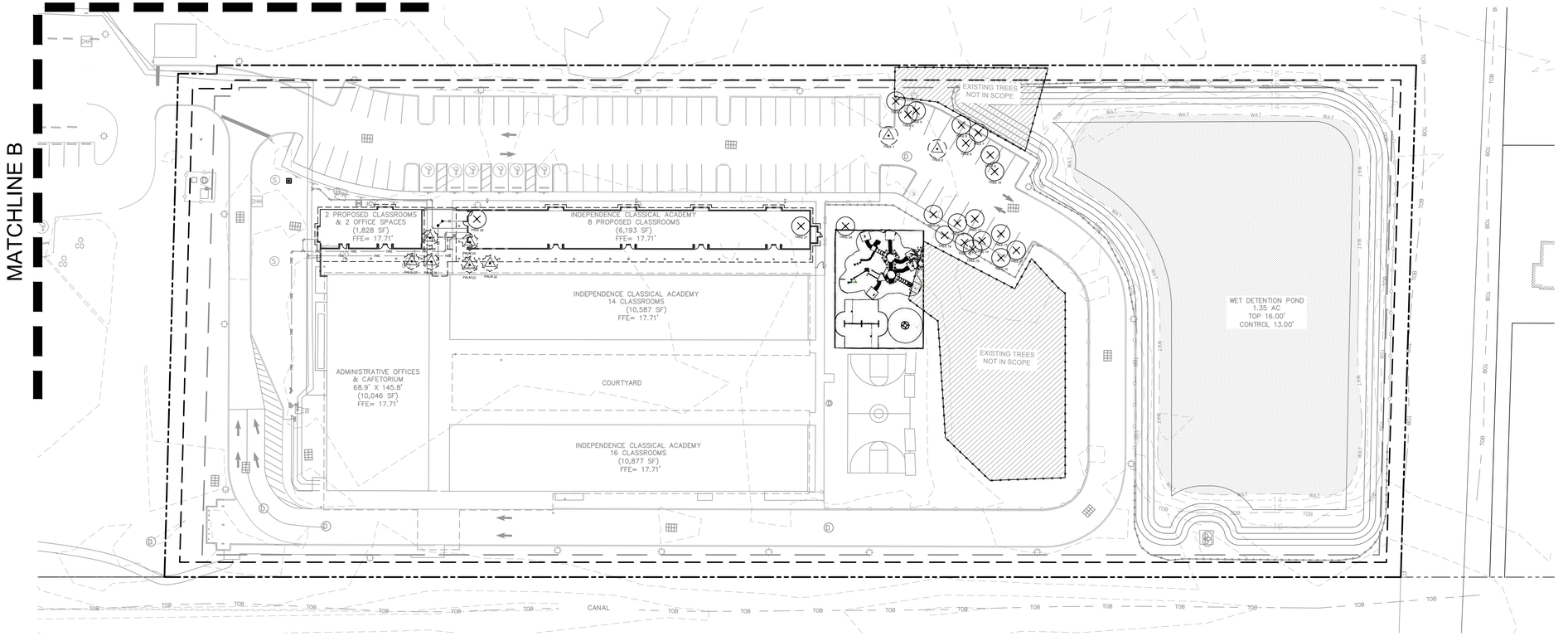
TREES REMOVED
PALMS: 0 PALMS
HARDWOODS: 14" DBH

TREE CREDITS
HARDWOODS: TREE GROVE AT EAST END OF EXPANSION PRESERVED.

MITIGATION REQUIRED
HARDWOODS
(REMOVED x REPLACEMENT VALUE) - (CREDITS + PLANTED)
(14" x 1) - (>14") = **0" DBH MITIGATION REQUIRED**

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
	TREE PROTECTION FENCE	PALM #	PALM TO BE RELOCATED
		TREE #	TREE TO BE RELOCATED



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BENJAMIN V. JOHNSON LICENSE No. LI6667534 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT DATE: 9/14/2023

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	KPD
DRAWN BY	KPD
CHECKED BY	BVJ

TREE DISPOSITION PLAN

INDEPENDENCE CLASSICAL ACADEMY

PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY

ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-100

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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

A. Tree Protector Barrier Material.
   1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
   2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
   3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
   1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
   2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
   3. The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
   1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
   2. All roots shall be cut by hand.
   3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
   4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

C. Tree Protector Barrier
   1. See detail in this sheet.
   2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
   1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
   2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
   3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
   4. Burn pits are not allowed.

PART 4 - PENALTIES

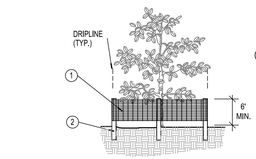
A. Repair of Damaged Trees To Remain
   1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

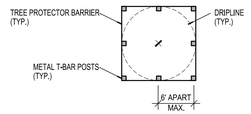
A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

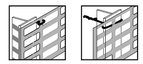
A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



ELEVATION



PLAN VIEW



A TREE/SHRUB PROTECTOR
Barrier Detail — NTS

1. SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. EIGHT (8) FOOT TALL METAL T-BAR POSTS, 24" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 8' MAXIMUM ON CENTER.

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

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KHA PROJECT 147934000
DATE 7/11/2023
SCALE AS SHOWN
DESIGNED BY NAN
DRAWN BY NAN
CHECKED BY SGB

TREE DISPOSITION NOTES

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-150

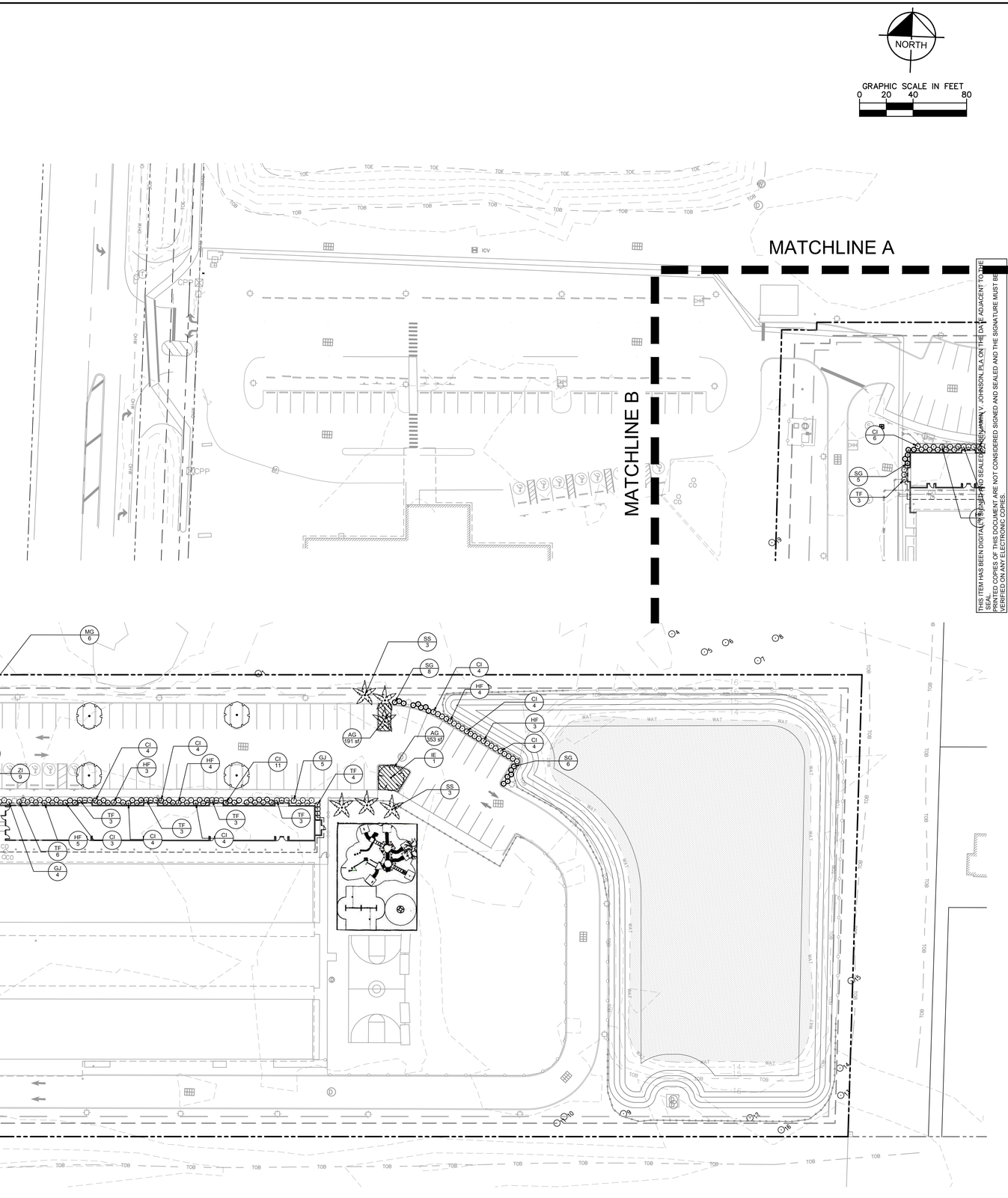
LANDSCAPE CALCULATIONS CITY OF FORT PIERCE LDC		
	REQUIRED	PROVIDED
BUILDING FOUNDATION PER SECTION 123-36	CONTINUOUS 36" HEDGE	CONTINUOUS 36" HEDGE
VEHICULAR USE AREA LANDSCAPE 1 SF PER 15 SF OF VEHICULAR USE AREA INTERIOR LANDSCAPING 1 TREE PER 100 SF OF LANDSCAPED AREA	54,300 SF / 15 SF = 3,620 SF 3,620 SF / 100 SF = 36 SHADE TREES	PROVIDE 6 SHADE TREES
LANDSCAPE R.O.W STRIPS 10 FT WIDE LANDSCAPE AREA >300 SF 1 TREE/300 SF CONTINUOUS 36" HT HEDGE	18,700 SF/ 300 = 62 TREES	SITE MEETS LANDSCAPE STRIP REQUIREMENTS FOR TREES AND 36" CONTINUOUS HEDGE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	FG	CAL	HT	NATIVE	DROUGHT TOLERANT
	IE	1	EAST PALATKA HOLLY (RELOCATED)	ILEX X ATTENUATA 'EAST PALATKA'	-	4" CAL.	16-18' H.T	YES	YES
	SS	6	CABBAGE PALMETTO (RELOCATED)	SABAL PALMETTO	-		16-18' H.T	YES	YES

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	DROUGHT TOLERANT
	CI	49	COCO PLUM	CHRYSOBALANUS ICACO	CONT.	36" O.C.	24" HT. MIN	YES	YES
	GJ	16	GARDENIA	GARDENIA JASMINOIDES	CONT.	30" O.C.	24" HT. MIN	NO	NO
	HF	25	FIREBUSH	HAMELIA PATENS	CONT.	30" O.C.	24" HT. MIN	YES	YES
	SG	19	GREEN SAW PALMETTO	SERENOA REPENS 'GREEN'	CONT.	36" O.C.	24" HT. MIN	YES	YES
	TF	28	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	CONT.	30" O.C.	24" HT. MIN	YES	YES
	ZI	9	COONTIE	ZAMIA INTEGRIFOLIA	CONT.	30" O.C.	24" HT. MIN	YES	YES

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	SIZE	NATIVE	DROUGHT TOLERANT
	AG	544 SF	PERENNIAL PEANUT	ARACHIS GLABRATA	SOD		4" HT. MIN	YES	YES



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LANDSCAPE PLAN

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC,. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE. TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

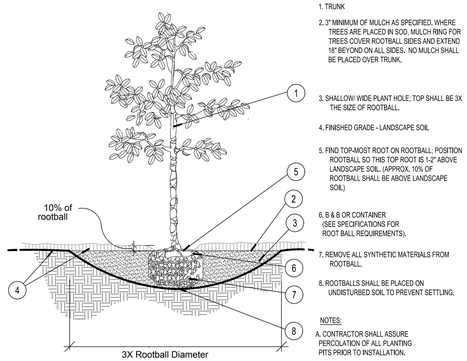
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREAT



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

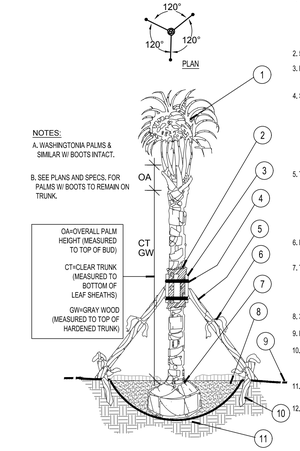
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

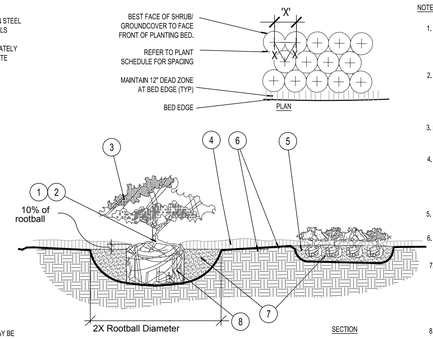
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS: PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS



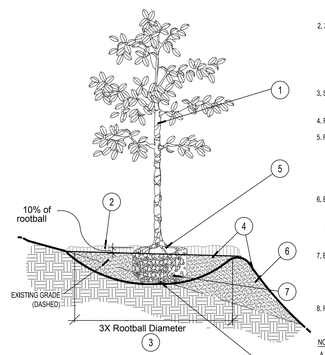
NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

SECTION

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

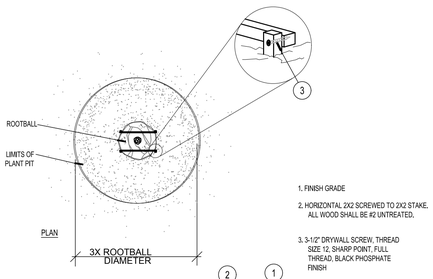
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

SECTION

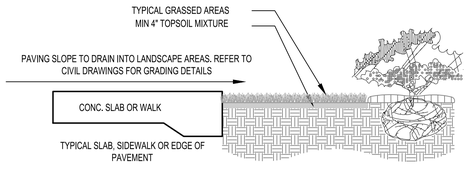
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS

SOD NOTES:

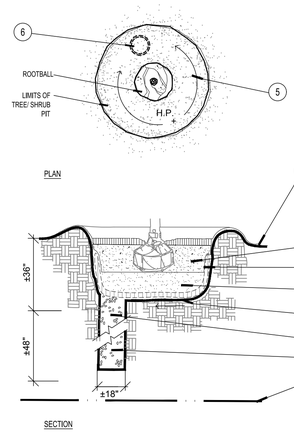
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION NTS



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

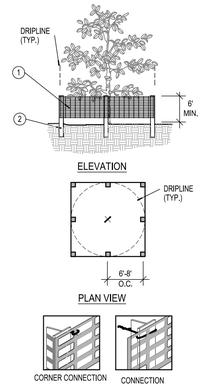
NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE C.I.O/F WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SECTION

G Poor Drainage Condition
PLAN/SECTION NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

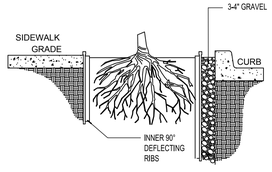
H Tree/Shrub Protector
Barrier Detail NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

SIZE: 36" D, OR AS NOTED ON PLAN

MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS

THICKNESS: .085 IN. (min.)

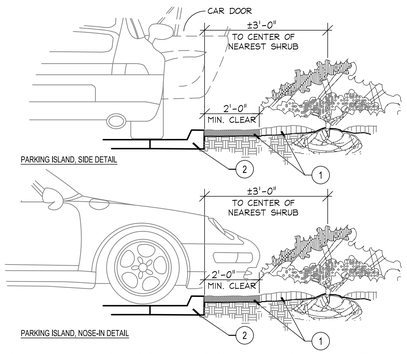


LINEAR APPLICATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

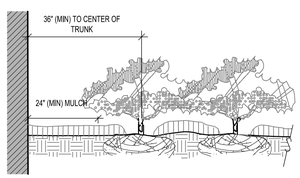
I Root Barrier
Barrier Detail NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

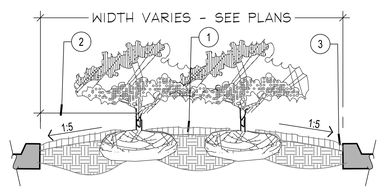
J Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

K Plantings Adjacent to Buildings
SECTION NTS

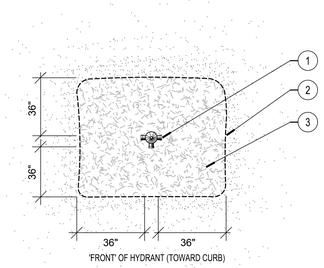


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, PLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BENJAMIN V. JOHNSON — LICENSE No. LL6667534 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 7/14/2023

No.	REVISIONS	DATE	BY

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147934000
DATE 7/11/2023
SCALE AS SHOWN
DESIGNED BY NAN
DRAWN BY NAN
CHECKED BY SCB

LANDSCAPE DETAILS

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-251

Plotted By:Brock, Chris Sheet Set:INDEPENDENCE CLASSICAL ACADEMY Layout:LANDSCAPE DETAILS September 14, 2023 04:29:06pm K:\VRB_LDEV\Independence classical academy\CAD\plotsheets\L-251 LANDSCAPE DETAILS.dwg
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PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. ALL ORGANIC SOILS BELOW UTILITY TRENCHES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO NO LESS THAN 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
18. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
10. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
14. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
15. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
16. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. RCP CLASS III PER ASTM C-76
   B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 3/4"X3/4"X7-1/2" CORRUGATION 16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 3/4"X3/4"X7-1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.079"
   C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   D. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
17. PROPOSED DRAINAGE STRUCTURE TO CONNECT TO EXISTING STORM DRAIN PIPE.

CONTRACTOR TO FIELD LOCATE INVERTS AND TO INSPECT EXISTING PIPE BEFORE CONNECTION.

AS-BUILT NOTE

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATION OF FITTINGS, LOCATION OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE, GRADE BREAK LOCATIONS, AND ELEVATIONS FOR POND AND DITCH CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY PURPOSES WILL BE MADE UNTIL THIS INFORMATION IS RECEIVED AND APPROVED BY THE ENGINEER OF RECORD.

VERTICAL DATUM
ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD '29). THE CONVERSION FACTOR BETWEEN NGVD '29 AND NAVD '88 IS -1.51'. THIS SITE IS LOCATED WITHIN ZONE (AE) AND ZONE (X) BASED OFF THE FEMA FLOOD MAP 12086C0228L, EFF. 9/11/2009.

TESTING AND INSPECTION REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. THE OWNER SHALL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CB 15	FDOT TYPE C CATCH BASIN	RIM: 14.81	Concrete Pipe INV. 9.67(W)
CO 9	CLEANOUT	RIM: 16.09	Concrete Pipe INV. 11.32(E) Concrete Pipe INV. 11.30(W)
EX CS 1	EXISTING CONCRETE SMART BOX	RIM: 18.56	Concrete Pipe INV. 7.85(N) Concrete Pipe INV. 7.09(S)
EX AD 1	EXISTING 12" AREA DRAIN	RIM: 16.94	Concrete Pipe INV. 11.84(S)
EX AD 2	EXISTING 12" AREA DRAIN	RIM: 16.94	Concrete Pipe INV. 12.76(S)
EX CB 1	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.69	Concrete Pipe INV. 12.83(E)
EX CB 2	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.98	Concrete Pipe INV. 12.48(E) Concrete Pipe INV. 12.48(W)
EX CB 3	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.98	Concrete Pipe INV. 10.47(E) Concrete Pipe INV. 11.01(S) Concrete Pipe INV. 12.03(W)
EX CB 4	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.39	Concrete Pipe INV. 9.25(S) Concrete Pipe INV. 9.03(NE) Concrete Pipe INV. 9.67(NW)
EX CB 5	EXISTING FDOT TYPE C CATCH BASIN	RIM: 16.13	Concrete Pipe INV. 11.75(SE) Concrete Pipe INV. 13.20(W)
EX CB 6	EXISTING FDOT TYPE C CATCH BASIN	RIM: 16.50	Concrete Pipe INV. 11.67(W) Concrete Pipe INV. 12.23(E)
EX CB 7	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.74	Concrete Pipe INV. 10.60(E) Concrete Pipe INV. 10.61(W)
EX CB 8	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.38	Concrete Pipe INV. 9.76(W) Concrete Pipe INV. 9.38(N)
EX CB 9	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.40	Concrete Pipe INV. 9.63(E) Concrete Pipe INV. 7.93(S)
EX CB 11	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.73	Concrete Pipe INV. 12.71(NE) Concrete Pipe INV. 12.71(W)
EX CB 14	EXISTING FDOT TYPE C CATCH BASIN	RIM: 15.21	Concrete Pipe INV. 12.30(NE)

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
EX CO 1	EXISTING CLEANOUT	RIM: 17.09	Concrete Pipe INV. 13.00(E)
EX CO 2	EXISTING CLEANOUT	RIM: 17.47	Concrete Pipe INV. 12.83(E)
EX CO 3	EXISTING CLEANOUT	RIM: 17.59	Concrete Pipe INV. 13.02(S)
EX CO 4	EXISTING CLEANOUT	RIM: 17.11	Concrete Pipe INV. 13.03(E)
EX CO 5	EXISTING CLEANOUT	RIM: 16.88	Concrete Pipe INV. 13.30(W)
EX CO 6	EXISTING CLEANOUT	RIM: 17.19	Concrete Pipe INV. 13.00(S)
EX CO 7	EXISTING CLEANOUT	RIM: 17.56	Concrete Pipe INV. 12.70(N)
EX MES 1	EXISTING 1:4 MITERED END SECTION		Concrete Pipe INV. 8.00(SW)
EX MES 2	EXISTING 1:4 MITERED END SECTION		Concrete Pipe INV. 8.00(W)
EX MES 3	EXISTING 1:4 MITRED END SECTION		Concrete Pipe INV. 8.00(S)
EX MES 4	EXISTING 1:2 MITERED END SECTION		Concrete Pipe INV. 7.00(N)
EX MH 1	EXISTING DRAINAGE MANHOLE	RIM: 16.36	Concrete Pipe INV. 9.86(SE) Concrete Pipe INV. 10.88(S) Concrete Pipe INV. 10.30(W)
EX MH 2	EXISTING DRAINAGE MANHOLE	RIM: 16.87	Concrete Pipe INV. 11.03(E) Concrete Pipe INV. 11.55(W) Concrete Pipe INV. 12.20(N)
EX MH 3	EXISTING DRAINAGE MANHOLE	RIM: 16.35	Concrete Pipe INV. 10.95(N) Concrete Pipe INV. 10.25(E) Concrete Pipe INV. 10.25(W)
EX MH 4	EXISTING DRAINAGE MANHOLE	RIM: 17.36	Concrete Pipe INV. 11.41(W) Concrete Pipe INV. 11.36(S)
EX MH 5	EXISTING DRAINAGE MANHOLE	RIM: 16.44	Concrete Pipe INV. 11.05(E) Concrete Pipe INV. 11.65(W) Concrete Pipe INV. 11.65(N)
MH 6	DRAINAGE MANHOLE	RIM: 17.21	Concrete Pipe INV. 11.72(W) Concrete Pipe INV. 12.06(S)

KEYNOTES

(A) SAWCUT TO TIE INTO EXISTING PAVEMENT
(B) FDOT TYPE "D" CURB (REFER TO SHEET 2-50 FOR DETAIL)
(C) EXISTING STORMWATER STRUCTURE
(D) PROPOSED STORMWATER STRUCTURE

GRADING LEGEND

- 17.00 — PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
- PVT — PAVEMENT
- SW — TOP OF SIDEWALK
- BOC — BACK OF CURB
- HP — HIGH POINT
- TOW — TOP OF WALL
- BOW — BOTTOM OF WALL
- M.R. — MATCH ROADWAY PLANS
- M.E. — MATCH EXISTING
- BUILDING REVEAL
- WALL,/HEIGHTENED CURB
- PROPERTY BOUNDARY
- GRADING LIMITS
- BREAKLINE

DRAINAGE LEGEND

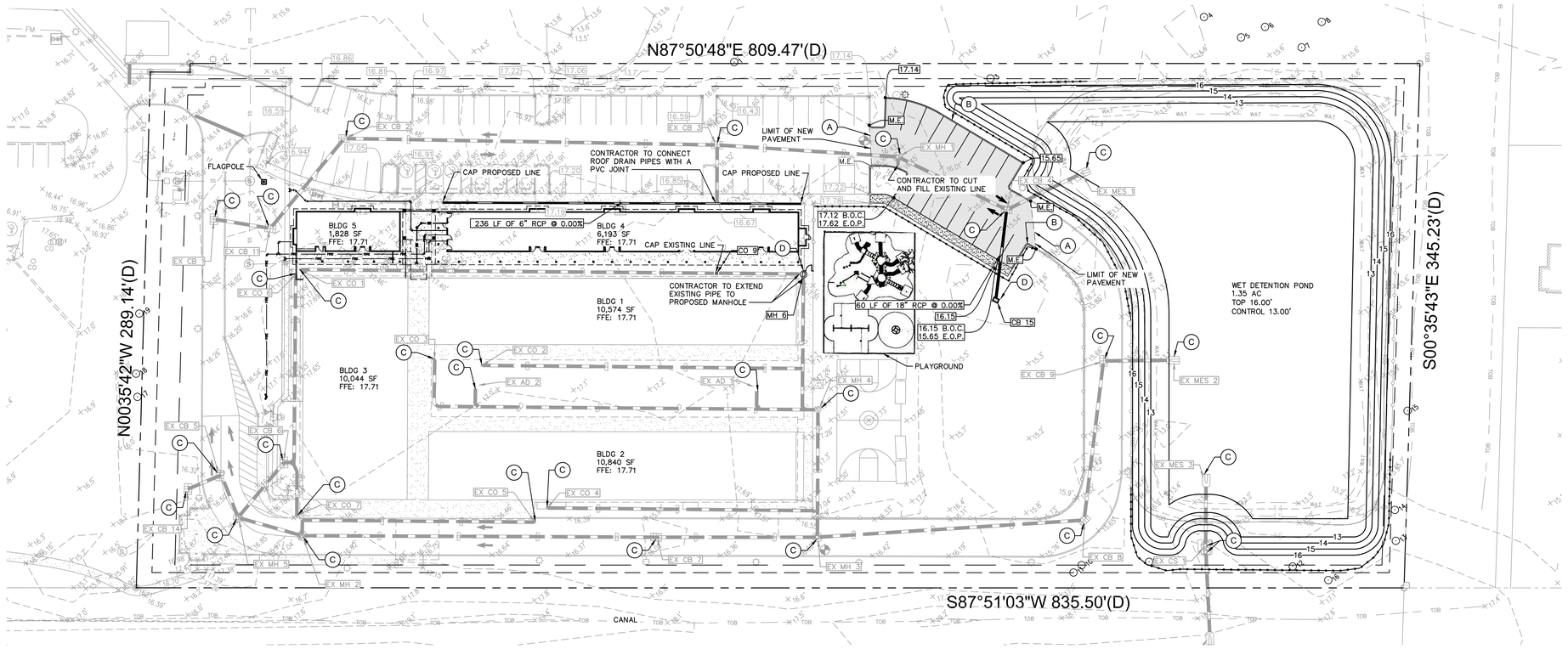
- 0.00% — DRAINAGE FLOW DIRECTION
- EX — DENOTES EXISTING FEATURE
- SD — STORM DRAIN PIPE
- S-X — DRAINAGE STRUCTURE NUMBER
- PROPOSED STORM PIPE
- EXISTING STORM PIPE

PAVING LEGEND

- TYPE "D" CURB
- TYPE "F" CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET C-250)
- ADA ROUTE SLOPES NOT TO EXCEED 2% CROSS AND 5% LONGITUDINAL (CURB RAMPS TO NOT EXCEED 8.3% LONGITUDINAL)
- CONCRETE SIDEWALK (REFER TO SHEET C-250)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SARA ANN GREEN BATTLES ★ LICENSE No. 75994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGB

PAVING, GRADING, AND DRAINAGE PLAN

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
C-200

Plotted By:Rufai Kemi Sheet Set:INDEPENDENCE CLASSICAL ACADEMY Layout:C-200 PAVING GRADING AND DRAINAGE PLAN September 13, 2023 11:39:25am K:\VRB_LDEV\Independence Classical Academy\CAD\PlanSheets\C-200 PAVING GRADING AND DRAINAGE PLAN.dwg
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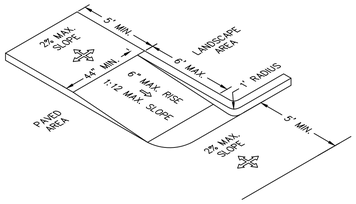
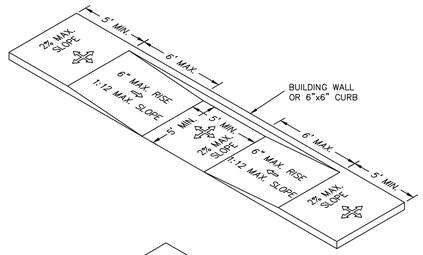
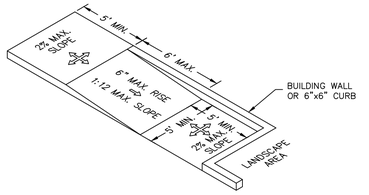
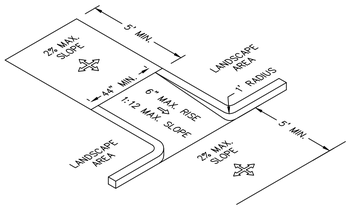
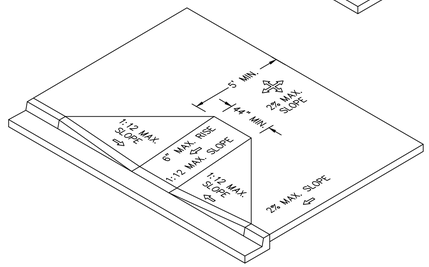
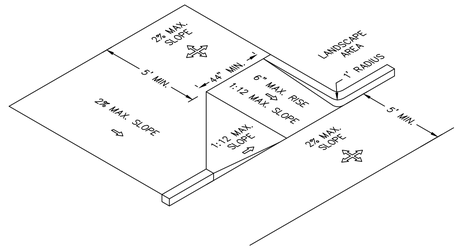




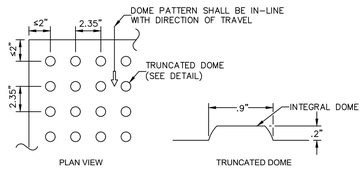






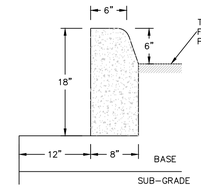


ACCESSIBLE RAMPS
N.T.S

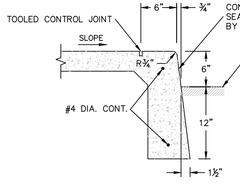


NOTES
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60 MM)
2. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24" DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.
3. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
4. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTREGAL PART OF THE WALKING SURFACE.

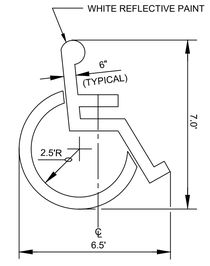
DETECTABLE WARNING
N.T.S



TYPE "D" CURB
N.T.S

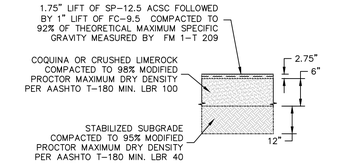


INTEGRAL CURB
N.T.S



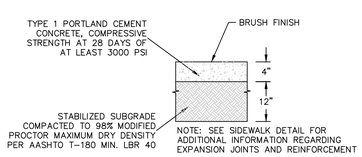
ACCESSIBLE PARKING SYMBOL
LOCATE AT END OF PARKING SPACE

NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

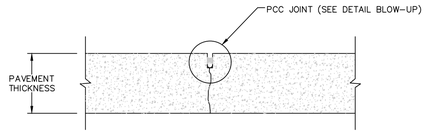


STANDARD DUTY ASPHALT
N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

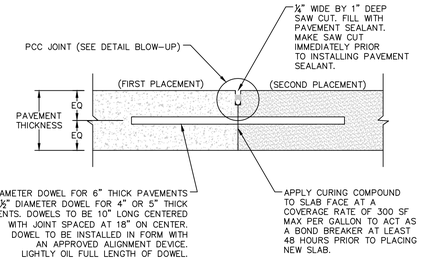


STANDARD DUTY CONCRETE
N.T.S

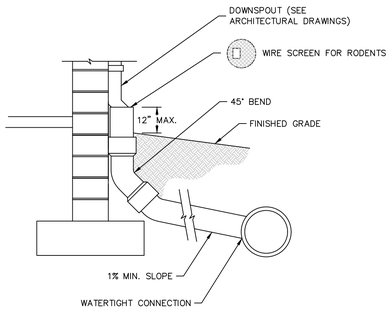


NOTE:
10' JOINT SPACING UNLESS OTHERWISE NOTED

CONTRACTION JOINT



CONSTRUCTION JOINT

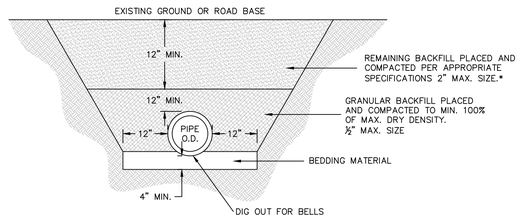


NOTES:
1. PIPE MUST BE SCHEDULE 40 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

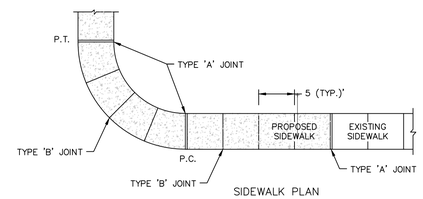
DOWNSPOUT COLLECTOR DETAIL
N.T.S

NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX SIZE). UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.

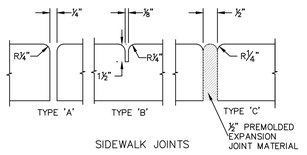
* COMPACT TO 98%OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..



TRENCH WITHOUT EXFILTRATION
N.T.S

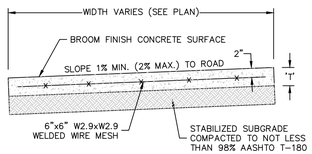


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SARA R. GREEN-BATTLES ★ No. 75894 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGB

PAVING, GRADING, AND DRAINAGE DETAILS

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
C-250

Plotted By:Rufai Kemi Sheet Set:INDEPENDENCE CLASSICAL ACADEMY Layout:C-250 PAVING GRADING AND DRAINAGE DETAILS September 12, 2023 09:51:57am K:\VRB_LDEV\Independence classical academy\CAD\plotsheets\C-250 PAVING GRADING AND DRAINAGE DETAILS.dwg
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ENVIRONMENTAL MEMORANDUM

Independence Classical Academy

St. Lucie County

July 2023

PREPARED FOR:
Building Hope, Inc.
1776 I Street NW, Suite 200
Washington, DC 20006

Kimley»Horn

147934000

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445 24th Street, Suite 200
Vero Beach, FL 32960

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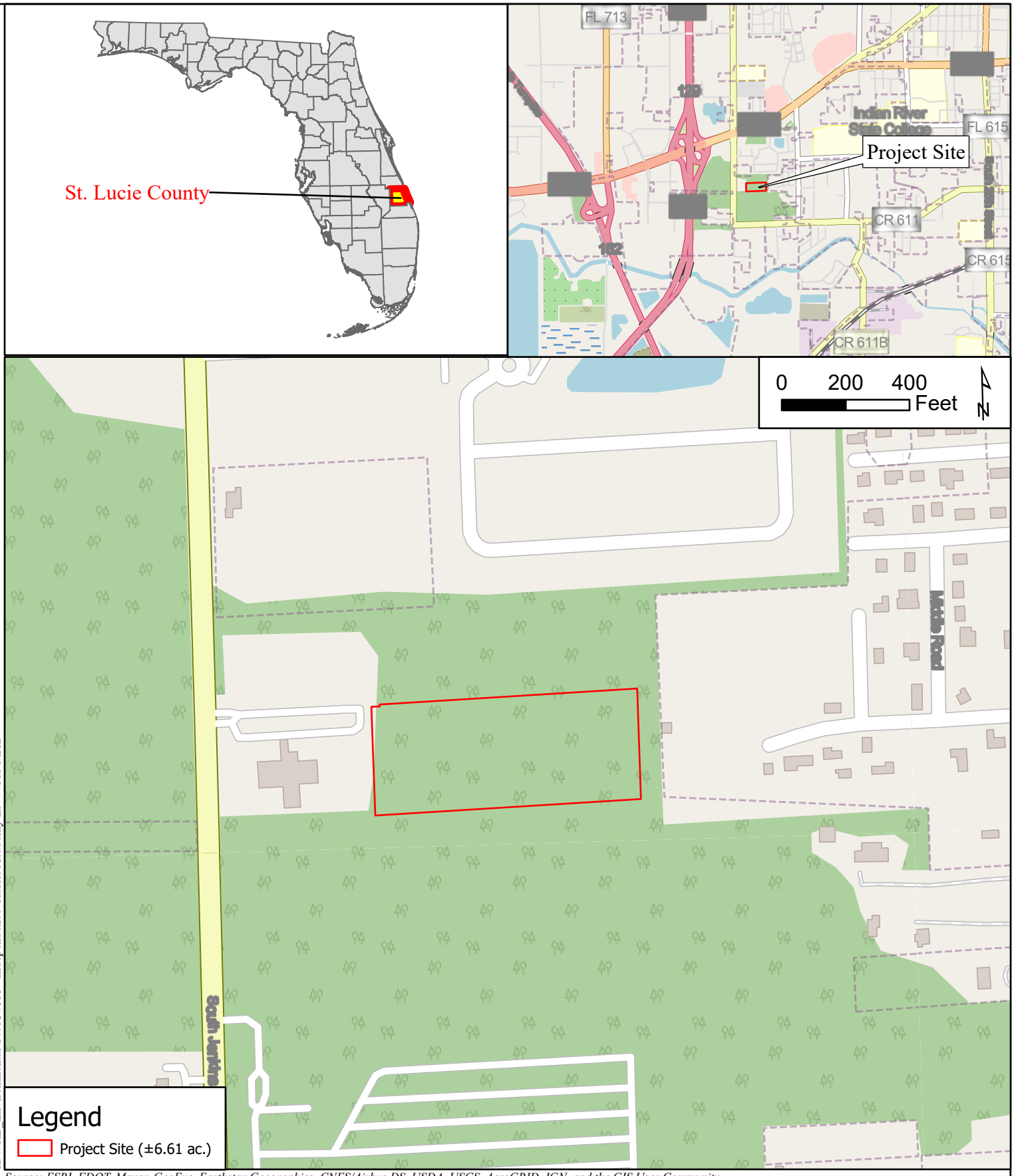
1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. The purpose of this Environmental Memorandum is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, and hydrology.

The scope of this assessment included a review of readily available information from public databases as described in ***Section 2.0 Methodology*** and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

The project site is approximately ± 6.61 acres and is located along the east side of South Jenkins Road, north of Edwards Road in Fort Pierce, St. Lucie County, Florida. A location map is attached in ***Figure 1***. A portion of the U.S. Geological Service (USGS) Florida quadrangle map depicting the location of the project site is attached as ***Figure 2***. Elevation on-site is approximately 15ft.

Field reconaissance was conducted on June 15, 2023.



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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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445 24th St Suite 200
Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Project Location Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 400 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 1

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 700 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (https://www.fnai.org/BiodiversityMatrix/index.html)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), USGS, Florida Fish and Wildlife Conservation Commission (FWC) [(https://myfwc.com/wildlifehabitats/wildlife/bba/species) and (https://geodata.myfwc.com/datasets/eb20bf44aeea44a8ab4a47cd4329c6b6/explore?location=27.717862%2C-83.751000%2C7.71)]
- USFWS IPaC Trust Resources Report (https://ipac.ecosphere.fws.gov/location/index)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District (SFWMD) GIS data
- City of Fort Pierce Code of Ordinances

Field reconnaissance was conducted on June 15, 2023. Kimley-Horn biologists inspected the project site by walking representative transects, observing the state and conditions of the site and adjacent properties as visible from the project site.

3.0 EXISTING CONDITIONS

3.1 SOILS

The USDA / NRCS *Soil Survey of St. Lucie County, Florida* maps the project site with the following soil type: (25) Nettles and Oldsmar sands. A copy of the digital USDA/NRCS soil data is attached in ***Figure 3*** and details regarding each soil is listed in ***Table 1***.

TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE PROJECT SITE

Soil ID Number [1]	Soil Name	Occurrence	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric[2]
25	Nettles and Oldsmar Sands	Broad flatwood areas.	Available water capacity is very low to low, and permeability is rapid	Poorly drained	About 6 to 18 inches	Non-hydric

[1]: Reference: Soil Survey of St. Lucie County, Florida (1980)

[2]: *Reference: Hydric Soils of Florida Handbook, 4th Edition, March 2007*

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

NRCS Soils Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as ***Figure 4.*** A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

FLUCFCS 170 – INSTITUTIONAL (*± 4.75 ACRES)*

This land cover is found within the developed portion of the project site. The school facility, parking lot, and any mowed and maintained areas make up this land use type. Vegetation was limited to mowed and maintained Bahia grass (*Paspalum notatum*) and other planted ornamental shrubs and trees such as sweet viburnum (*Viburnum odoratissimum*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), and cabbage palm (*Sabal palmetto*).

FLUCFCS 411 – PINE FLATWOODS (*± 0.58 ACRES)*

This land cover is found within the forested areas located in the central portion of the project site. Vegetation included slash pine (*Pinus elliottii*), Brazilian pepper (*Schinus terebinthifolia*), live oak, bushy bluestem (*Andropogon glomeratus*), rusty lyonia (*Lyonia ferruginea*), wild grape (*Vitis vinifera*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*). Evidence of ponding was found within this land use type, and the ecosystem may transition to a hydric pine community in the near future.

3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal

Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology.

FLUCFCS 530 – RESERVOIRS (*± 1.25 ACRES)*

This land cover is identified by the stormwater pond located in the eastern portion of the project site. Vegetation was not found within the open water, however, the banks of the pond consisted of primrose willow (*Ludwigia*), Carolina willow (*Salix caroliniana*), cattail (*Typha*), salt bush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). The upland buffer around the pond included mowed and maintained Bahia grass with planted cypress trees (*Taxodium spp.*), rep maples, and live oaks.

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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445 24th St Suite 200
Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Land Use (FLUCFCS) Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 4

3.4 WILDLIFE UTILIZATION

Wildlife and evidence of wildlife observed during the site visit included: northern cardinal (*Cardinalis cardinalis*), agama lizard (*Agama picticauda*), northern mockingbird (*Mimus polyglottos*), brown anole (*Anolis sagrei*).

3.5 THREATENED AND ENDANGERED SPECIES

A listing of species potentially occurring within the project site was reviewed using the databases described in ***Section 2.0 Methodology***. The results of the database review are as follows:

FNAI Biodiversity Matrix Report – Matrix Unit 65768 (see ***Appendix A***). There are no documented listed species within the vicinity of the project site. FNAI notes the likely occurrences of the following listed species with suitable habitat observed within the project site: white ibis (*Eudocimus albus*) and the wood stork (*Mycteria americana*). These species will be discussed further below.

USFWS IPaC Data – The IPaC Trust Resources Report (***Appendix A***) includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following listed species are listed in the report and have suitable habitat within the project site: eastern indigo snake (*Drymarchon couper*), American alligator (*Alligator mississippiensis*), and the wood stork. Listed species in the data that do not have suitable habitat on-site include the Audubon's crested caracara (*Polyborus plancus audubonii*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), eastern black rail (*Laterallus jamaicensis jamaicensis*), green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), Florida panther (*Puma concolor coryi*), and southeastern beach mouse (*Peromyscus polionotus niveiventris*). The project site is not within any USFWS-designated Critical Habitat.

FWC –There are two known bald eagle (*Haliaeetus leucocephalus*) nests within 1 mile of the project site. Neither of the bald eagle nests are located within 660 feet of the project site and no bald eagles were observed during site reconnaissance. Based on this, the bald

eagle is not anticipated to be impacted by development. Additionally, there are no known wading bird colonies on or within one mile of the project site.

USFWS Consultation Areas – The project site is in the following USFWS Consultation Areas:

- Florida grasshopper sparrow
- Audubon's crested caracara
- Florida scrub-jay
- Everglade snail kite

Habitat for the Florida grasshopper sparrow, Audubon's crested caracara, Florida scrub-jay, and the Everglade snail kite does not exist on-site. As a result, no further action regarding these species is anticipated and they will not be discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging areas (CFAs) of two wood stork colonies (North Fork St. Lucie River and Cypress Creek Bluefield Road). There is suitable wood stork foraging habitat (SFH) recorded within the on-site stormwater pond. This species will be discussed further below.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has been compiled. ***Table 2*** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 2 – POTENTIAL LISTED SPECIES OCCURRENCE					
Common Name		**Scientific Name**	**Status**	**Comments**	**Likelihood of Occurrence**
BIRDS	Wood Stork	*Mycteria americana*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
	Florida Sandhill Crane	*Grus canadensis*	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
REPTILES	Eastern Indigo Snake	*Drymarchon couperi*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting and foraging	Medium
	Gopher Tortoise	*Gopherus polyphemus*	ST	Observed On-site: No Observed in Proximity: No Habitat present: No Habitat Type: N/A	None
	American Alligator	*Alligator mississippiensis*	FT (S/A)	Observed On-site: No Observed in Proximity: No Habitat present: Maringal Habitat Type: Foraging	Low
Legend: FT - Federally Threatened; ST - State Threatened; FT (S/A) – Federally Threatened Due to Similarity of Appearance. *Note: Coordination is not required with FWC for federally listed species*					

Based on the database review and field reconnaissance, the following species may occur on-site or require additional evaluation, survey, or permitting:

WOOD STORK

Image credit: FWS

Wood storks are typically found in marshes, cypress swamps, and mangrove swamps, but their presence in artificial ponds, seasonally flooded roadside or agricultural ditches, and managed impoundments has become common. Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination during the Environmental Resource Permitting (ERP) process will be conducted to determine mitigation requirements.

FLORIDA SANDHILL CRANE

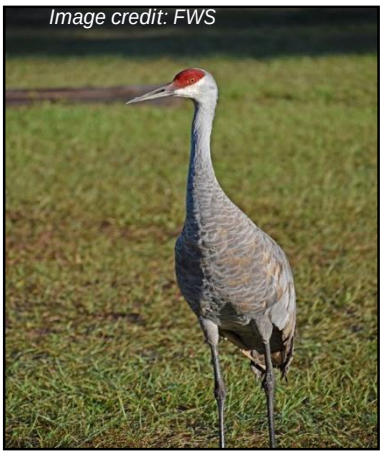
Image credit: FWS

Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures. During site reconnaissance, foraging habitat was observed within the area surrounding the stormwater pond on-site. However, no nests were seen for this species and nesting habitat is limited. As there are no nests located on-site, no further action will be required for this species.

EASTERN INDIGO SNAKE

Image credit: FWS

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats.

No individuals were observed during field reconnaissance; however, habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

GOPHER TORTOISE

Image credit: FWS

Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, coastal dunes, as well as human-altered habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Due to the developed nature of the project site and the absence of burrows during field reconnaissance, no tortoises are anticipated to be utilizing the project site and further surveys for the species are not expected to be required.

AMERICAN ALLIGATOR

Image credit: FWS

The American alligator is listed as a federally protected species due to their similarity of appearance to the American crocodile. This species prefers freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water. Marginal habitat for the American alligator exits on-site and can be identified by the on-site stormwater pond found within the eastern portion of the project site. Further coordination with FWC will be required if impacts to the on-site stormwater pond are proposed.

LISTED PLANT SPECIES

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants* and Richard Wunderlin's *Guide to Vascular Plants of Florida* were consulted to assess habitat requirements for listed plant species. Although one federally-listed plant and eight state-listed plants were noted by the FNAI report as possibly occurring in this area, none were observed during field reconnaissance. Due to

this and the developed nature of the project site, no further action is required regarding the listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity (***Appendix C***). Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and are located outside of the project site, therefore, impacted to these resources by the development of the project site are not anticipated.

3.7 FLOODPLAIN INFORMATION

FEMA data indicates that the entirety of the study area is located within Flood Zone X - areas of minimal flood hazard. A FEMA flood zone map is attached as *Figure 5*. No further action is required.

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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445 24th St Suite 200
Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Wetland & Surface Water Location Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	*PROJECT NUMBER: 147934000*	*JUNE 2023*	*FIGURE 5*

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for the City of Fort Pierce, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. As stated in Article III, Sec. 123-64, a permit must be obtained for any activity that includes the removal of trees, routine landscaping, or replacement of trees occurring within the City of Fort Pierce. Mitigation shall be required for the loss of any native tree with a diameter at breast height (DBH) of at least 14 inches and shall include: a replacement tree, space for root and crown development, and the continued maintenance of the replacement tree. A landscape and irrigation plan are also required for development. Sec. 123-66 states that prior to the removal of native vegetation, the removal plan shall demonstrate that a reasonable effort was made to protect such vegetation. Additionally, mitigation shall be required for the loss of any native tree (at least 14 inches DBH) and shall be the same for other native species within the project site.

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

An existing ERP associated with the current project site was issued by SFWMD on February 18, 2020. Permit No. 191001-1930 is an individual permit that was completed for the construction and operation of a stormwater management (SWM) system serving ±6.61 acres of development now known as Independence Classical Academy. The existing ERP remains valid until February 18, 2025.

Within the previously issued ERP, wetlands were not found within the project site, however, wetlands were present directly north of the project site. Discharge impacts from site development to the off-site wetland required mitigating during the 2020 ERP permitting process. If further on-site drainage alterations are proposed, a modification will be required to the existing ERP and further mitigation for secondary impacts to the off-site wetland may be required.

Observations made during the June 2023 field reconnaissance included evidence of occasional ponding in the on-site pine flatwoods, likely from stormwater drainage or runoff. As such, the on-site pine flatwoods may transition to hydric pine flatwoods in the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 DREDGE AND FILL PERMITTING

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). At the time of the June 2023 site visit, WOTUS did not appear to be present on-site, and therefore, authorization under Section 404 would not be required. If the on-site pine flatwoods were to transition to wetlands in the future, permitting within the Section 404 program may be required.

FEDERALLY LISTED SPECIES

The following federally listed species or species otherwise managed by USFWS potentially occur on-site and require further survey or permitting:

- Eastern indigo snake
- Wood Stork

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

Wood Stork

Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination

during the ERP permitting process will be required to determine mitigation requirements, if any.

5.0 SUMMARY AND RECOMMENDATIONS

- Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and, therefore, are not anticipated to be impacted by the development of the project site. The project site is located within Flood Zone X: Area of Minimal Flood Hazard. Therefore, no further action should be required regarding floodplains.
- A tree removal permit and mitigation will be required prior to development approval with the City of Fort Pierce.
- Foraging habitat for the wood stork was observed within the on-site stormwater pond. If impacts are proposed, then coordination with SFWMD would be needed during surface water impact permitting to determine mitigation requirements.
- The USFWS *Standard Protection Measures for the Eastern Indigo Snake* should be implemented during construction to avoid and minimize potential impacts on this snake.
- An existing ERP was issued by SFWMD on February 18, 2020, and is valid until February 18, 2025 and included wetland mitigation to account for drainage impacts to the wetland north of the project site. Further coordination with SFWMD is recommended to evaluate if a separate or modified ERP will be required for this project
- The on-site pine flatwood communities showed evidence of occasional ponding during the June 2023 site visit. As such, this upland land use type may transition to a wetland within the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

APPENDIX A

FNAI BIODIVERSITY MATRIX & IPAC

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

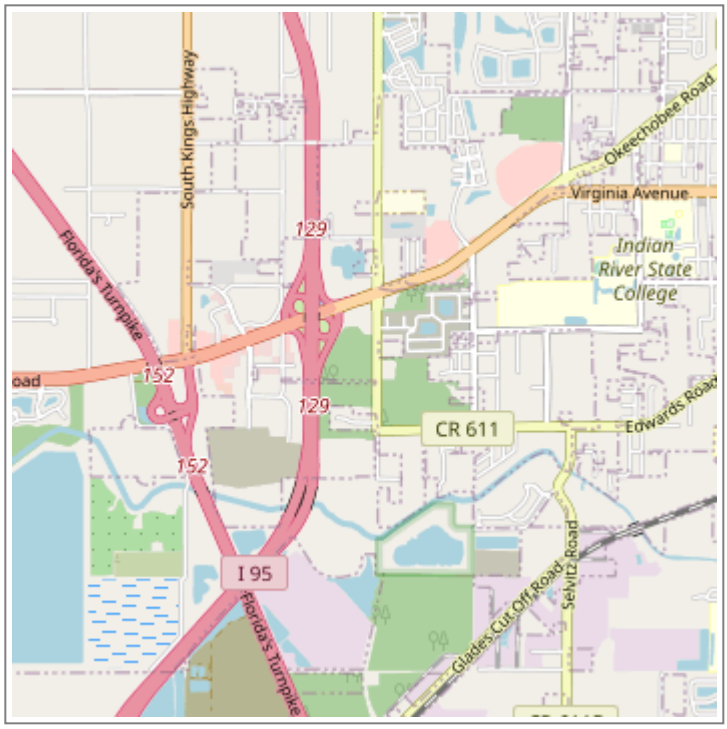
UNOFFICIAL REPORT

Created 6/14/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65768



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65768

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Eudocimus albus White Ibis	G5	S4	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 65768

14 **Potential** Elements for Matrix Unit 65768

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Glandularia maritima coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Polygala smallii tiny polygala	G1	S1	E	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0093800
Project Name: ACADEMY

June 14, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

PROJECT SUMMARY

Project Code: 2023-0093800
Project Name: ACADEMY
Project Type: Airport - Maintenance/Modification
Project Description: ACADEMY
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.41168575,-80.3800083569121,14z

Counties: St. Lucie County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 18 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

BIRDS

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/BQJYL5LN3RARRMOXAUZ6GXRIRQ/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle *Chelonia mydas* Population: North Atlantic DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

INSECTS

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	
Monarch Butterfly *Danaus plexippus*	Candidate
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	

FLOWERING PLANTS

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	
Lakela's Mint *Dicerandra immaculata*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	
Tiny Polygala *Polygala smallii*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher *Haematopus palliatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret *Egretta rufescens* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

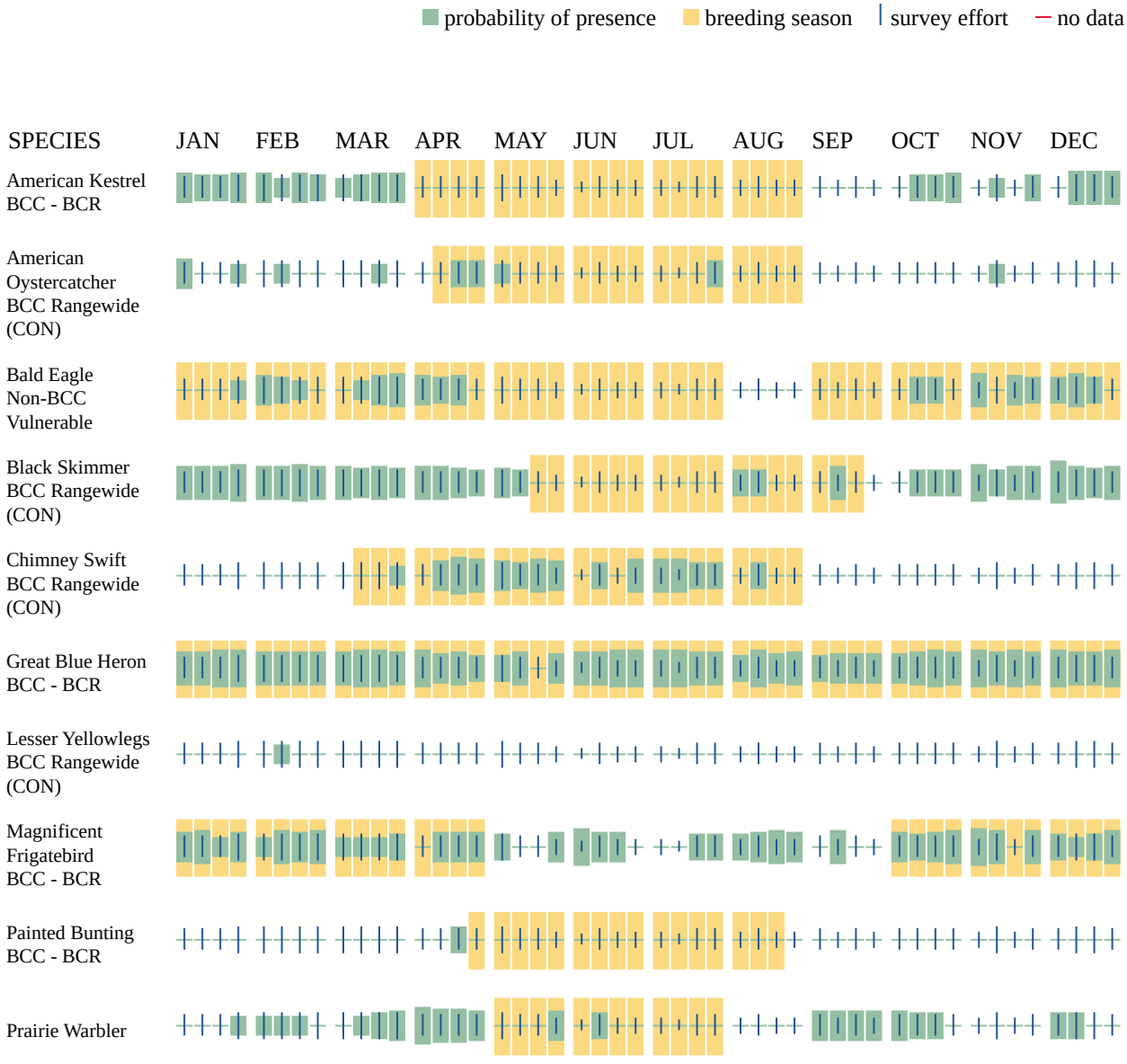
Breeding Season (■)

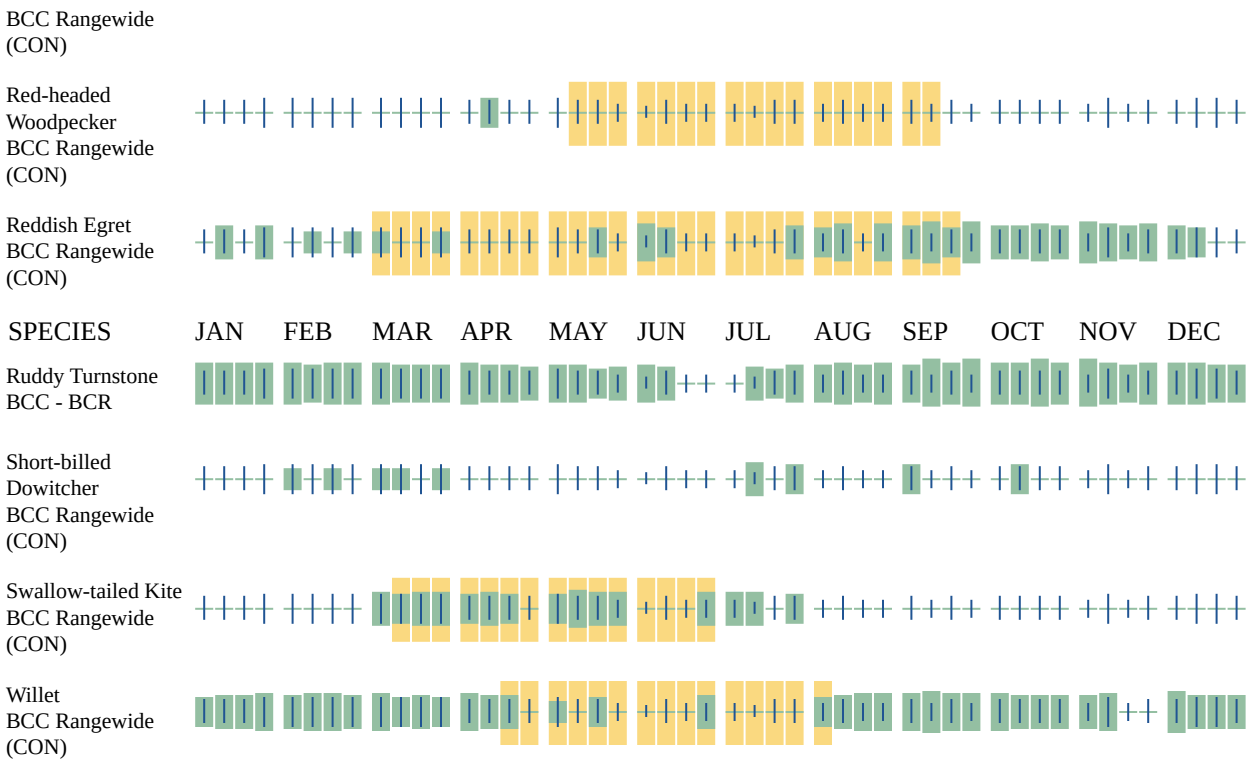
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles)

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Agency for Healthcare Research and Quality
Name: DEBORAH santos de azevedo
Address: 1920 WEKIVA WAY SUITE 200
City: WEST PALM
State: FL
Zip: 33411
Email deborah.santos@kimley-horn.com
Phone: 9548266691

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

APPENDIX C

SHPO FLORIDA MASTER SITE FILE REPORT

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

June 20, 2023

Kelsey Vander Ley | Environmental Analyst
Kimley-Horn | 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445

In response to your request on June 20, 2023, the Florida Master Site File lists TWO resource groups and a standing structure recorded, within a 0.25-mile buffer, around the designated parcel in St. Lucie County, Florida.

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

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

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

Sincerely,

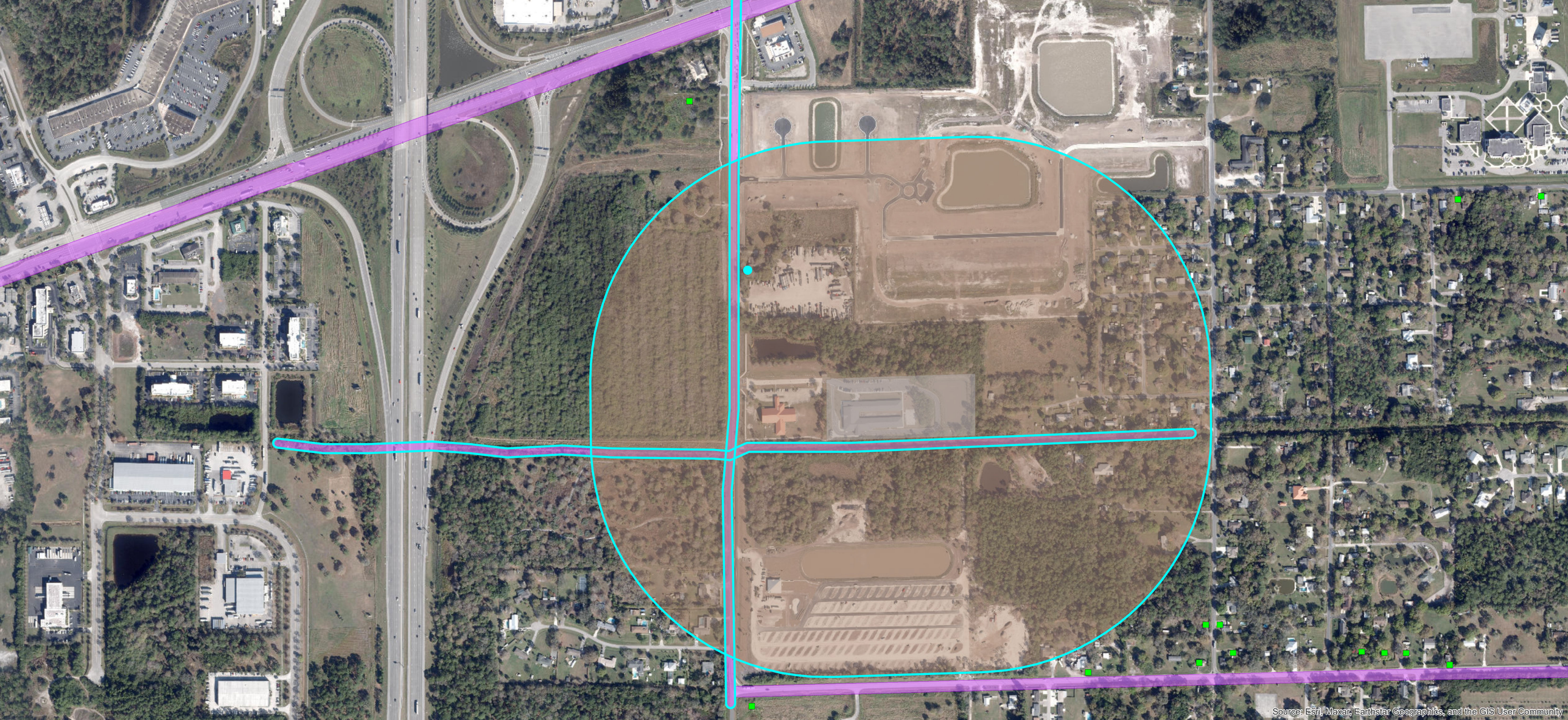
Eman M. Vovsi

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

AR=0
SS=1
CM=0
RG=2
BR=0
Total=3

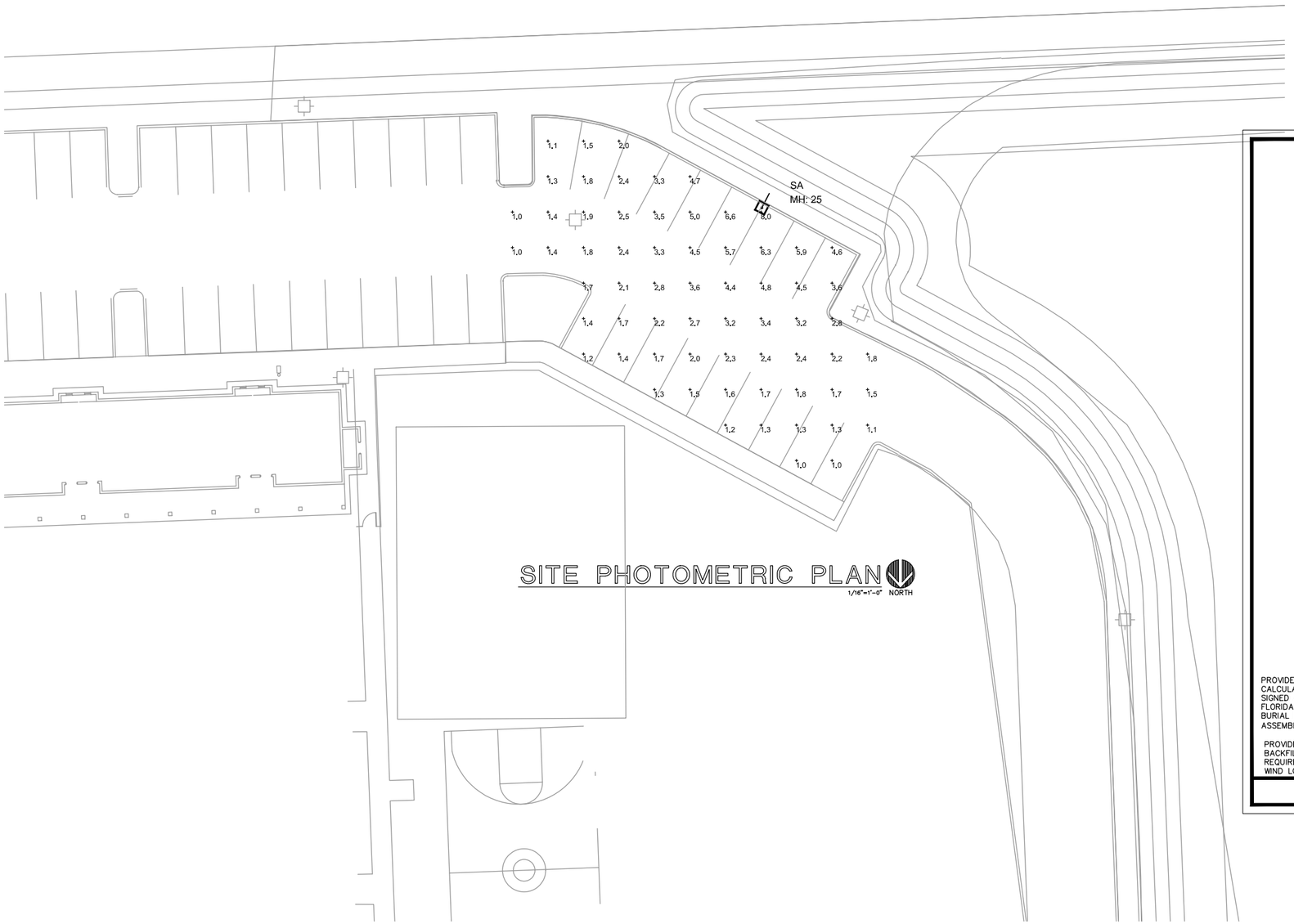
Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01402	SS	2850 South Jenkins Road	2850 S Jenkins RD, Fort Pierce G.V.	1942 Minimal Traditional		
SL03142	RG	Canal No. 39	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03143	RG	Jenkins Road	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

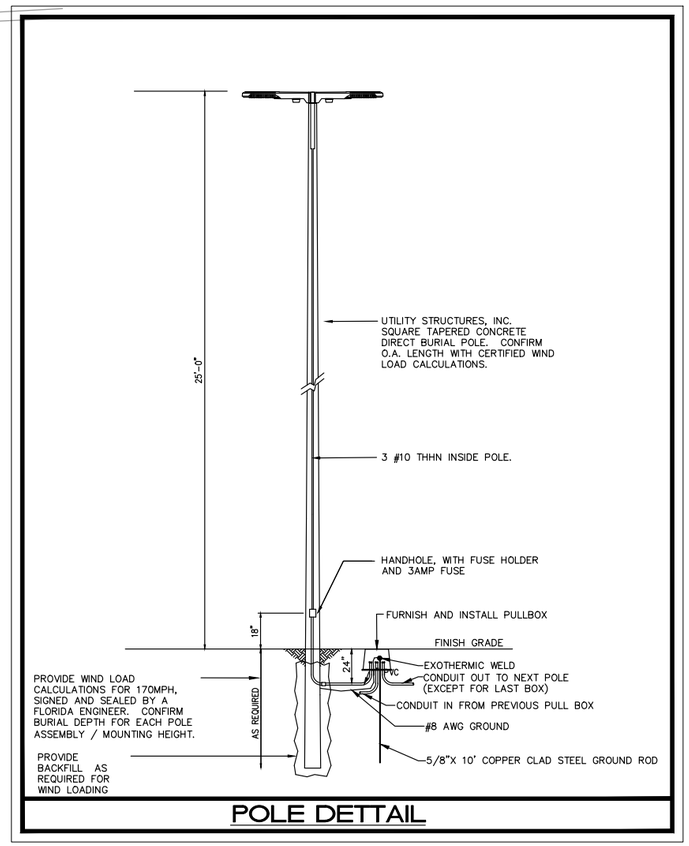
Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
	1	SA	GARDCO#: ECF-L-80L-1A-NW-G2-4 / MTD AT 25' AFG	264.97	0.900	33657

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PARKING AREA	Illuminance	Fc	2.61	8.0	1.0	2.61	8.00



SITE PHOTOMETRIC PLAN

1/16"=1'-0" NORTH



POLE DETTAIL

SITE PHOTOMETRIC PLAN

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2023-0416
PROJECT MANAGER: DUANE MILLAR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1555
bbrown@kammconsulting.com
Certification of Authorization #30008

PRINCIPAL
Bradly E. Brown Florida License #58232

Digitally signed by Bradly Brown
Date: 2023.09.15 10:47:52-04'00'

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

SEAL:

PROJECT: INDEPENDENCE CLASSICAL ACADEMY CLASSROOM BLDG

FOR: INDEPENDENCE CLASSICAL ACADEMY
2902 S. JENKINS RD.
FT. PIERCE, FL. 34981

NO:	DATE	REVISIONS

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COMM. NO: 060123VB
DATE: AUGUST 30, 2023
BY:
CH'KD:

SHEET NO.
E1.1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

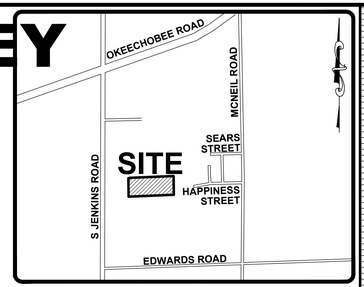
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR KIMLEY-HORN



ST. LUCIE COUNTY, FLORIDA

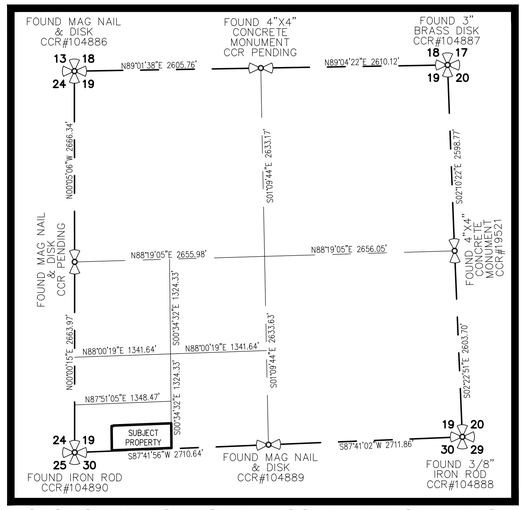
VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

	ASPHALT PAVEMENT	WAT	EDGE OF WATER
BFP	BACKFLOW PREVENTER	WV	WATER VALVE
	BENCHMARK		WOOD POWER POLE
	CATCH BASIN	A/C	AIR CONDITIONING
CO	CLEANOUT	BFP	BACKFLOW PREVENTER
	CHAIN LINK FENCE	BM ELEV	BENCHMARK ELEVATION
COM	COMMUNICATION RISER	(C)	CALCULATED
	CONCRETE	C.B.S.	CONCRETE BLOCK STRUCTURE
	CONCRETE LIGHT POLE	CCR	CERTIFIED CORNER RECORD
CPP	CONCRETE POWER POLE	CMP	CORRUGATED METAL PIPE
D	DRAINAGE MANHOLE	(D)	DEED
DRN	UNDERGROUND DRAINAGE PIPE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
EB	ELECTRIC BOX	FFE	FINISH FLOOR ELEVATION
EH	ELECTRIC HANDHOLE	INV	INVERT
EM	ELECTRIC METER	LB	LICENSED BUSINESS
	FIRE DEPARTMENT CONNECTION	(M)	MEASURED
	FIRE HYDRANT	NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DESTRICT
	HANDICAP PARKING	ORB	OFFICIAL RECORD BOOK
	IRRIGATION CONTROL VALVE	P.O.B.	POINT OF BEGINNING
	INFORMATION SIGN	P.O.C.	POINT OF COMMENCEMENT
M	MAILBOX	PVC	POLYVINYL CHLORIDE
	MITERED END SECTION	R/W	RIGHT-OF-WAY
OHW	OVERHEAD WIRE	RCP	REINFORCED CONCRETE PIPE
S	SANITARY MANHOLE	RGE	RANGE
SS	UNDERGROUND SANITARY PIPE	SEC	SECTION
TOB	TOP OF BANK	TWP	TOWNSHIP
TOE	TOE OF SLOPE	10	TREE & NUMBER (SEE CHART BELOW)
T	TRAFFIC HANDHOLE		

TREE #	NORTHING	EASTING	DIAMETER & SPECIES
1	1119463	857301.5	14 IN OAK
2	1119446	857409.1	14 IN PINE
3	1119459	857470.3	14 IN PINE
4	1119505	857609.1	14 IN OAK
5	1119493	857633.9	10 IN PALM
6	1119500	857649.4	14 IN PINE
7	1119488	857674	15 IN PINE
8	1119505	857686.5	14 IN PALM
9	1119146	857587.4	18 IN PINE
10	1119142	857543.1	14 IN PINE
11	1119137	857538	14 IN PINE
12	1119146	857681.9	37 IN OAK
13	1119166	857749	18 IN PINE
14	1119186	857747.5	15 IN PINE
15	1119252	857753.2	21 IN PINE
16	1119138	857705.6	15 IN PALM
17	1119227	856918.1	18 IN PINE
18	1119242	856916.6	18 IN PINE
19	1119282	856917.1	15 IN PINE
20	1119319	857074.2	13 IN PALM
21	1119335	857086.5	12 IN PALM
22	1119320	857087.4	12 IN PALM
23	1119332	857110.9	12 IN PALM
24	1119321	857111.2	12 IN PALM
25	1119322	857123.6	12 IN PALM



SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(1"=1000')

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JULY 10, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JUNE 29, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMAPPER VERSION 4.8.4 ON JULY 5, 2023.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.23 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.015284 FT – Y:0.018487 FT – Z:0.011839 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.015 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.09% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 426 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 343.58 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835.50 FEET TO THE POINT OF BEGINNING.

CONTAINING ±6.62 ACRES

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 21, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE., TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 7, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 4379, PAGE 2993, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 6.606 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE WESTERLY LINE OF SECTION 19, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FOLLOWING ST. LUCIE COUNTY BENCHMARK
    NAME: JANE-RESET ELEVATION: 15.13' (NAVD 88)
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
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FIELD CREW	SV
FILENAME	23-240 Kimley-Jenkins Boundary-Topo-Tree.dwg
SCALE	AS SHOWN
DATE	July 3, 2023

DATE	REVISION COMMENTS
9/12/2023	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: KIMLEY-HORN

RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

23-240

1 OF 2

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BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR KIMLEY-HORN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

13 18
24 19

NW CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND MAG NAIL & DISK
COR #104886

N00°05'06"W 2666.34' (M)

W QUARTER CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND MAG NAIL & DISK "LB# 8098"
COR #PENDING

N00°00'15"E 1997.97'(M)

N00°00'15"E 665.99' (BEARING BASIS)

NW CORNER OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

FOUND IRON ROD & CAP "LB# 6605" (N 0.08', W 0.29')

2850 S JENKINS ROAD
PARCEL ID: 2419-332-0002-000-6

FOUND 3"X3" CONCRETE MONUMENT "LB# 6852" (E 0.76')

N87°51'05"E 1348.47'

N LINE OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

NE CORNER OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

RIGHT-OF-WAY PER FDOT R/W MAP

20' UTILITY EASEMENT ORB 3173 PAGE 1074

APPARENT EAST R/W LINE (PER DEED)

APPARENT EAST R/W LINE (OCCUPATION)

NOT A PART OF THIS SURVEY

2900 S JENKINS ROAD
PARCEL ID: 2419-333-0001-000-2

18" CMP INV=9.02'

18" ELECTRIC PANEL

WELL

RIM=16.06

CAPPED FOR FUTURE CONNECTION

SET IRON ROD & CAP "LB#8098"

WATER SPIGOT

N88°07'19"E 26.13'(D)
N87°58'12"E 26.13'(C)

N01°36'32"W 5.74'(D)
N01°45'39"W 5.74'(C)

RIM=16.04'
W.INV=8.81' (6"PVC)
S.INV=8.88' (6"PVC)
N.INV=8.88' (6"PVC)

RIM=15.98'
SW.INV=12.48' (18"RCP)
E.INV=12.45' (18"RCP)

N00°44'49"W 50.40'(C)
N00°35'42"W 50.40'(D)

N87°41'41"E 808.86'(C)
N87°50'48"E 809.47'(D)

WETLAND AREA

BM ELEV=16.95'
SET NAIL & TIN TAB
N:1119410.49
E:856477.28

BM ELEV=16.85'
SET NAIL & TIN TAB
N:1119415.00
E:857373.88

RIM=16.36'
W.INV=10.35' (24"RCP)
S.INV=10.89' (18"RCP)
SE.INV=9.86' (30"RCP)

RIM=15.98'
W.INV=12.03' (18"RCP)
S.INV=11.01' (18"RCP)
E.INV=10.47' (24"RCP)

2902 S JENKINS ROAD
PARCEL ID: 2419-333-0003-000-6
TOTAL AREA=287,763.34 SQ. FT. (6.606 ACRES) MORE OR LESS

RETENTION POND

MITERED END SECTION INVERT=8.03'

MITERED END SECTION INVERT=8.01'

MITERED END SECTION INVERT=8.00'

MITERED END SECTION INVERT=7.01'

S00°34'32"E 345.25'(C)
S00°35'41"E 345.27'(D)

PARCEL ID: 2419-702-0011-000-7
NOT A PART OF THIS SURVEY

6' WIDE SIDEWALK

DITCH

WATER VALVES (2)

TRANSFORMER

PARKING STOP (TYPICAL)

"D" CURB ENDS

GRASS

"D" CURB

LANDSCAPED ISLAND

CONCRETE PARKING LOT

SIGN

6" WIDE SIDEWALK

6" & 2" BFP

IRRIGATION CONTROL VALVE

1-STORY C.B.S. FINISH FLOOR ELEVATION=18.15'

GARAGE

SET MAG NAIL & DISK "LB#8098" RECLAIMED METER

CONTROL PANEL

LIFT STATION

ELECTRIC PANEL

LIFT STATION

ASPHALT PARKING LOT

6" WIDE WALKWAY

FLAG POLE

BIKE RACK

A/C PADS

1-STORY C.B.S. FINISHED FLOOR ELEVATION=17.71'

COVERED WALKWAY

GRASS AREA

METAL BLEACHERS

BASKETBALL COURT

6' CHAIN LINK FENCE

GATE

POST INDICATOR VALVE

YARD DRAIN RIM=17.52' N.INV=12.61' (12"PVC)

RAMP

DUMPSTER ENCLOSURE

BOLLARD (TYPICAL)

COVERED ENTRANCE

ASPHALT DRIVE

IMPROVEMENTS & TOPOGRAPHIC DATA IN THIS AREA NOT SHOWN

80.00'
73.00'
40.00'
7.00'

SOUTH JENKINS ROAD
(VARYING WIDTH RIGHT-OF-WAY)
FDOT R/W MAP SEC NO. 94631-2604

RIGHT-OF-WAY PER FDOT R/W MAP

20' UTILITY EASEMENT ORB 3173 PAGE 1074

APPARENT EAST RIGHT-OF-WAY LINE (OCCUPATION)

W LINE OF SEC 19

FOUND IRON ROD & CAP "LB#8098 WITNESS"

N87°41'41"E 73.06'(C)
N87°50'48"E 73.02'(D)

N00°00'15"E 40.53'(C)
N00°00'02"W, 40.01'(D)

N87°41'56"E 447.99'(C) N87°51'03"E 447.99'(D)
N R/W LINE OF THE NSLRWCD CANAL NO. 39

PARCEL ID: 2419-333-0002-000-9

P.O.B.
SET MAG NAIL & DISK "LB#8098"

℄ NSLRWCD CANAL NO. 39
(81.00' WIDE RIGHT-OF-WAY)
PER NSLRWCD MAP

PARCEL ID: 2430-212-0002-000-2

S LINE OF SEC 19, TWP 35S, RGE 40E

40.50'
40.50'

24 19
25 30

FOUND IRON ROD & CAP "LB#8098 WITNESS"

P.O.C.
SW CORNER OF SEC 19, TWP 35S, RGE 40E
FOUND IRON ROD IN CUTOUT
COR #104890

N00°44'49"W 289.14'(C)
N00°35'42"W 289.14'(D)

S87°41'56"W 833.86'(C)
S87°41'03"W 835.50'(D)

BM ELEV=16.43'
SET NAIL & TIN TAB
N:1119144.94
E:857373.88

SET IRON ROD & CAP "LB#8098"

SE CORNER OF THE SW 1/4 OF SEC 19
SET IRON ROD & CAP "LB#8098"

E LINE OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC 19

FOUND 3"X3" CONCRETE MONUMENT "LB# 6852" (N 1.81', E 1.61')

NOT A PART OF THIS SURVEY

3180 S JENKINS RD
PARCEL ID: 2430-212-0001-000-5

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL

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UNIT 201
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MTO	CHECKED BY
SV	FIELD CREW
23-240 Kimley-Jenkins Boundary-Topo-Tree.dwg	FILENAME
AS SHOWN	SCALE
July 3, 2023	DATE

DATE	REVISION COMMENTS
08/10/2023	ADDED ADDITIONAL TOPO ALONG THE EAST TOP OF BANK - ABB

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: KIMLEY-HORN

RECORD INFORMATION
SEC 19, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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2 OF 2

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ENVIRONMENTAL MEMORANDUM

Independence Classical Academy

St. Lucie County

July 2023

PREPARED FOR:
Building Hope, Inc.
1776 I Street NW, Suite 200
Washington, DC 20006

Kimley»Horn

147934000

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445 24th Street, Suite 200
Vero Beach, FL 32960

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APPENDIX C – SHPO – STATE HISTORIC PRESERVATION REQUEST

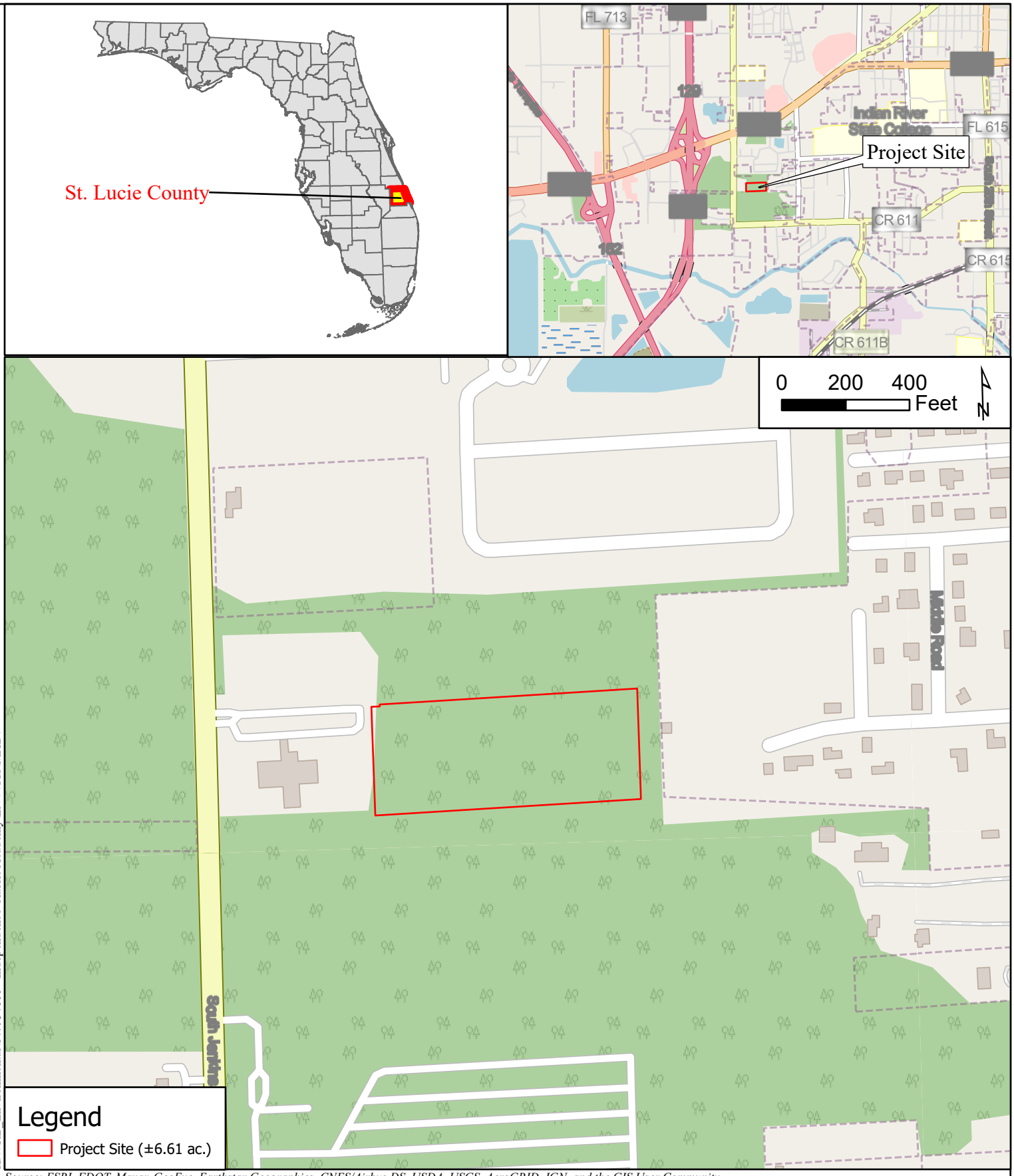
1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. The purpose of this Environmental Memorandum is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, and hydrology.

The scope of this assessment included a review of readily available information from public databases as described in ***Section 2.0 Methodology*** and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

The project site is approximately ± 6.61 acres and is located along the east side of South Jenkins Road, north of Edwards Road in Fort Pierce, St. Lucie County, Florida. A location map is attached in ***Figure 1***. A portion of the U.S. Geological Service (USGS) Florida quadrangle map depicting the location of the project site is attached as ***Figure 2***. Elevation on-site is approximately 15ft.

Field reconaissance was conducted on June 15, 2023.



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Project Location Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 400 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 1

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS Topographic Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 700 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (https://www.fnai.org/BiodiversityMatrix/index.html)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), USGS, Florida Fish and Wildlife Conservation Commission (FWC) [(https://myfwc.com/wildlifehabitats/wildlife/bba/species) and (https://geodata.myfwc.com/datasets/eb20bf44aeea44a8ab4a47cd4329c6b6/explore?location=27.717862%2C-83.751000%2C7.71)]
- USFWS IPaC Trust Resources Report (https://ipac.ecosphere.fws.gov/location/index)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District (SFWMD) GIS data
- City of Fort Pierce Code of Ordinances

Field reconnaissance was conducted on June 15, 2023. Kimley-Horn biologists inspected the project site by walking representative transects, observing the state and conditions of the site and adjacent properties as visible from the project site.

3.0 EXISTING CONDITIONS

3.1 SOILS

The USDA / NRCS *Soil Survey of St. Lucie County, Florida* maps the project site with the following soil type: (25) Nettles and Oldsmar sands. A copy of the digital USDA/NRCS soil data is attached in ***Figure 3*** and details regarding each soil is listed in ***Table 1***.

TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE PROJECT SITE

Soil ID Number [1]	Soil Name	Occurrence	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric[2]
25	Nettles and Oldsmar Sands	Broad flatwood areas.	Available water capacity is very low to low, and permeability is rapid	Poorly drained	About 6 to 18 inches	Non-hydric

[1]: Reference: Soil Survey of St. Lucie County, Florida (1980)

[2]: *Reference: Hydric Soils of Florida Handbook, 4th Edition, March 2007*

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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NRCS Soils Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as ***Figure 4.*** A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

FLUCFCS 170 – INSTITUTIONAL (*± 4.75 ACRES)*

This land cover is found within the developed portion of the project site. The school facility, parking lot, and any mowed and maintained areas make up this land use type. Vegetation was limited to mowed and maintained Bahia grass (*Paspalum notatum*) and other planted ornamental shrubs and trees such as sweet viburnum (*Viburnum odoratissimum*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), southern magnolia (*Magnolia grandiflora*), and cabbage palm (*Sabal palmetto*).

FLUCFCS 411 – PINE FLATWOODS (*± 0.58 ACRES)*

This land cover is found within the forested areas located in the central portion of the project site. Vegetation included slash pine (*Pinus elliottii*), Brazilian pepper (*Schinus terebinthifolia*), live oak, bushy bluestem (*Andropogon glomeratus*), rusty lyonia (*Lyonia ferruginea*), wild grape (*Vitis vinifera*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*). Evidence of ponding was found within this land use type, and the ecosystem may transition to a hydric pine community in the near future.

3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal

Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology.

FLUCFCS 530 – RESERVOIRS (*± 1.25 ACRES)*

This land cover is identified by the stormwater pond located in the eastern portion of the project site. Vegetation was not found within the open water, however, the banks of the pond consisted of primrose willow (*Ludwigia*), Carolina willow (*Salix caroliniana*), cattail (*Typha*), salt bush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). The upland buffer around the pond included mowed and maintained Bahia grass with planted cypress trees (*Taxodium spp.*), rep maples, and live oaks.

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Vero Beach, FL 32960
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Land Use (FLUCFCS) Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147934000	JUNE 2023	FIGURE 4

3.4 WILDLIFE UTILIZATION

Wildlife and evidence of wildlife observed during the site visit included: northern cardinal (*Cardinalis cardinalis*), agama lizard (*Agama picticauda*), northern mockingbird (*Mimus polyglottos*), brown anole (*Anolis sagrei*).

3.5 THREATENED AND ENDANGERED SPECIES

A listing of species potentially occurring within the project site was reviewed using the databases described in ***Section 2.0 Methodology***. The results of the database review are as follows:

FNAI Biodiversity Matrix Report – Matrix Unit 65768 (see ***Appendix A***). There are no documented listed species within the vicinity of the project site. FNAI notes the likely occurrences of the following listed species with suitable habitat observed within the project site: white ibis (*Eudocimus albus*) and the wood stork (*Mycteria americana*). These species will be discussed further below.

USFWS IPaC Data – The IPaC Trust Resources Report (***Appendix A***) includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following listed species are listed in the report and have suitable habitat within the project site: eastern indigo snake (*Drymarchon couper*), American alligator (*Alligator mississippiensis*), and the wood stork. Listed species in the data that do not have suitable habitat on-site include the Audubon's crested caracara (*Polyborus plancus audubonii*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), eastern black rail (*Laterallus jamaicensis jamaicensis*), green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), Florida panther (*Puma concolor coryi*), and southeastern beach mouse (*Peromyscus polionotus niveiventris*). The project site is not within any USFWS-designated Critical Habitat.

FWC –There are two known bald eagle (*Haliaeetus leucocephalus*) nests within 1 mile of the project site. Neither of the bald eagle nests are located within 660 feet of the project site and no bald eagles were observed during site reconnaissance. Based on this, the bald

eagle is not anticipated to be impacted by development. Additionally, there are no known wading bird colonies on or within one mile of the project site.

USFWS Consultation Areas – The project site is in the following USFWS Consultation Areas:

- Florida grasshopper sparrow
- Audubon's crested caracara
- Florida scrub-jay
- Everglade snail kite

Habitat for the Florida grasshopper sparrow, Audubon's crested caracara, Florida scrub-jay, and the Everglade snail kite does not exist on-site. As a result, no further action regarding these species is anticipated and they will not be discussed further.

USFWS Wood Stork Colonies – The project site is within the core foraging areas (CFAs) of two wood stork colonies (North Fork St. Lucie River and Cypress Creek Bluefield Road). There is suitable wood stork foraging habitat (SFH) recorded within the on-site stormwater pond. This species will be discussed further below.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the project site has been compiled. ***Table 2*** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 2 – POTENTIAL LISTED SPECIES OCCURRENCE					
Common Name		**Scientific Name**	**Status**	**Comments**	**Likelihood of Occurrence**
BIRDS	Wood Stork	*Mycteria americana*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
	Florida Sandhill Crane	*Grus canadensis*	ST	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Foraging	Medium
REPTILES	Eastern Indigo Snake	*Drymarchon couperi*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting and foraging	Medium
	Gopher Tortoise	*Gopherus polyphemus*	ST	Observed On-site: No Observed in Proximity: No Habitat present: No Habitat Type: N/A	None
	American Alligator	*Alligator mississippiensis*	FT (S/A)	Observed On-site: No Observed in Proximity: No Habitat present: Maringal Habitat Type: Foraging	Low
Legend: FT - Federally Threatened; ST - State Threatened; FT (S/A) – Federally Threatened Due to Similarity of Appearance. *Note: Coordination is not required with FWC for federally listed species*					

Based on the database review and field reconnaissance, the following species may occur on-site or require additional evaluation, survey, or permitting:

WOOD STORK

Image credit: FWS

Wood storks are typically found in marshes, cypress swamps, and mangrove swamps, but their presence in artificial ponds, seasonally flooded roadside or agricultural ditches, and managed impoundments has become common. Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination during the Environmental Resource Permitting (ERP) process will be conducted to determine mitigation requirements.

FLORIDA SANDHILL CRANE

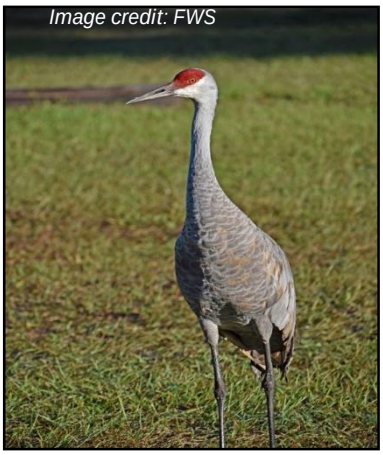
Image credit: FWS

Florida sandhill cranes inhabit freshwater marshes, prairies, and pastures. During site reconnaissance, foraging habitat was observed within the area surrounding the stormwater pond on-site. However, no nests were seen for this species and nesting habitat is limited. As there are no nests located on-site, no further action will be required for this species.

EASTERN INDIGO SNAKE

Image credit: FWS

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats.

No individuals were observed during field reconnaissance; however, habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

GOPHER TORTOISE

Image credit: FWS

Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, coastal dunes, as well as human-altered habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. Due to the developed nature of the project site and the absence of burrows during field reconnaissance, no tortoises are anticipated to be utilizing the project site and further surveys for the species are not expected to be required.

AMERICAN ALLIGATOR

Image credit: FWS

The American alligator is listed as a federally protected species due to their similarity of appearance to the American crocodile. This species prefers freshwater lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water. Marginal habitat for the American alligator exits on-site and can be identified by the on-site stormwater pond found within the eastern portion of the project site. Further coordination with FWC will be required if impacts to the on-site stormwater pond are proposed.

LISTED PLANT SPECIES

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants* and Richard Wunderlin's *Guide to Vascular Plants of Florida* were consulted to assess habitat requirements for listed plant species. Although one federally-listed plant and eight state-listed plants were noted by the FNAI report as possibly occurring in this area, none were observed during field reconnaissance. Due to

this and the developed nature of the project site, no further action is required regarding the listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity (***Appendix C***). Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and are located outside of the project site, therefore, impacted to these resources by the development of the project site are not anticipated.

3.7 FLOODPLAIN INFORMATION

FEMA data indicates that the entirety of the study area is located within Flood Zone X - areas of minimal flood hazard. A FEMA flood zone map is attached as *Figure 5*. No further action is required.

K:\VRB_Environmental\147934000 - Independence Classic Academy\ENV\GIS\MXD\

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kimley»Horn

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445 24th St Suite 200
Vero Beach, FL 32960
Phone (772) 794-4100
www.kimley-horn.com

Wetland & Surface Water Location Map

Independence Classical Academy
St. Lucie County, Florida

1 inch = 150 feet	*PROJECT NUMBER: 147934000*	*JUNE 2023*	*FIGURE 5*

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for the City of Fort Pierce, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. As stated in Article III, Sec. 123-64, a permit must be obtained for any activity that includes the removal of trees, routine landscaping, or replacement of trees occurring within the City of Fort Pierce. Mitigation shall be required for the loss of any native tree with a diameter at breast height (DBH) of at least 14 inches and shall include: a replacement tree, space for root and crown development, and the continued maintenance of the replacement tree. A landscape and irrigation plan are also required for development. Sec. 123-66 states that prior to the removal of native vegetation, the removal plan shall demonstrate that a reasonable effort was made to protect such vegetation. Additionally, mitigation shall be required for the loss of any native tree (at least 14 inches DBH) and shall be the same for other native species within the project site.

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

An existing ERP associated with the current project site was issued by SFWMD on February 18, 2020. Permit No. 191001-1930 is an individual permit that was completed for the construction and operation of a stormwater management (SWM) system serving ±6.61 acres of development now known as Independence Classical Academy. The existing ERP remains valid until February 18, 2025.

Within the previously issued ERP, wetlands were not found within the project site, however, wetlands were present directly north of the project site. Discharge impacts from site development to the off-site wetland required mitigating during the 2020 ERP permitting process. If further on-site drainage alterations are proposed, a modification will be required to the existing ERP and further mitigation for secondary impacts to the off-site wetland may be required.

Observations made during the June 2023 field reconnaissance included evidence of occasional ponding in the on-site pine flatwoods, likely from stormwater drainage or runoff. As such, the on-site pine flatwoods may transition to hydric pine flatwoods in the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 DREDGE AND FILL PERMITTING

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). At the time of the June 2023 site visit, WOTUS did not appear to be present on-site, and therefore, authorization under Section 404 would not be required. If the on-site pine flatwoods were to transition to wetlands in the future, permitting within the Section 404 program may be required.

FEDERALLY LISTED SPECIES

The following federally listed species or species otherwise managed by USFWS potentially occur on-site and require further survey or permitting:

- Eastern indigo snake
- Wood Stork

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

Wood Stork

Foraging habitat within the on-site stormwater pond was observed during site reconnaissance. If impacts are proposed to the stormwater pond, then coordination

during the ERP permitting process will be required to determine mitigation requirements, if any.

5.0 SUMMARY AND RECOMMENDATIONS

- Though the FMSF lists two cultural resources within 0.25 miles of the project site, these resources are not listed as eligible and, therefore, are not anticipated to be impacted by the development of the project site. The project site is located within Flood Zone X: Area of Minimal Flood Hazard. Therefore, no further action should be required regarding floodplains.
- A tree removal permit and mitigation will be required prior to development approval with the City of Fort Pierce.
- Foraging habitat for the wood stork was observed within the on-site stormwater pond. If impacts are proposed, then coordination with SFWMD would be needed during surface water impact permitting to determine mitigation requirements.
- The USFWS *Standard Protection Measures for the Eastern Indigo Snake* should be implemented during construction to avoid and minimize potential impacts on this snake.
- An existing ERP was issued by SFWMD on February 18, 2020, and is valid until February 18, 2025 and included wetland mitigation to account for drainage impacts to the wetland north of the project site. Further coordination with SFWMD is recommended to evaluate if a separate or modified ERP will be required for this project
- The on-site pine flatwood communities showed evidence of occasional ponding during the June 2023 site visit. As such, this upland land use type may transition to a wetland within the near future, which would require wetland permitting and mitigation discussions during any future ERP permitting process.

APPENDIX A

FNAI BIODIVERSITY MATRIX & IPAC

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

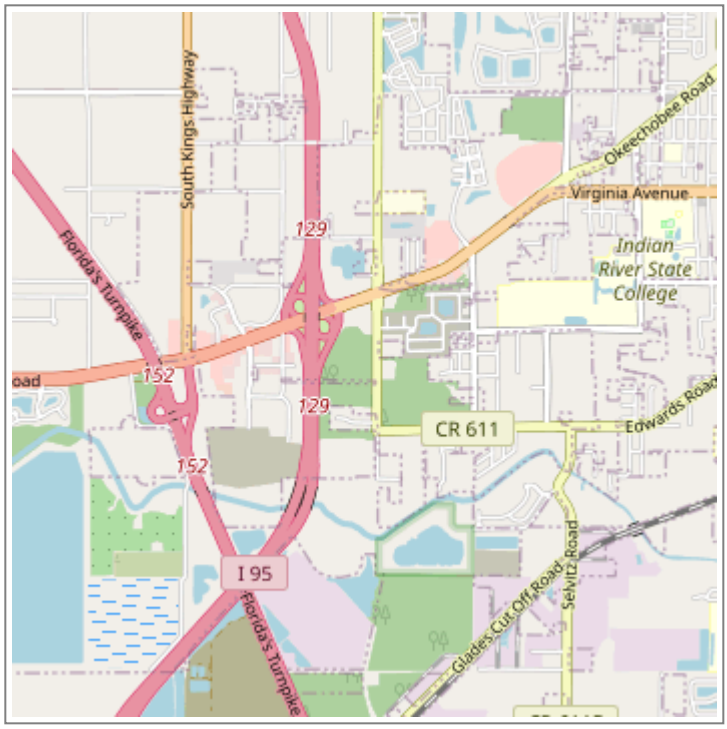
UNOFFICIAL REPORT

Created 6/14/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65768



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65768

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Eudocimus albus White Ibis	G5	S4	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 65768

14 **Potential** Elements for Matrix Unit 65768

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Glandularia maritima coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Polygala smallii tiny polygala	G1	S1	E	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0093800
Project Name: ACADEMY

June 14, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

PROJECT SUMMARY

Project Code: 2023-0093800
Project Name: ACADEMY
Project Type: Airport - Maintenance/Modification
Project Description: ACADEMY
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.41168575,-80.3800083569121,14z

Counties: St. Lucie County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 18 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

BIRDS

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/BQJYL5LN3RARRMOXAUZ6GXRIRQ/documents/generated/6954.pdf	Threatened

REPTILES

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle *Chelonia mydas* Population: North Atlantic DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

INSECTS

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	
Monarch Butterfly *Danaus plexippus*	Candidate
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	

FLOWERING PLANTS

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	
Lakela's Mint *Dicerandra immaculata*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	
Tiny Polygala *Polygala smallii*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher *Haematopus palliatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret *Egretta rufescens* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

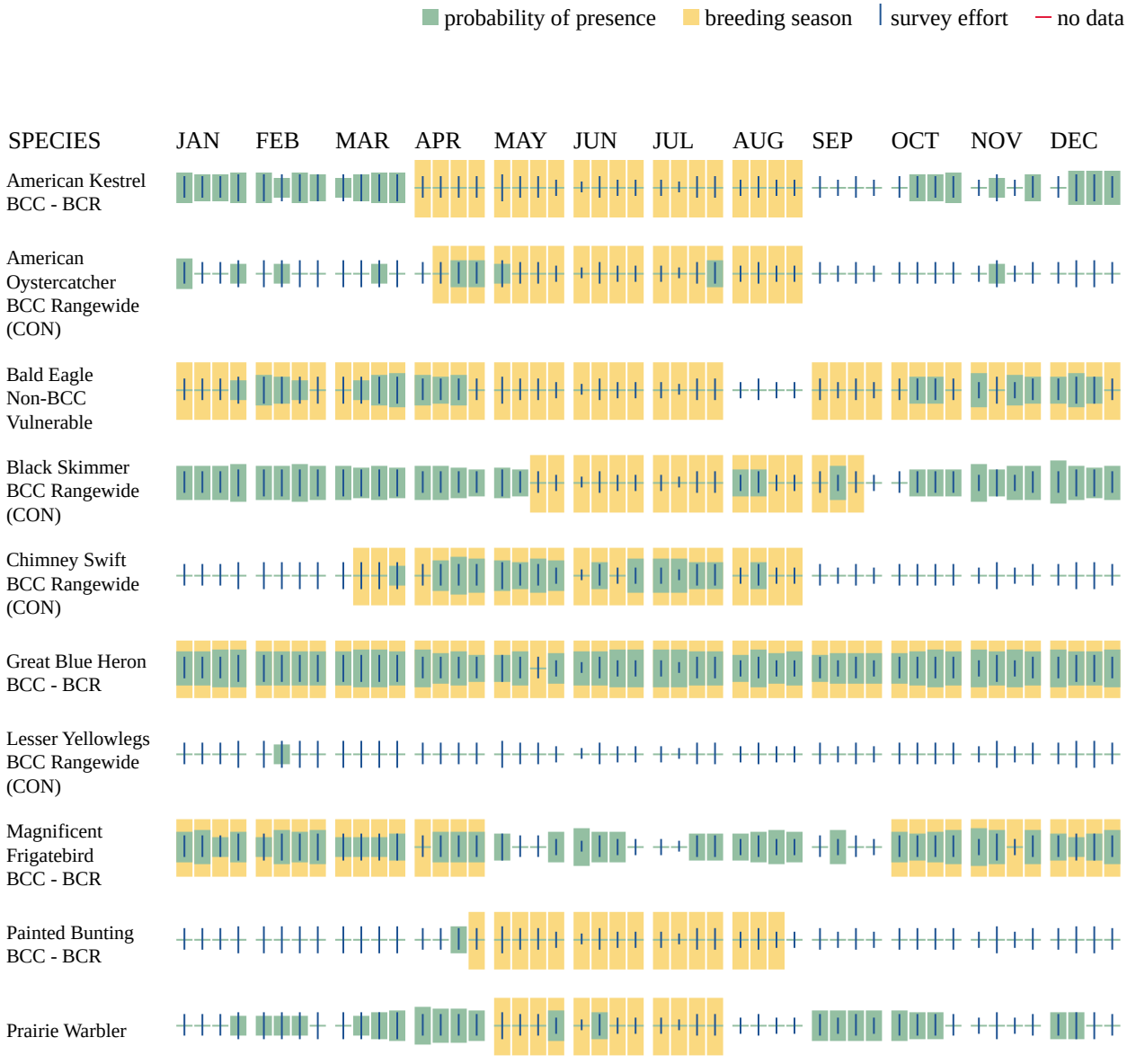
Breeding Season (■)

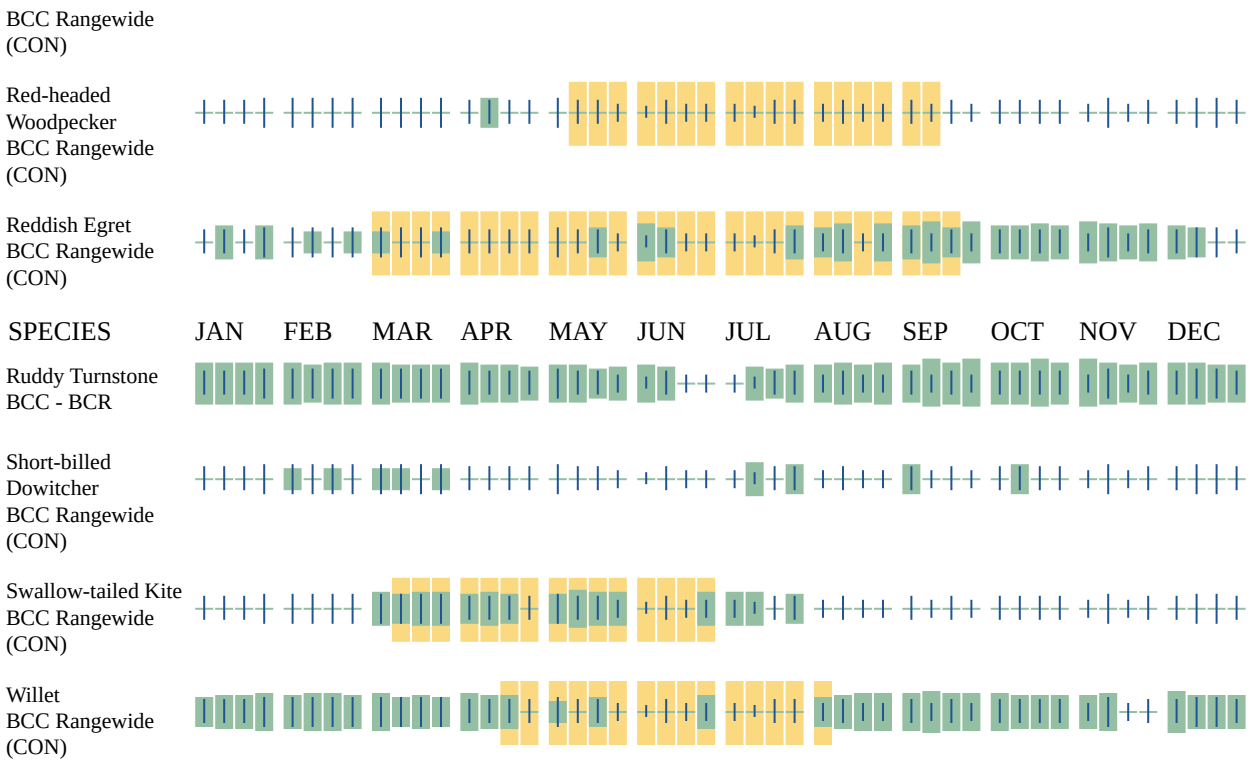
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles)

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Agency for Healthcare Research and Quality
Name: DEBORAH santos de azevedo
Address: 1920 WEKIVA WAY SUITE 200
City: WEST PALM
State: FL
Zip: 33411
Email deborah.santos@kimley-horn.com
Phone: 9548266691

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

APPENDIX C

SHPO FLORIDA MASTER SITE FILE REPORT

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

June 20, 2023

Kelsey Vander Ley | Environmental Analyst
Kimley-Horn | 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445

In response to your request on June 20, 2023, the Florida Master Site File lists TWO resource groups and a standing structure recorded, within a 0.25-mile buffer, around the designated parcel in St. Lucie County, Florida.

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

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

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

Sincerely,

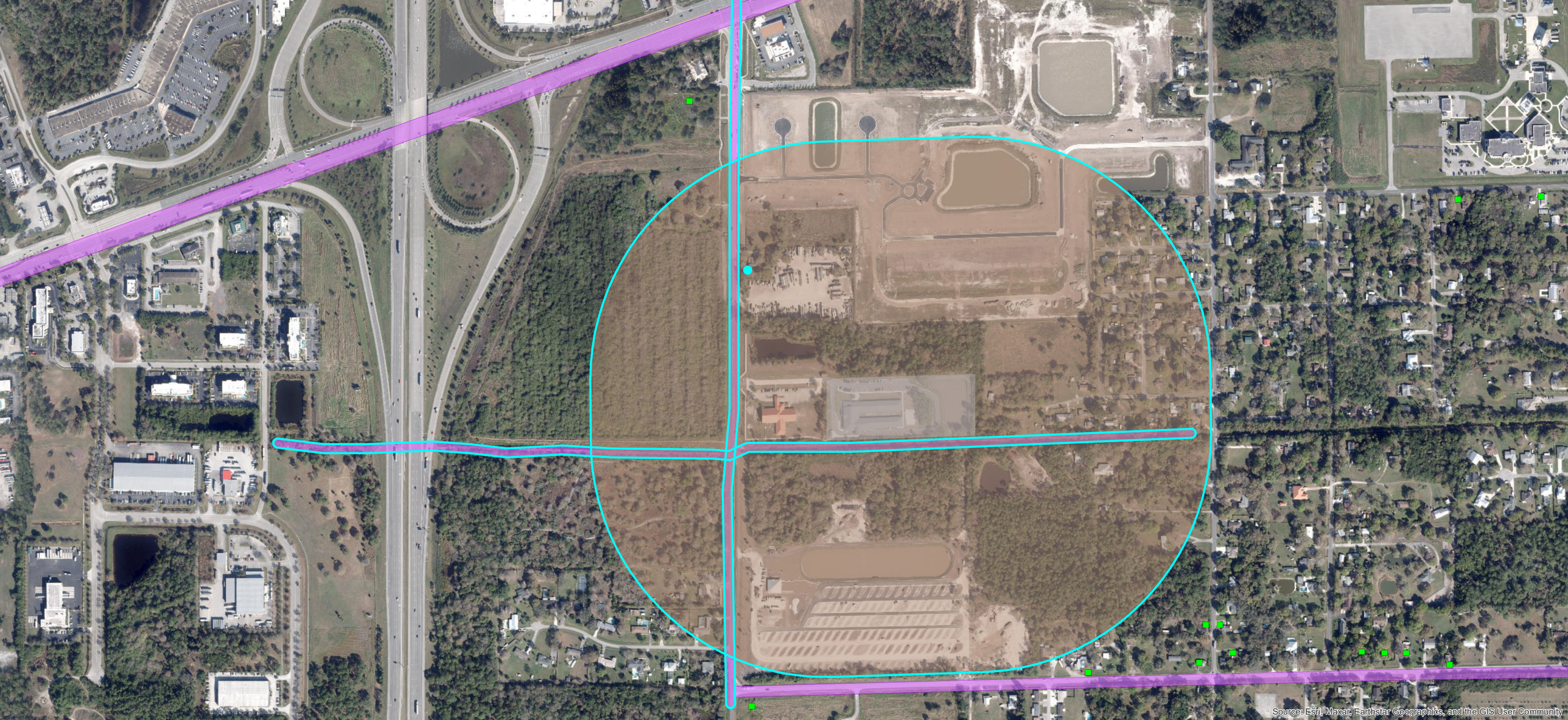
Eman M. Vovsi

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

AR=0
SS=1
CM=0
RG=2
BR=0
Total=3

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01402	SS	2850 South Jenkins Road	2850 S Jenkins RD, Fort Pierce G.V.	1942 Minimal Traditional		
SL03142	RG	Canal No. 39	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03143	RG	Jenkins Road	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Kimley»Horn

City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Written Narrative
Project Name: Independence Classical Academy

To Ft. Pierce Planning Department:

The proposed expansion of Independence Classical Academy aims to meet the growing demand for quality education and provide an enhanced learning environment for students. The school can hold 510 students and has 30 classrooms, 66 parking spaces, and a basketball court. The site has one access to S Jenkins Road and is shared with the Temple to the west. The site was previously designed with an onsite wet pond to the east of the building, discharging to a canal south of the property. The existing utilities are assumed to have sufficient capacity for the proposed expansion. There are no offsite improvements anticipated. However, we understand that the County will require a traffic study as part of the permitting review process.

The proposed expansion will add approximately 8,000 sf of classrooms to the existing academy, increasing the capacity to 40 classrooms and enabling the enrollment of an additional 176 students. A proposed increase in parking to 84 stalls will ensure smooth traffic flow during peak hours.

Furthermore, there have been changes around the site to enhance the overall security and maintain one point of entry. There will be the relocation and extension of the existing gate entrance, a new additional gate entrance, a new walkway, relocation of the existing fence, a playground, and expansion of the existing retention pond for better water management.

Kimley-Horn acknowledges that the site is zoned for residential use and has obtained previous conditional use approval for the existing academy design. A new conditional-use approval will be required for the proposed expansion. There are no anticipated variances for the proposed development.

The modifications align to provide a comprehensive educational experience and will contribute to the overall success of the academy.

Sincerely,

Sara Battles
Project Manager

Kimley»Horn

City of Ft Pierce Planning Department
100 N US 1
Fort Pierce, FL 34950
772-467-3000

RE: Context Photographs
Project Name: Independence Classical Academy

The following are photographs of neighboring uses and architectural styles.

Figure 1 West view of Keren El Messianic Synagogue (Directly West of Independence Classical Academy)

Figure 2 East view of Iglesia Esmirna Church (Southwest of Independence Classical Academy)

Figure 3 West View of Fort Pierce West KOA Holiday (South of Independence Classical Academy)

Figure 4 Avalon Crossing Housing Complex (North of Independence Classical Academy)

Kimley»Horn

City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Precedent for Proposed Building Design
Project Name: Independence Classical Academy

The existing Independence Classical Academy serves as a precedent for the proposed building expansion design.

Figure 1 Northwest Corner View of Academy

Figure 2 Southwest view of Academy

Figure 3 Southwest view of the south side of the Academy

Figure 4 Northwest view of the south side of the Academy

Kimley»Horn

City of Ft. Pierce Planning Department
100 N US Highway 1
Fort Pierce, FL 34950
(772) 467-3737

RE: Photographs Existing Structures
Project Name: Independence Classical Academy (I.C.A)

There are no existing structures on the property that are more than 50 years of age; therefore, no documentation is required from the Florida Master Site File form.

Figure 1 Northwest side view of I.C.A Main Building/Lighting Structures facing north of the building

Figure 2 I.C.A. Utility Shed/Stop Sign on the northwest corner of the property

Figure 3 Fenced Electrical System on the southside of the property

Figure 4 Southwest side view of ICA Main Building facing south of the building

Figure 5 Fire Sprinkler System on south side of main building

Figure 6 Independence Classical Academy Dumpsters (2)

Figure 7 Southwest view of I.C.A Main Building facing south of the building

Figure 8 South View of Basketball Court found on the east side of I.C.A Main Building

Figure 9 South view of Gated Wet Pond (East Side of Property)

Figure 10 West view of Wet Pond (East Side of Property)

SITE DATA

LOCATION:	SECTION 19 TOWNSHIP 35S RANGE 40E
PARCEL ID:	2419-333-0003-000-6
ADDRESS:	2902 S JENKINS RD FORT PIERCE, FL 34981
LEGAL DESCRIPTION:	19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT, TH N87 51 03 E 447.99 FT TO POB; TH N 00 35 42 W 289.14 FT, TH N 00 35 42 W 50.40 FT, TH N 88 07 19 E 26.13 FT, TH N 01 36 32 W 5.74 FT, TH N 87 50 48 E 809.47 FT, TH S 00 35 43 E 345.23 FT, TH S 87 51 03 W 835.50 FT TO POB (6.62 AC - 288,367 SF)
ZONING:	7200
LAND USE:	7200 - PRIVATE SCHOOL
TYPE OF PROJECT:	SCHOOL
FLOOD ZONE:	ZONE X : MAP # 12111C0167J, 2/16/2012
SITE AREA:	288,367 SF 6.62 AC
PROJECT AREA:	288,367 SF 6.62 AC
BUILDING AREA:	EXISTING BUILDING SF = 31,510 SF PROPOSED BUILDING SF = 8,021 SF

BUILDING SETBACKS:	EXISTING	REQUIRED	PROVIDED
NORTH:	141'	15'	95'
EAST:	404'	15'	400'
WEST:	105'	25'	96'
SOUTH:	57'	15'	57'

LANDSCAPE BUFFER:	EXISTING	REQUIRED	PROVIDED
NORTH:	10'	10'	10'
EAST:	188'	10'	188'
WEST:	26'	10'	26'
SOUTH:	12'	10'	12'

PARKING SUMMARY

REQUIRED PARKING RATIO 2 SPOTS PER CLASSROOM
CLASSROOMS: EXISTING: 30 PROPOSED: 40

	EXISTING	REQUIRED	PROVIDED
STANDARD	60	76	78
ACCESSIBLE PER ADA	6	4	6
TOTAL PARKING	66	80	84

SITE NOTES

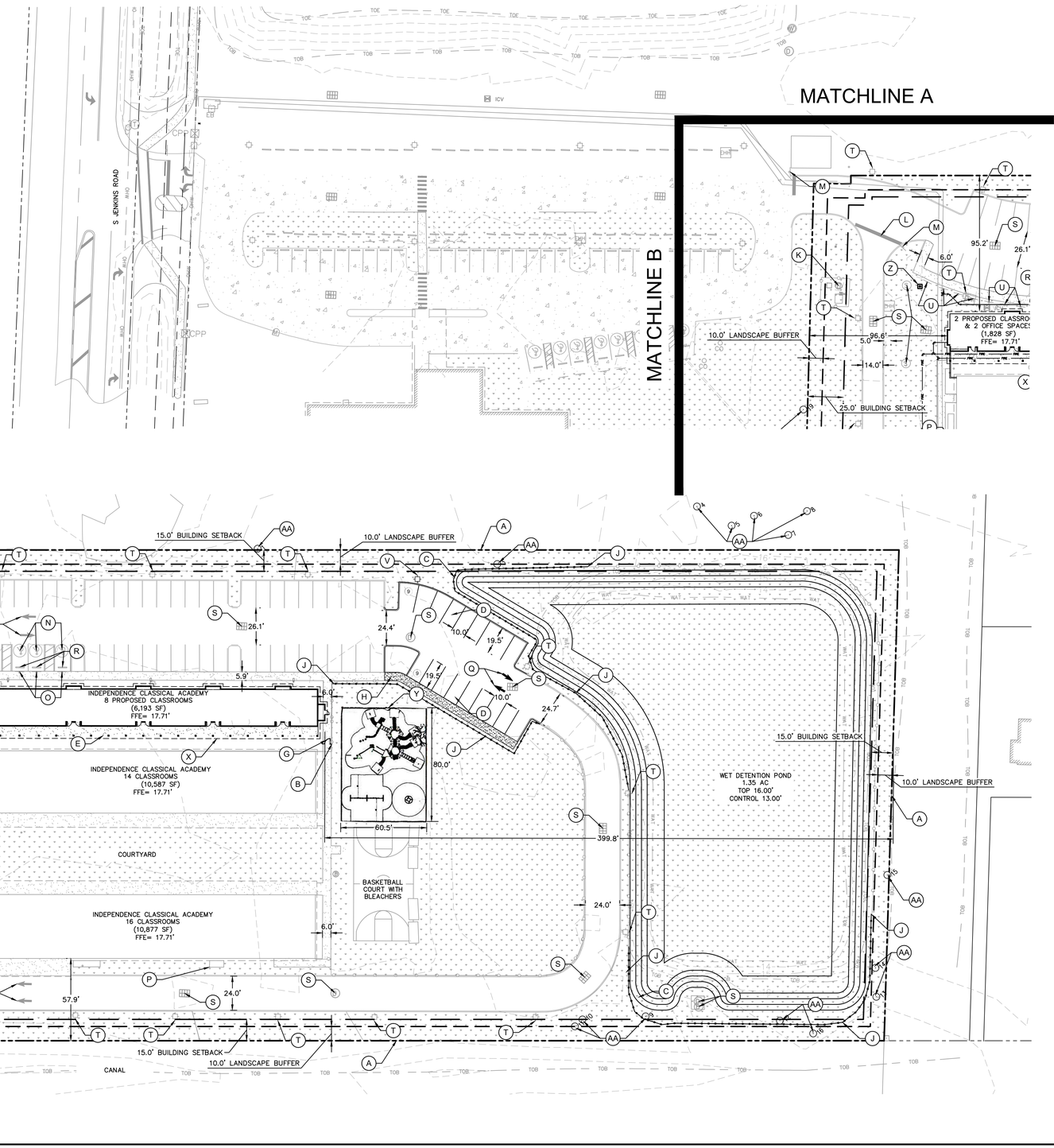
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. TOTAL SITE AREA IS 6.62 ± ACRES.
8. WETLANDS ARE PRESENT.
9. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. DO NOT DISTURB EXISTING ACCESS DRIVE PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS.
12. (FFPC 1=18.3.2.4.1.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
13. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
14. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
15. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT [929.08]

KEYNOTES

- (A) PROPERTY LINE
- (B) PROPOSED GATE EXTENSION
- (C) PROPOSED RETENTION POND EXPANSION
- (D) PROPOSED ADDITIONAL PARKING STALLS
- (E) PROPOSED WALKWAY
- (F) EXISTING GATE ENTRANCE TO BE RELOCATED
- (G) PROPOSED GATE ENTRANCE
- (H) 6' PROPOSED SIDEWALK EXTENSION
- (I) PROPOSED CLASSROOM BUILDING
- (J) PROPOSED FENCE RELOCATION
- (K) LIFT STATION
- (L) EXISTING STOP BAR PAVEMENT MARKING
- (M) EXISTING STOP SIGN
- (N) ACCESSIBLE PARKING SPACE (TYP.)
- (O) EXISTING ACCESSIBLE PARKING & PENALTY SIGN
- (P) EXISTING AC PADS TO REMAIN
- (Q) PROPOSED ONSITE TRAFFIC FLOW ARROW (REFER TO DETAIL ON SHEET C-150)
- (R) CONCRETE WHEEL STOPS
- (S) EXISTING DRAINAGE /UTILITY STRUCTURE TO REMAIN
- (T) EXISTING LIGHT POLES TO REMAIN
- (U) VARIOUS RESERVED PARKING SIGNS
- (V) PROPOSED LIGHT POLE
- (W) EXISTING ONSITE TRAFFIC FLOW ARROW
- (X) BUILDING ROOF OVERHANG
- (Y) PROPOSED PLAYGOUND (APPOVED UNDER SEPARATE PERMIT)
- (Z) PROPOSED FLAG POLE (TO BE DESIGNED BY OTHERS)
- (AA) EXISTING TREES TO REMAIN

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- (9) PARKING SPACES
- PROPOSED D CURB
- PROPOSED BUILDING
- PROPOSED FENCE



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SARA RENEE GREEN BATTLES LICENSE No. 75894 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	NAN
DRAWN BY	NAN
CHECKED BY	SGB

SITE PLAN

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
C-100

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TREE DISPOSITION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION(1:1)
1	*Ilex x attenuata 'East Palatka'*	East Paltka Holly	4	18	8	**Relocate**	n/a
2	*Pinus elliottii*	Slash Pine	2.5	15	5	**Remove**	n/a
3	*Pinus elliottii*	Slash Pine	4	25	5	**Remove**	n/a
4	*Pinus elliottii*	Slash Pine	7	25	12	**Remove**	n/a
5	*Pinus elliottii*	Slash Pine	4	25	5	**Remove**	n/a
6	*Betula pendula*	Silver Birch	4	20	10	**Remove**	n/a
7	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
8	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
9	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
10	*Pinus elliottii*	Slash Pine	10	35	16	**Remove**	n/a
11	*Pinus elliottii*	Slash Pine	6	25	6	**Remove**	n/a
12	*Pinus elliottii*	Slash Pine	6	25	6	**Remove**	n/a
13	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
14	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
15	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
16	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
17	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
18	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
19	*Pinus elliottii*	Slash Pine	12	30	20	**Remove**	n/a
20	*Quercus virginiana*	Southern Live Oak	14	30	20	**Remove**	14
21	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a
22	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
23	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
24	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
25	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
26	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
27	*Sabal palmetto*	Sabal Palm	12	20	7	**Relocate**	n/a
28	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a
29	*Magnolia grandiflora*	Southern Magnolia	3	12	5	**Remove**	n/a

Species, height, DBH and canopy to be confirmed by ISA Certified Arborist

CITY OF FORT PIERCE MITIGATION REQUIREMENTS

COMMON NAME	*MITIGATION SIZE*	*REPLACEMENT RATIO*
LIVE OAK	14"	1:1
CABBAGE PALM	10' C.T.	1:1

TREE MITIGATION CREDITS (PER DBH)

ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING	1:0.5

PALM MITIGATION CREDITS (PER TREE)

ON-SITE PRESERVATION	1:1
ON OR OFF-SITE RELOCATION	1:1
ON OR OFF-SITE PLANTING (10' CT)	1:0.5

PLANTED NATIVE TREE CREDITS

DBH	CREDIT
2.5"	1:0.5

TREE MITIGATION CALCULATIONS

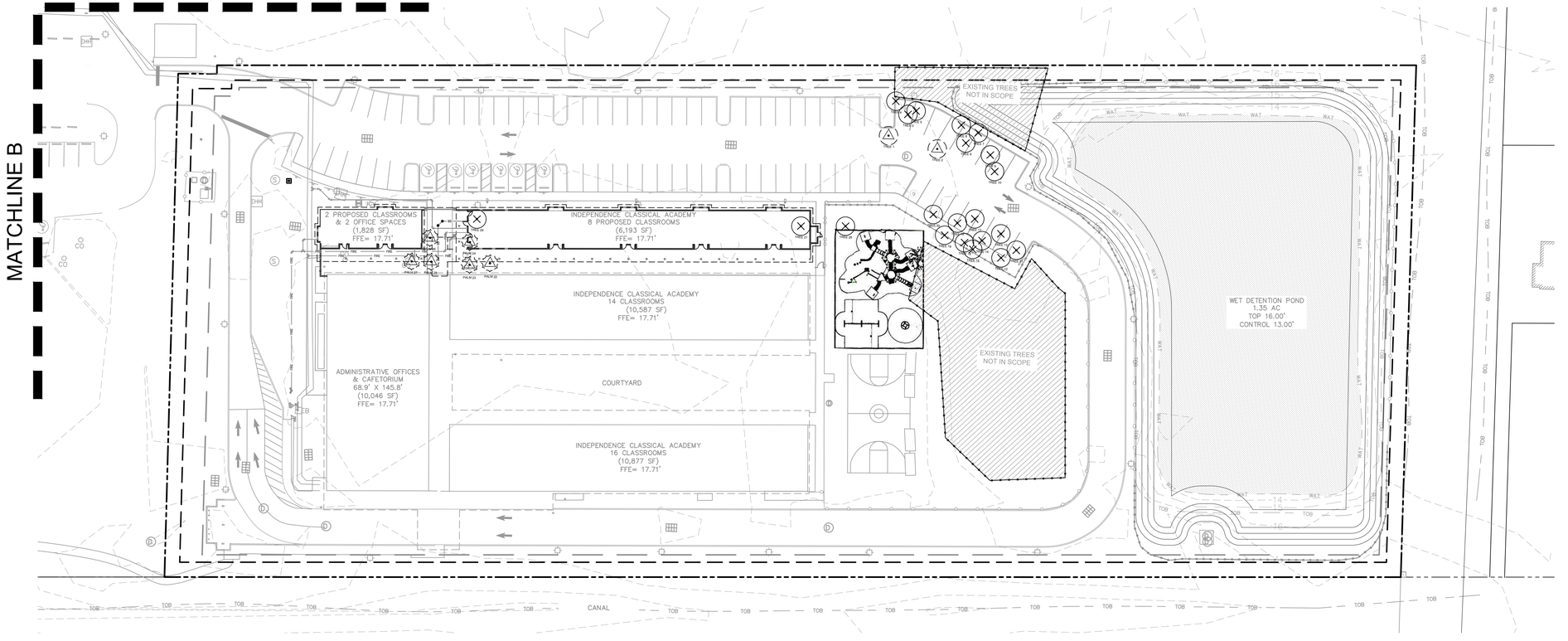
TREES REMOVED
PALMS: 0 PALMS
HARDWOODS: 14" DBH

TREE CREDITS
HARDWOODS: TREE GROVE AT EAST END OF EXPANSION PRESERVED.

MITIGATION REQUIRED
HARDWOODS
(REMOVED x REPLACEMENT VALUE) - (CREDITS + PLANTED)
(14" x 1) - (>14") = **0" DBH MITIGATION REQUIRED**

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
	TREE PROTECTION FENCE	PALM #	PALM TO BE RELOCATED
		TREE #	TREE TO BE RELOCATED



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BENJAMIN V. JOHNSON LICENSE No. LL6667534 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT DATE: 9/14/2023

KHA PROJECT	147934000
DATE	7/11/2023
SCALE	AS SHOWN
DESIGNED BY	KPD
DRAWN BY	KPD
CHECKED BY	BVJ

TREE DISPOSITION PLAN

INDEPENDENCE CLASSICAL ACADEMY

PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY

ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-100

Plotted By:Brock, Chris Sheet Set:INDEPENDENCE CLASSICAL ACADEMY Layout:TREE DISPOSITION PLAN September 14, 2023 04:28:28pm K:\VRB_LDE\Independence classical academy\CAD\plansheets\L-100 TREE DISPOSITION PLAN.dwg
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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

A. Tree Protector Barrier Material.
   1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
   2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
   3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
   1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
   2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
   3. The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
   1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
   2. All roots shall be cut by hand.
   3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
   4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

C. Tree Protector Barrier
   1. See detail in this sheet.
   2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
   1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
   2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
   3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
   4. Burn pits are not allowed.

PART 4 - PENALTIES

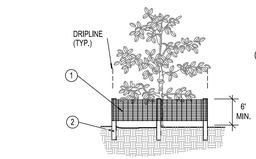
A. Repair of Damaged Trees To Remain
   1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

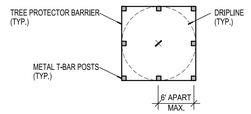
A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

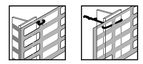
A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



ELEVATION



PLAN VIEW



A TREE/SHRUB PROTECTOR
Barrier Detail — NTS

1. SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. EIGHT (8) FOOT TALL METAL T-BAR POSTS, 24" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 8' MAXIMUM ON CENTER.

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

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KHA PROJECT 147934000
DATE 7/11/2023
SCALE AS SHOWN
DESIGNED BY NAN
DRAWN BY NAN
CHECKED BY SGB

TREE DISPOSITION NOTES

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-150

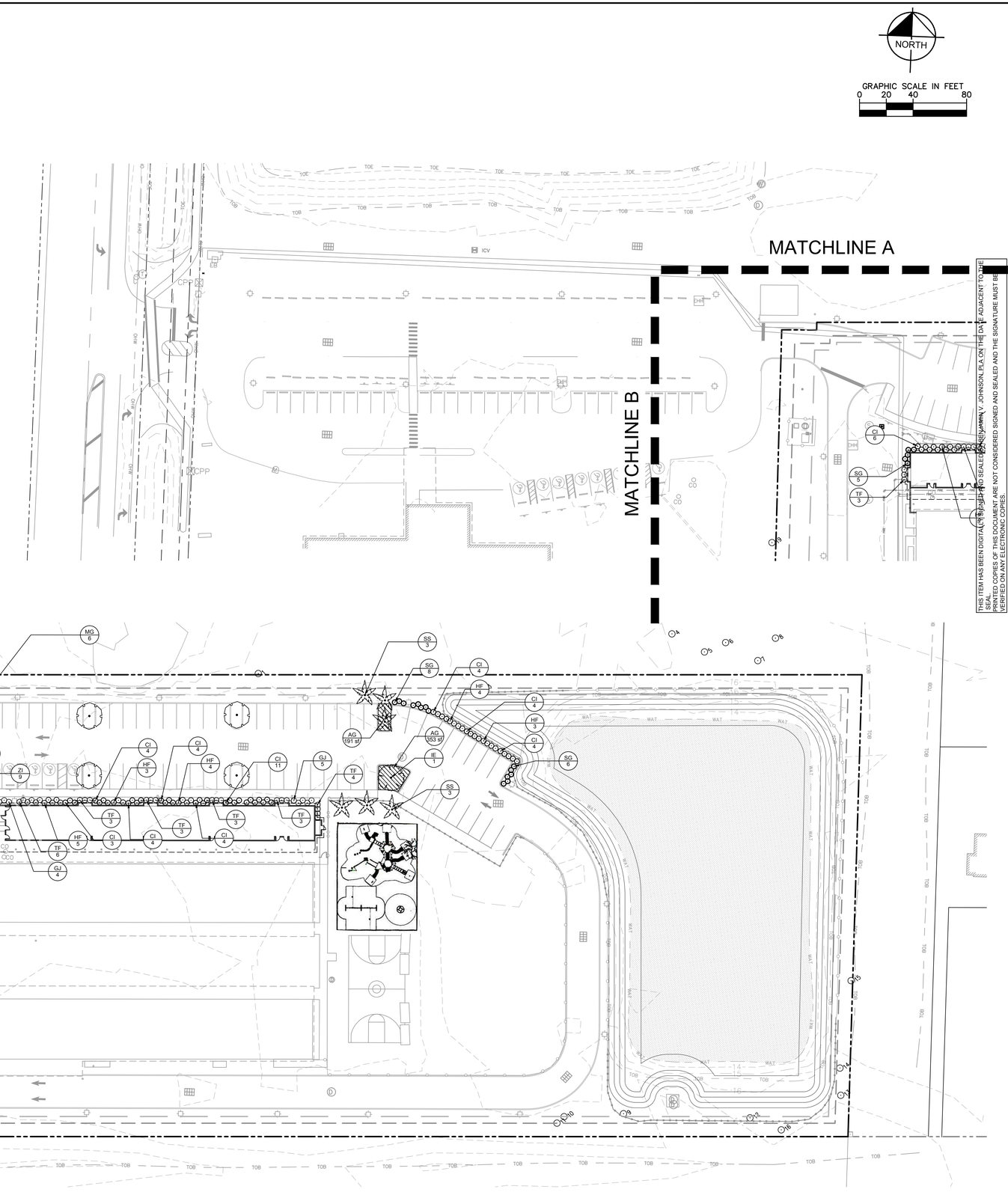
LANDSCAPE CALCULATIONS CITY OF FORT PIERCE LDC		
	REQUIRED	PROVIDED
BUILDING FOUNDATION PER SECTION 123-36	CONTINUOUS 36" HEDGE	CONTINUOUS 36" HEDGE
VEHICULAR USE AREA LANDSCAPE 1 SF PER 15 SF OF VEHICULAR USE AREA INTERIOR LANDSCAPING 1 TREE PER 100 SF OF LANDSCAPED AREA	54,300 SF / 15 SF = 3,620 SF 3,620 SF / 100 SF = 36 SHADE TREES	PROVIDE 6 SHADE TREES
LANDSCAPE R.O.W STRIPS 10 FT WIDE LANDSCAPE AREA >300 SF 1 TREE/300 SF CONTINUOUS 36" HT HEDGE	18,700 SF/ 300 = 62 TREES	SITE MEETS LANDSCAPE STRIP REQUIREMENTS FOR TREES AND 36" CONTINUOUS HEDGE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	FG	CAL	HT	NATIVE	DROUGHT TOLERANT
	IE	1	EAST PALATKA HOLLY (RELOCATED)	ILEX X ATTENUATA 'EAST PALATKA'	-	4" CAL.	16-18' H.T	YES	YES
	SS	6	CABBAGE PALMETTO (RELOCATED)	SABAL PALMETTO	-		16-18' H.T	YES	YES

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	DROUGHT TOLERANT
	CI	49	COCO PLUM	CHRYSOBALANUS ICACO	CONT.	36" O.C.	24" HT. MIN	YES	YES
	GJ	16	GARDENIA	GARDENIA JASMINOIDES	CONT.	30" O.C.	24" HT. MIN	NO	NO
	HF	25	FIREBUSH	HAMELIA PATENS	CONT.	30" O.C.	24" HT. MIN	YES	YES
	SG	19	GREEN SAW PALMETTO	SERENOA REPENS 'GREEN'	CONT.	36" O.C.	24" HT. MIN	YES	YES
	TF	28	FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	CONT.	30" O.C.	24" HT. MIN	YES	YES
	ZI	9	COONTIE	ZAMIA INTEGRIFOLIA	CONT.	30" O.C.	24" HT. MIN	YES	YES

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	SIZE	NATIVE	DROUGHT TOLERANT
	AG	544 SF	PERENNIAL PEANUT	ARACHIS GLABRATA	SOD		4" HT. MIN	YES	YES



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LANDSCAPE PLAN

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC,. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE. TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

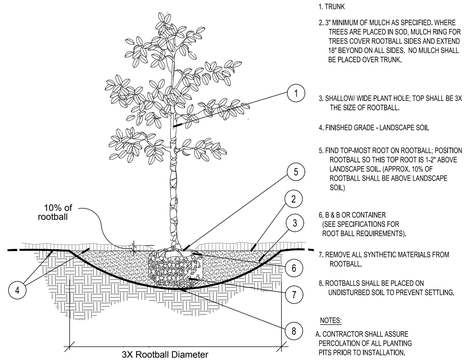
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREAT



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

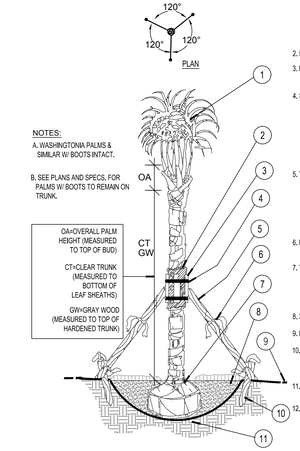
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

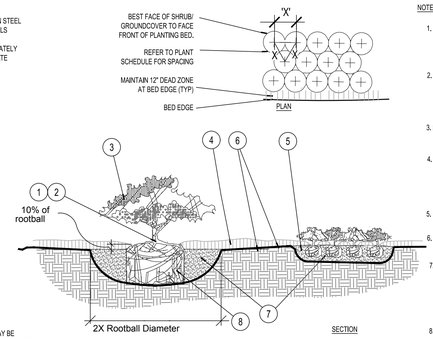
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS: PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS



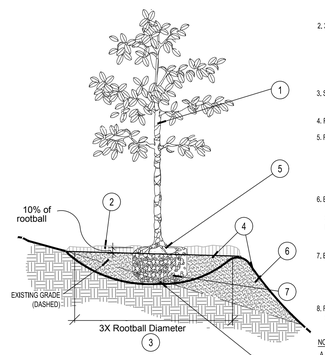
NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

SECTION

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

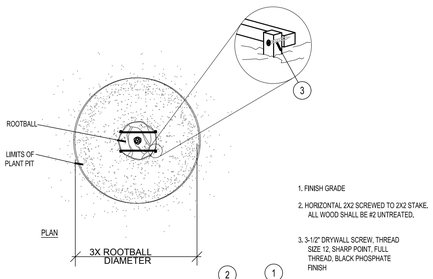
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

SECTION

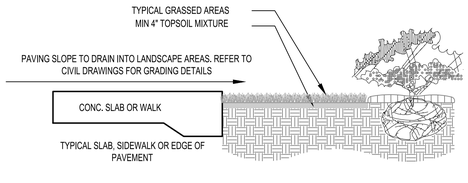
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS

SOD NOTES:

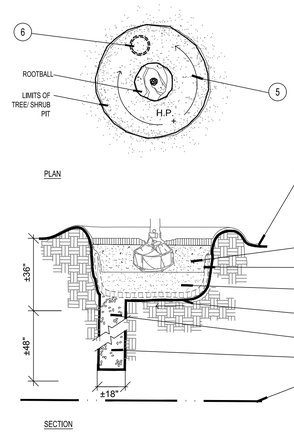
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:

1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION NTS



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

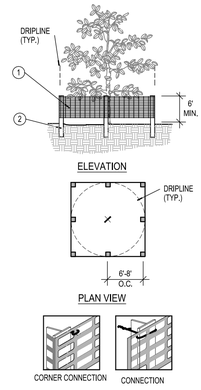
NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE C.I.O/F WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SECTION

G Poor Drainage Condition
PLAN/SECTION NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

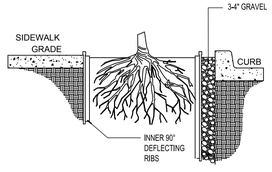
H Tree/Shrub Protector
Barrier Detail NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

SIZE: 36" D, OR AS NOTED ON PLAN

MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS

THICKNESS: .085 IN. (min.)

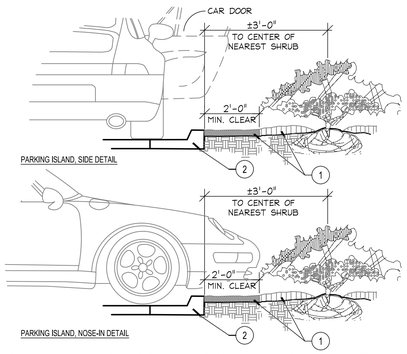


LINEAR APPLICATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

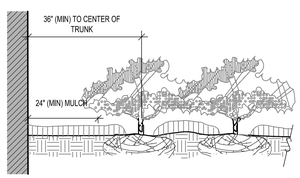
I Root Barrier
Barrier Detail NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

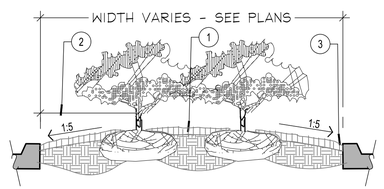
J Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

K Plantings Adjacent to Buildings
SECTION NTS

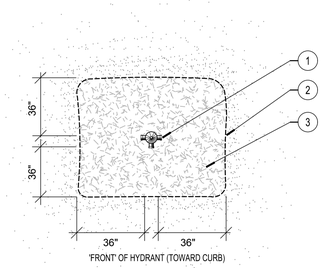


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON, PLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BENJAMIN V. JOHNSON — LICENSE No. LL6667534 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 7/14/2023

No.	REVISIONS	DATE	BY

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147934000
DATE 7/11/2023
SCALE AS SHOWN
DESIGNED BY NAN
DRAWN BY NAN
CHECKED BY SCB

LANDSCAPE DETAILS

INDEPENDENCE CLASSICAL ACADEMY
PREPARED FOR
INDEPENDENCE CLASSICAL ACADEMY
ST LUCIE COUNTY FLORIDA

SHEET NUMBER
L-251

Plotted By:Brock, Chris Sheet Set:INDEPENDENCE CLASSICAL ACADEMY Layout:LANDSCAPE DETAILS September 14, 2023 04:29:06pm K:\VRB_LDEV\Independence classical academy\CAD\plotsheets\L-251 LANDSCAPE DETAILS.dwg
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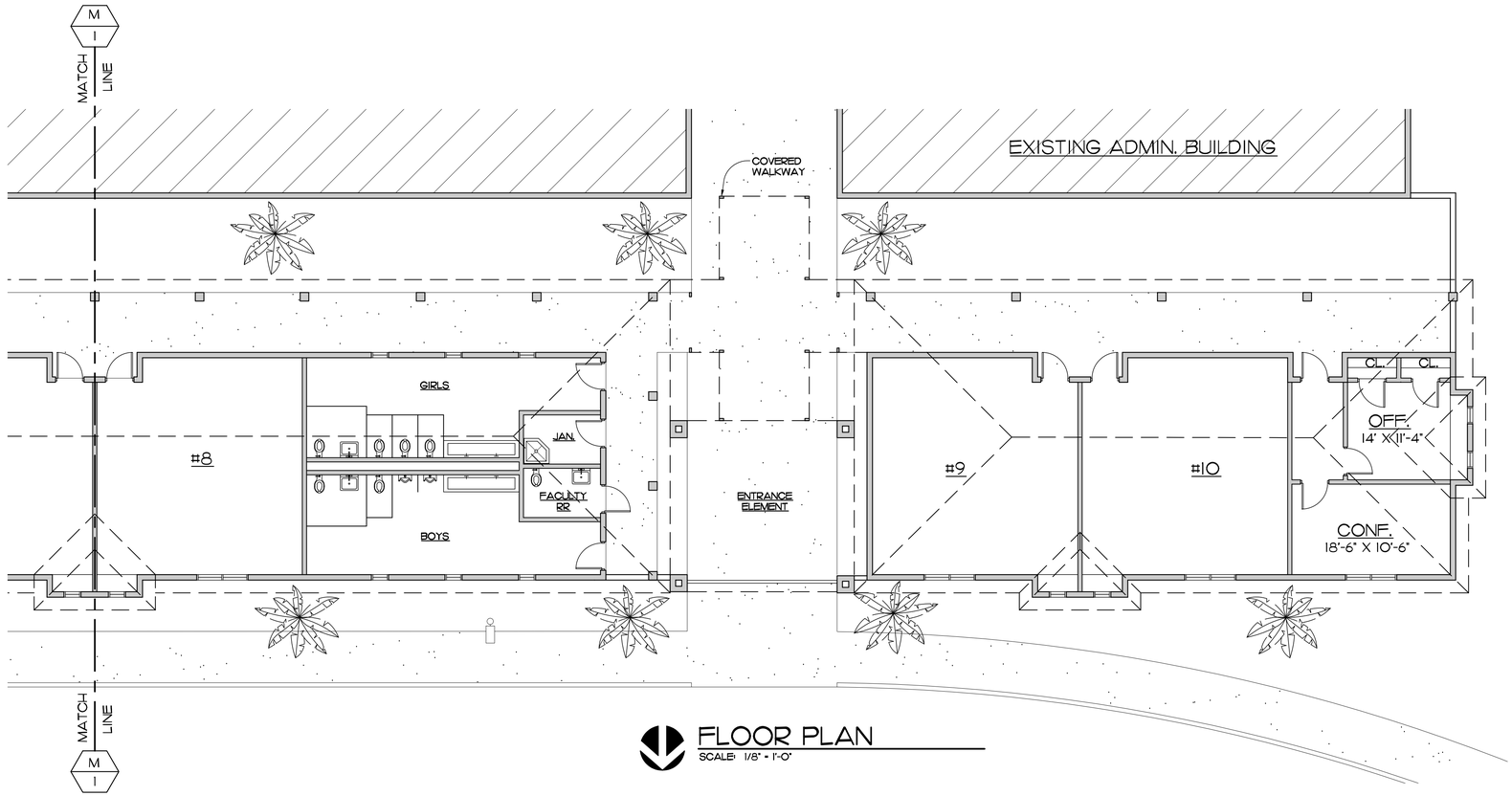
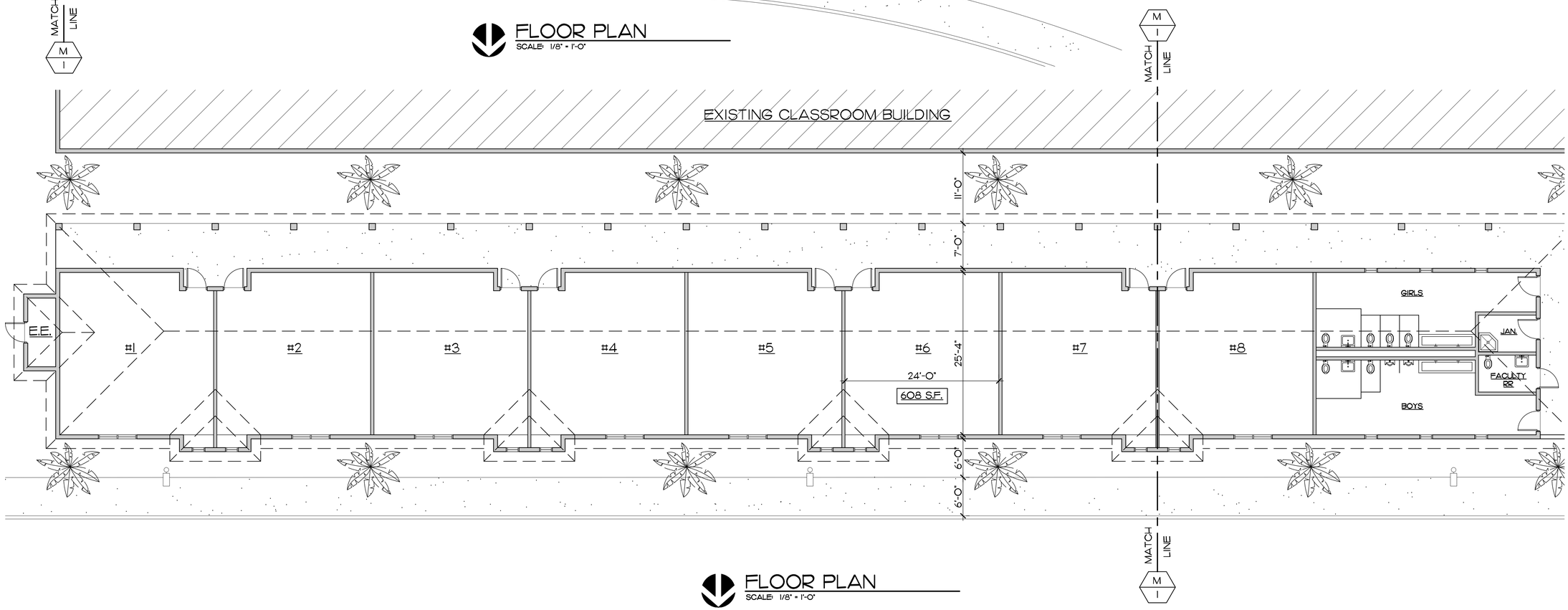


FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA DATA:

WEST BUILDING	CONDITIONED SPACE	1,828 S.F.
EAST BUILDING	CONDITIONED SPACE	6,193 S.F.
	TOTAL CONDITIONED SPACE	8,021 S.F.
	ENTRANCE ELEMENT	430 S.F.
	COVERED WALKWAYS	2,820S.F.
	TOTAL UNDER ROOF	11,271 S.F.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

ARCHITECTS EDB AND ASSOCIATES

SEAL:

PROJECT: INDEPENDENCE CLASSICAL ACADEMY CLASSROOM BLDG

FOR: INDEPENDENCE CLASSICAL ACADEMY
2902 S. JENKINS RD.
FT. PIERCE, FL 34981

NO:	DATE	REVISIONS

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COMM. NO: 060123VB
DATE: AUGUST 30, 2023
BY: LJD
CH'KD: JFB

SHEET NO.
A-1
OF TWO

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

ARCHITECTS EDB AND ASSOCIATES

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FOR: INDEPENDENCE CLASSICAL ACADEMY

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COMM. NO: 060123VB
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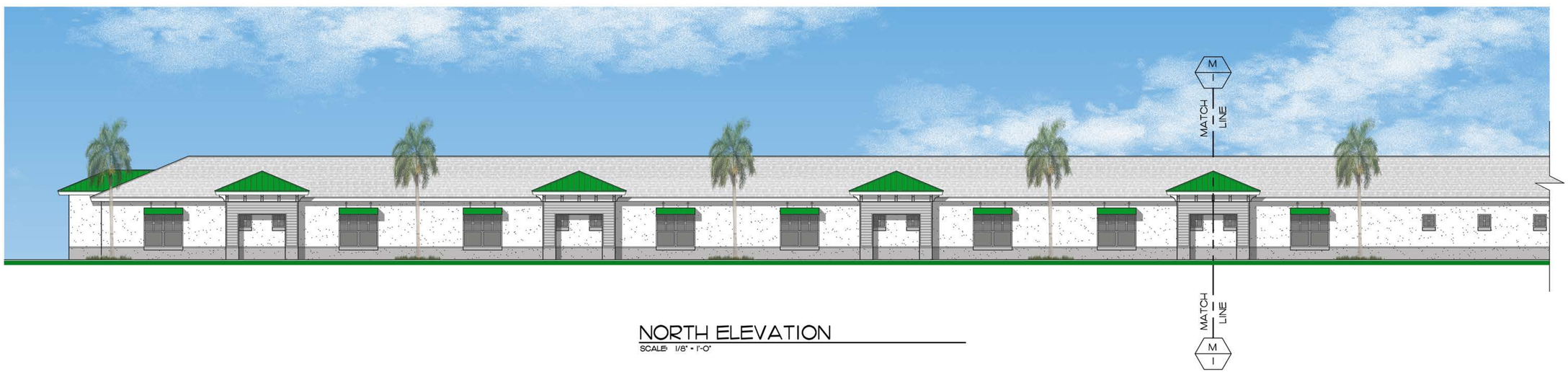
SHEET NO.
A-2
OF TWO

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

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PROJECT: INDEPENDENCE CLASSICAL ACADEMY CLASSROOM BLDG

FOR: INDEPENDENCE CLASSICAL ACADEMY
2902 S. JENKINS RD.
FT. PIERCE, FL. 34981

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COMM. NO: 060123VB
DATE: AUGUST 30, 2023
BY: LJD
CH'KD: JFB

SHEET NO.
A-1
OF ONE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					Zone X

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
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

***Not requesting a change in any of the above**

Kimley»Horn

Date: 09/15/2023 Job Number: _____

Project Name: Independence Classical Academy

To: City of Fort Piece: Planning Department

_____

_____

We are sending you

☒ Attached ☐ Separately via _____ The following items:

☐ Shop Drawings ☒ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

☒ Other: Concurrent Development & Design Review Application

Copies	*Date*	*No.*	*Description*
1		1	PDF Completed Development Review Application
1		2	PDF Warranty Deed
1		3	PDF SLC Property Record Card
2		4	Word & PDF Detailed Project Description
1		5	PDF General Location Map
1		6	PDF Boundary Topo Tree Survey
1		7	PDF SS Site Plan C-100
1		8	PDF SS Landscape Plan
1		9	PDF SS Conceptual Drainage Plan C-200 & C-250
1		10	PDF Environmental Impact Report
1		12	Design Review Submittals (PDF Completed Design Review Application)
1		12A	Design Review Submittals (PDF Boundary Topo Tree Survey)
1		12B	Design Review Submittals (PDF Site Analysis Study)
2		12C	Design Review Submittals (Word & PDF Written Narrative)
1		12D	Design Review Submittals (PDF Context Photographs of Neighboring Uses)
1		12E	Design Review Submittals (PDF Precedent for Proposed Building Design)
1		12F	Design Review Submittals (PDF Photographs Existing Structures)
1		12G	Design Review Submittals (PDF SS Conceptual Site Plan C-100)
1		12H	Design Review Submittals (PDF SS Landscape Plan)
0		12I	Design Review Submittals (NOT APPLICABLE (PROPOSED SIGNS))
1		12J	Design Review Submittals (PDF Exterior Elevations)
1		13	PDF Traffic Impact Report
1		14	PDF Concurrency Review Submittal

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval

☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution

☒ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks: Please see the enclosed attachments. Please do not hesitate to contact me with any comments or concerns. Thank you.

Copy to: _____ Signed Kemi Rufai

Technical Review Committee **1. d.**

Meeting Date: 10/19/2023

REQUESTED ACTION

Minor Amendment to Site Plan - Pool Replacement - Ocean Village - 2400 S. Ocean Drive

SUMMARY

Project # 23-41200011

Ocean Village POA pans to improve an aging common area pool facility with a larger pool, reconfigure the deck to maximize usable space and improve the landscape features. Proposed construction will be taking pace eastward of the Coastal Construction Control Line.

Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortpierce.com, and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require any additional information at 772-467-3738.

LOCATION

2400 South Ocean Drive, Parcel ID #2507-343-0005-000-1 and 2507-321-0001-000-5

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 10/05/2023 10:06 AM
Final Approval Date: 10/05/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Ocean Village; 2400 South Ocean Drive, Fort Pierce

Parcel ID #(s): 2507-343-0005-000/1; 2507-321-0001-000/5

Project description: Pool replacement

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 2.658

Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Ocean Village POA
Property Owner(s)

2400 S. Ocean Drive
Street Address

Fort Pierce FL 34950
City State Zip

(772) 489-0300
Phone Number

maney.gale@frsresidential.com
Email Address

Leslie Olson, Principal, District Planning Group
Applicant/Representative, Title, Company

130 S. Indian River Drive
Street Address

Fort Pierce FL 34950
City State Zip

(772) 882-5811
Phone Number

leslie@districtplanninggroup.com
Email Address

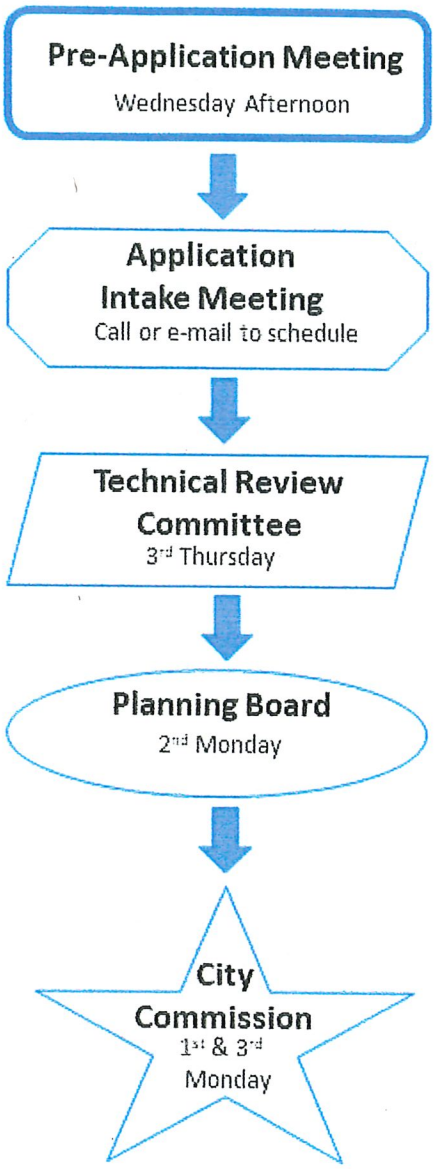
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- 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)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [ ] Environmental Impact Report
- [x] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [ ] Concurrency Review submittals (see Concurrency Review application)

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Ocean Village: Common Area (Pool) Improvements

2.99 acres

Summary

Ocean Village POA plans to improve an aging common area pool facility with a larger pool, reconfigure the deck to maximize usable space and improve the landscape features. Proposed construction will be taking place eastward of the Coastal Construction Control Line.

Site

	PARCEL 1 2507-343-0005-000-1	PARCEL 2 2507-321-0001-000-5
ACREAGE	2.08	.91
ADDRESS	2400 Ocean Drive	2400 Ocean Drive
JURISDICTION	City of Fort Pierce	City of Fort Pierce
ZONING	R-4A Hutchinson Island Medium Density Residential	R-4A Hutchinson Island Medium Density Residential
FUTURE LAND USE	HIR Hutchinson Island Residential	HIR Hutchinson Island Residential

HJA DESIGN STUDIO LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

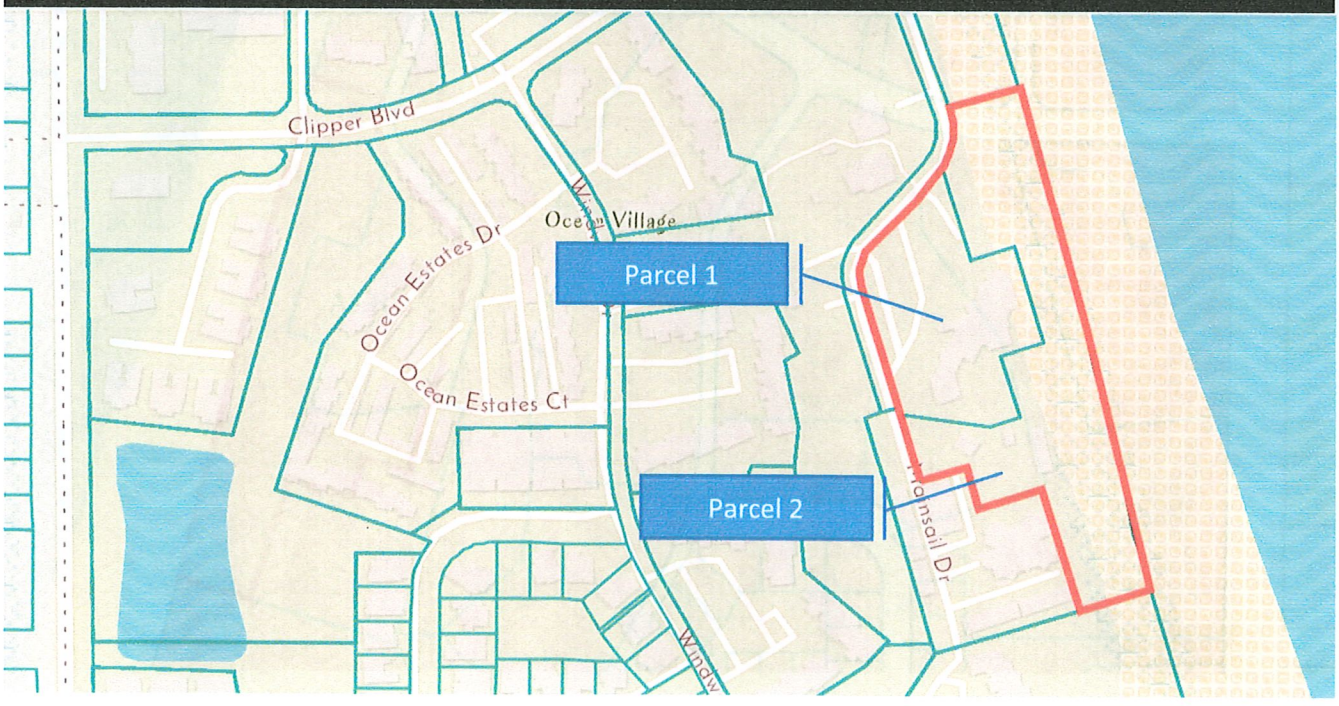
(772) 742-8649 • 130 South Indian River Drive, Suite 202 • Fort Pierce, FL 34950

www.DistrictPlanningGroup.com

Aerial Map

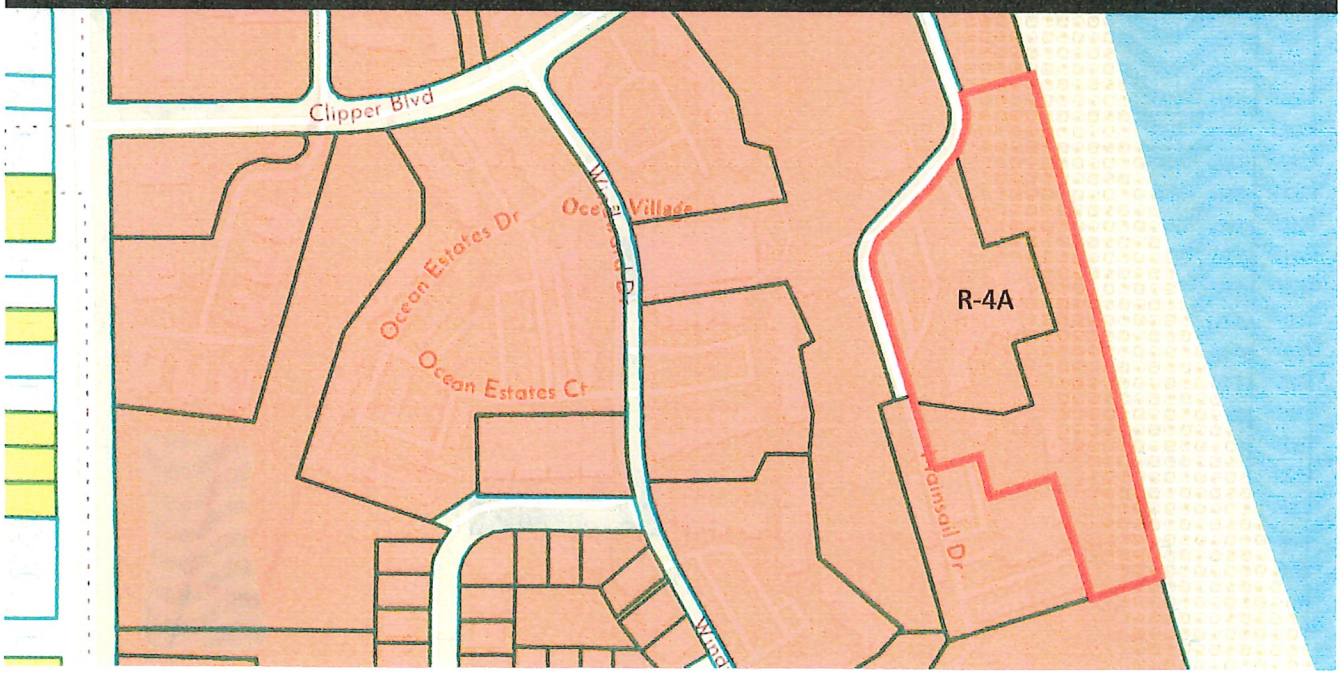
The site, outlined in red, consists of two parcels under the ownership of the Ocean Village POA, which proposes amenity improvements, and lies eastward of the CCCL.

Parcel Map

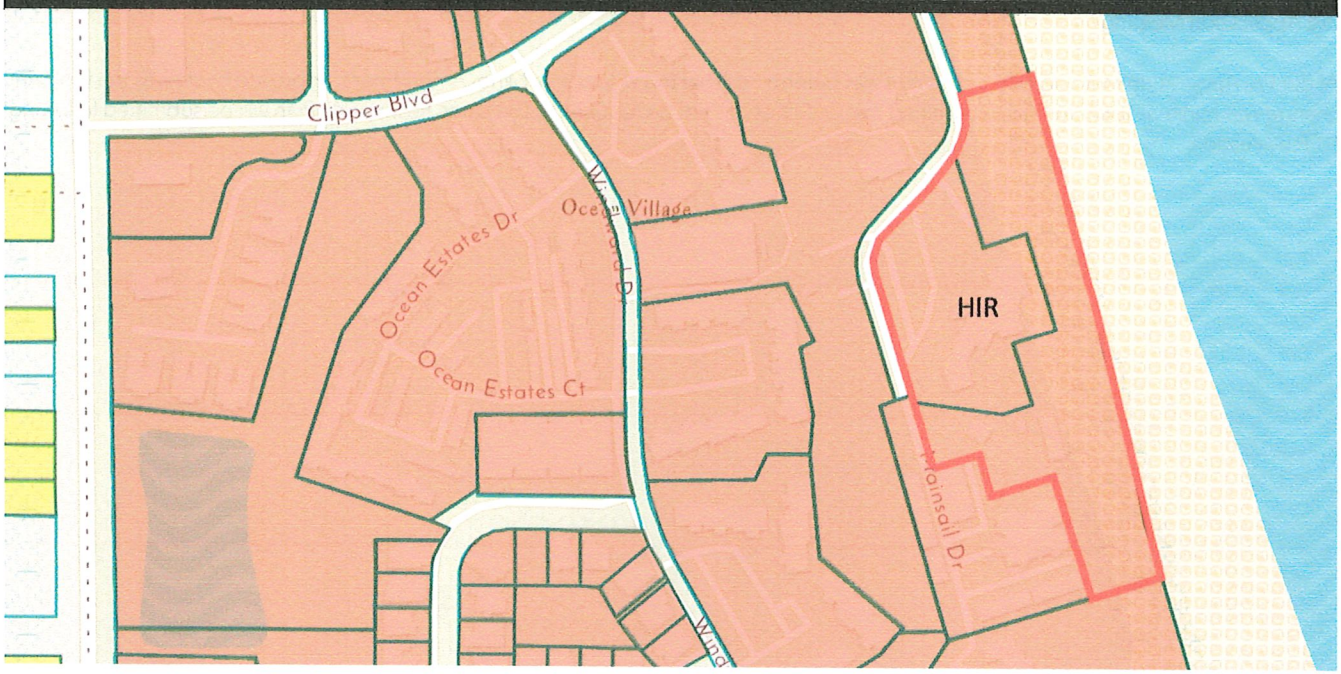


Coastal Construction Control Line Map

Zoning Map



Future Land Use Map



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Ocean Village

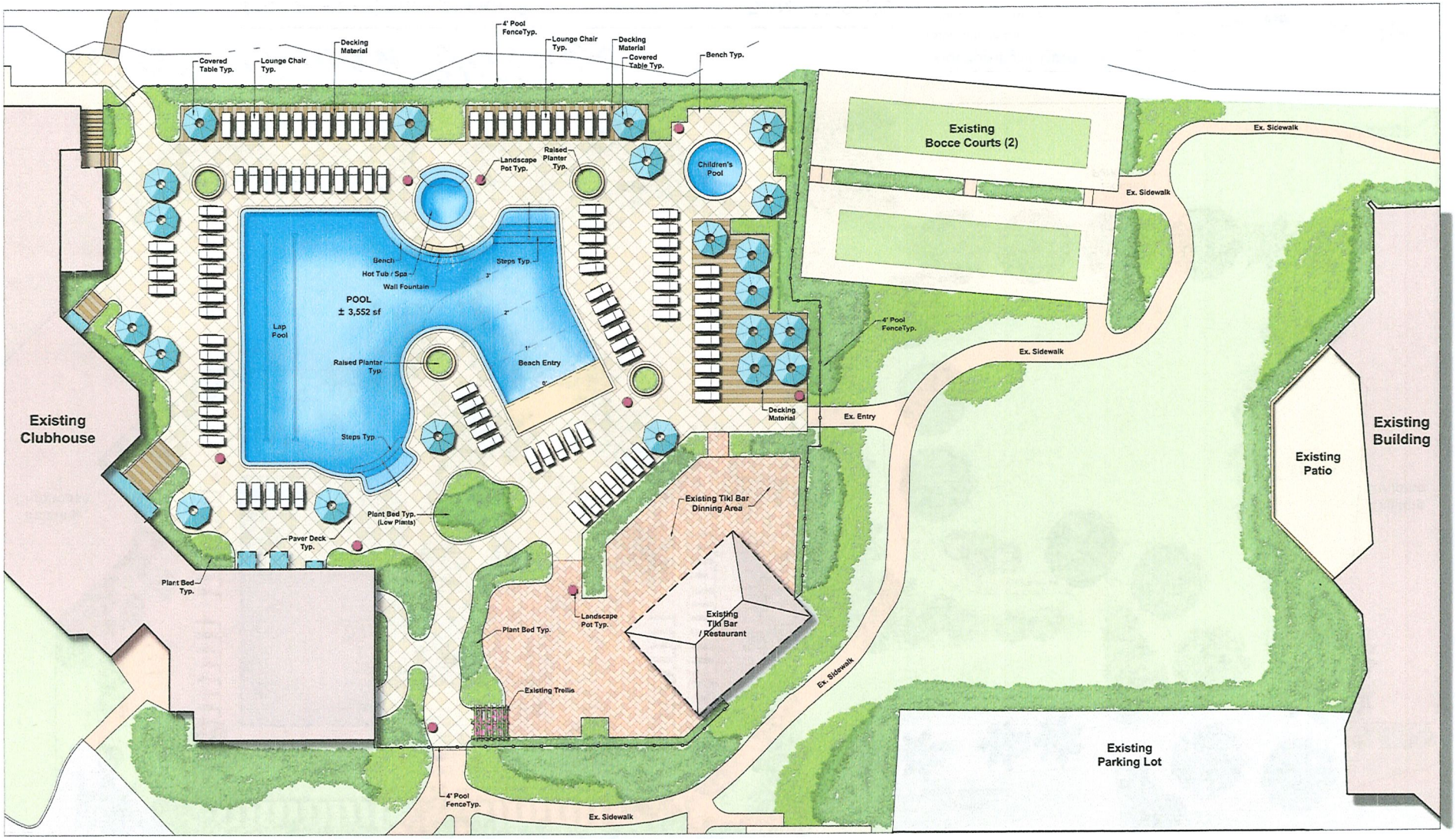
Pool Area - Concept Plan B

Date: 07.25.23

Pool Furniture Data	
Total Lounge Chairs	104 Chairs
Total Covered Tables	21 Tables

Scale: 1" = 10'
0' 5' 10' 20' 30'

North



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

Pool Furniture Data	
Total Lounge Chairs	104 Chairs
Total Covered Tables	21 Tables

Scale: 1" = 10'
0' 5' 10' 20' 30'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

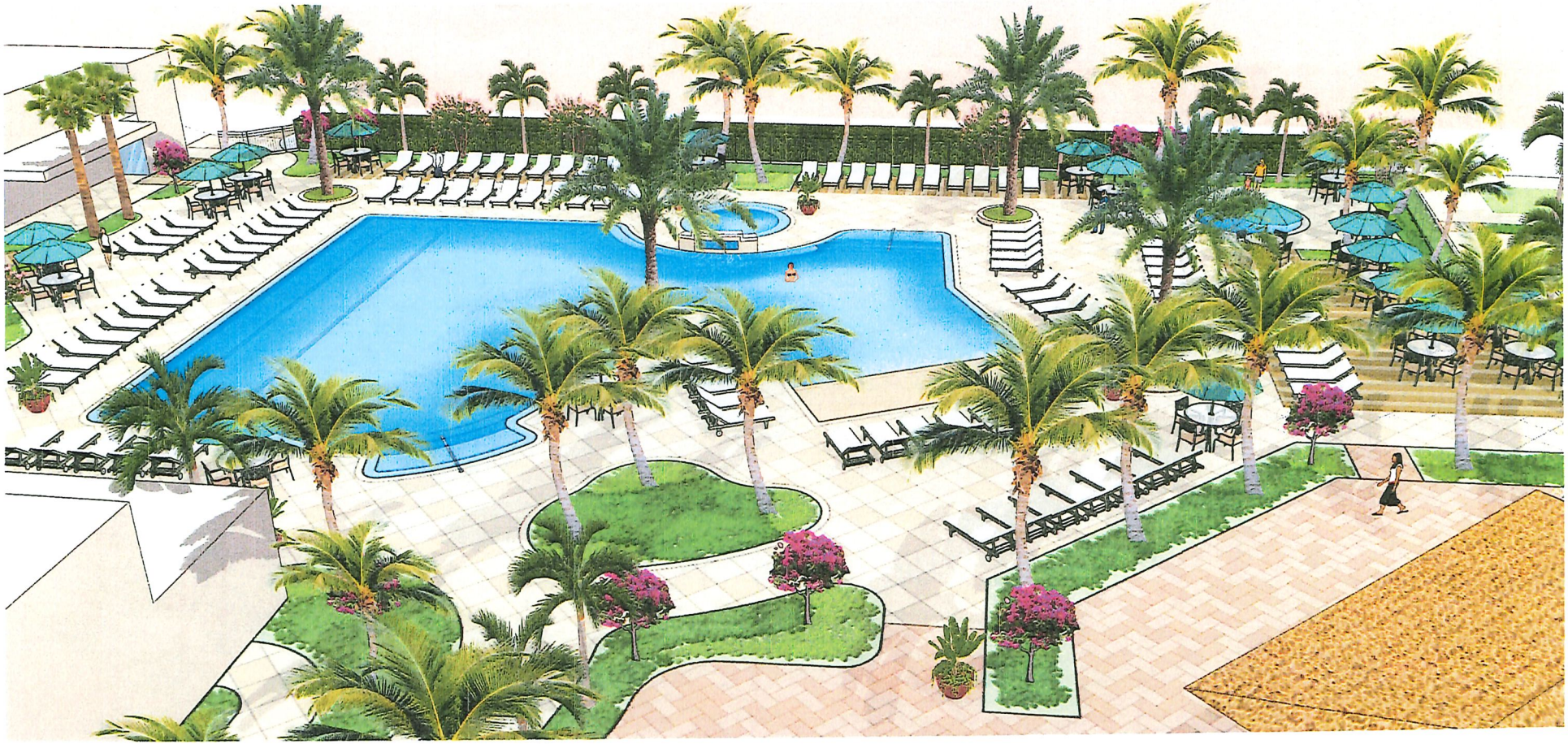
Date: 07.25.23

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

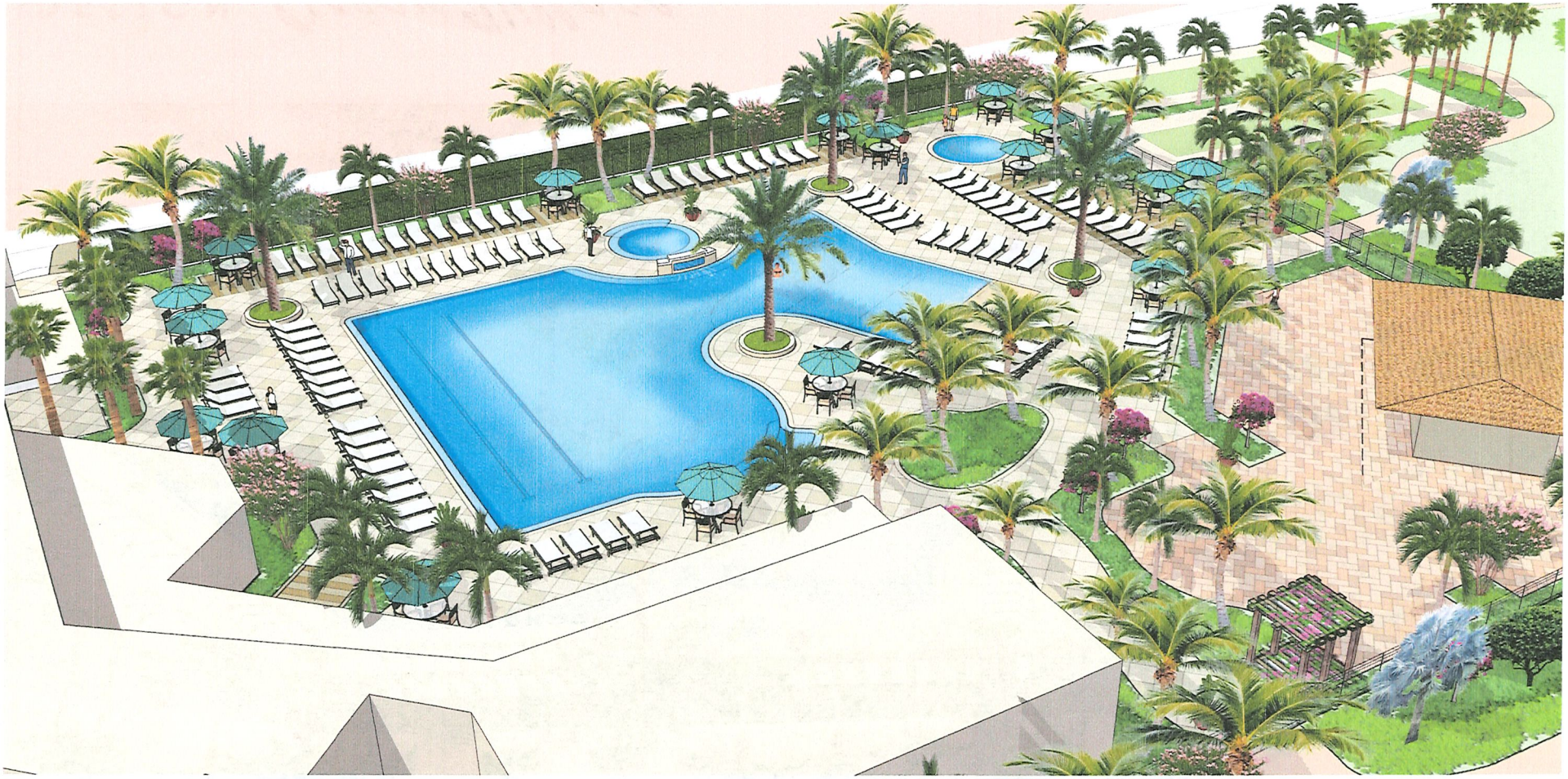


HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



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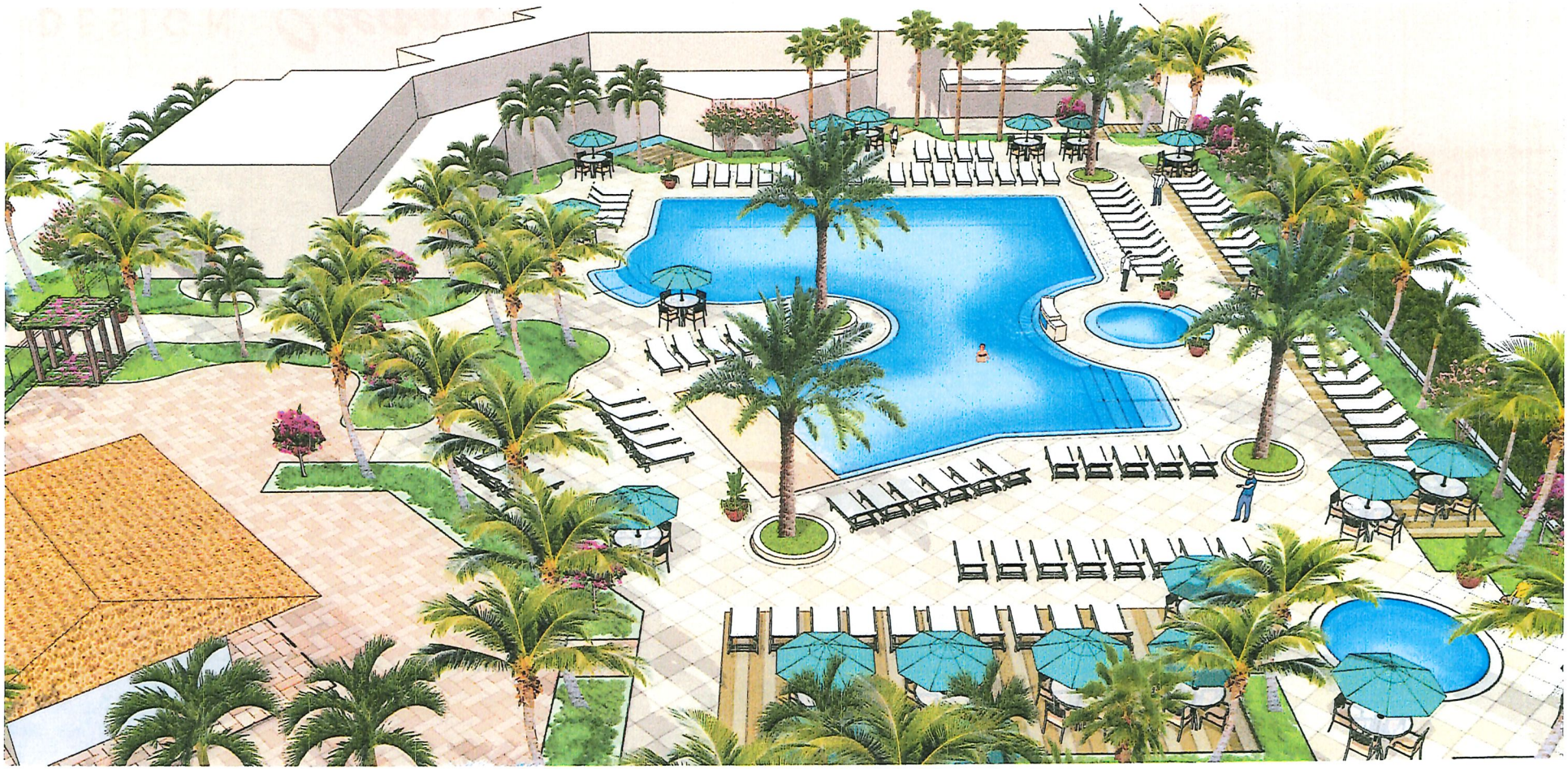
LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



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LANDSCAPE ARCHITECTURE

Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23

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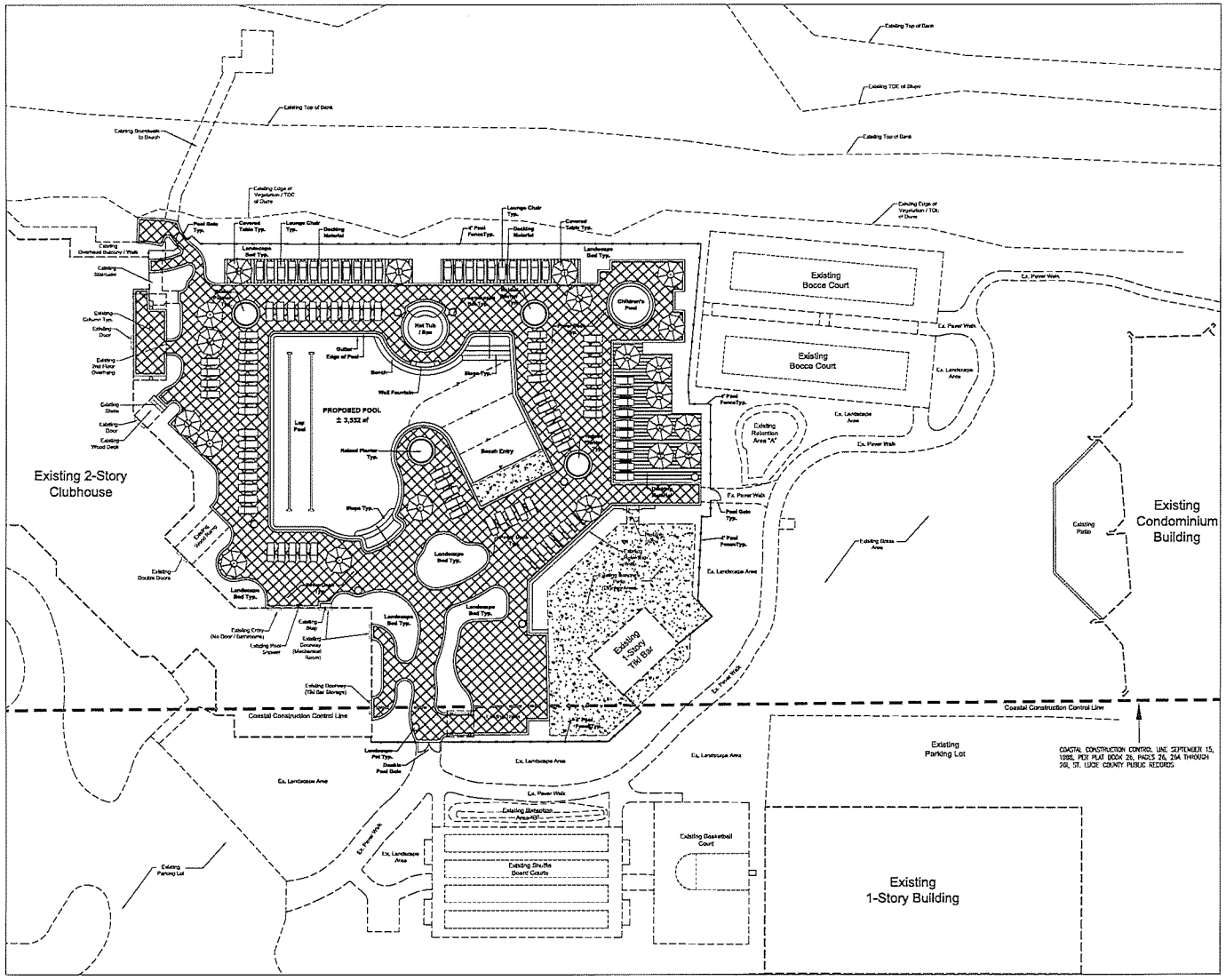
Ocean Village

Pool Area - Concept Plan B

Date: 07.25.23



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

Ocean Village - Pool Area Improvements

Florida

City of Fort Pierce

Site Plan

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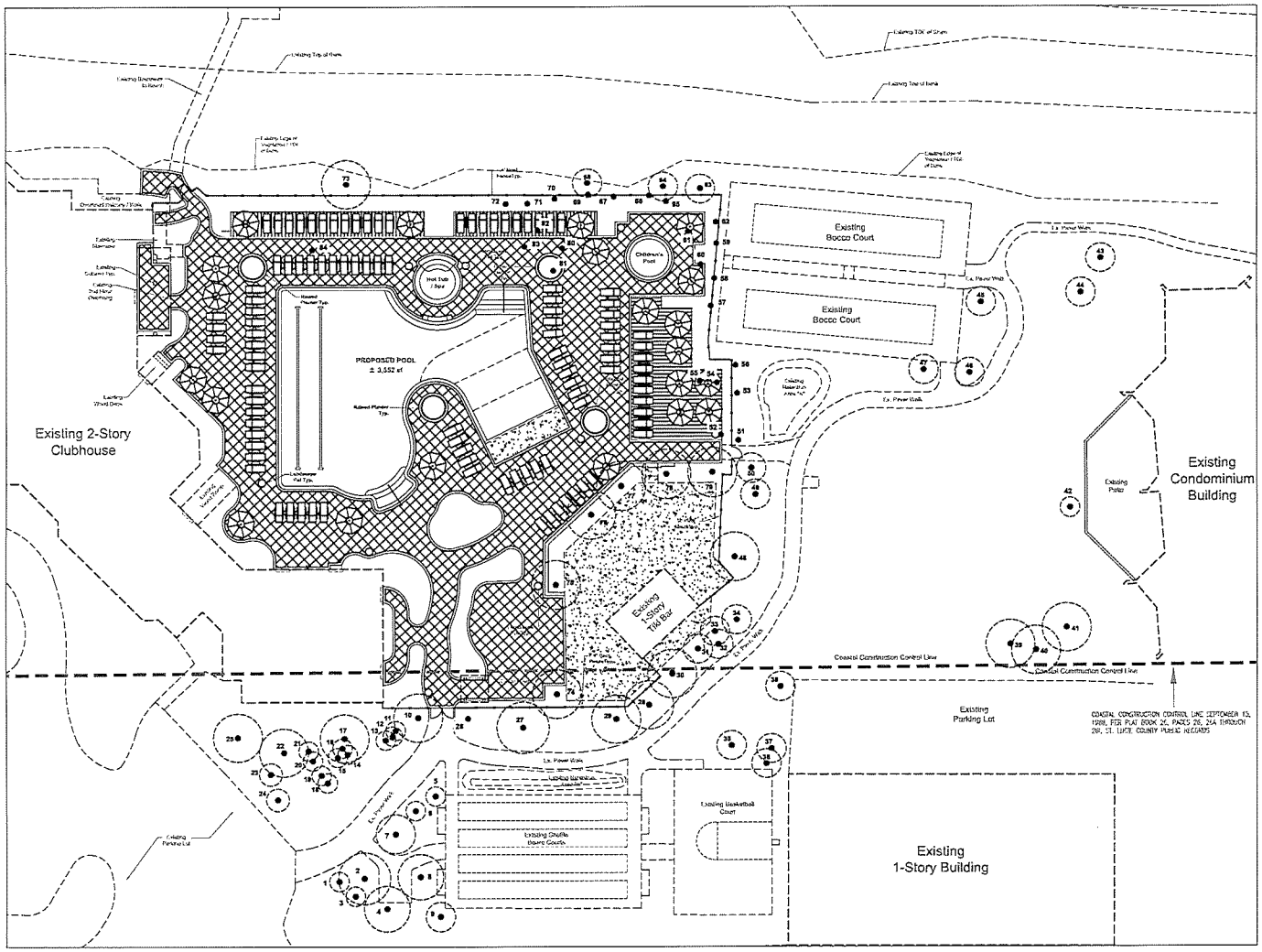
Scale: 1" = 16'

0' 8' 16' 32' 48'

North

Job No.	2023-15
Drawn By	TT
Checked By	TT
Approved By	MH
Submittal Dates	8-24-23
Revision Dates	XXXXXX

SP-1



Notes

1. See Tree Mitigation data on Sheet LP-2 for proposed replacement.
2. See Sheet LP-4 for applicable details and notes related to Tree Protection Barricades.

Legend

- ● # — Existing Tree to be Removed
- ● # — Existing Tree to be Preserved

Existing Tree Survey Chart Summary

Protected Native Palm Trees: (Any native palm tree with a minimum clear trunk of 10 ft.)

Total Protected Palms to be Removed	19 Cabbage Palms
Total Protected Palms to be Preserved	18 Cabbage Palms

Protected palm trees which are preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed.

Palm Mitigation Required	1 Cabbage Palm Credit
Required Replacement Palms to be planted on-site	2 Cabbage Palms

Palm trees planted on-site shall count as half credit towards the mitigation requirements.

Existing Tree Survey Chart

Code	Common Name	Size	Native	Protected	Status
1	Bottle palm	7' ct.	No	No	Preserve
2	bismark palm	13' ct.	No	No	Preserve
3	Bottle palm	10' ct.	No	No	Preserve
4	coconut palm	23' ct.	No	No	Preserve
5	Bottle palm	6' ct.	No	No	Preserve
6	Bottle palm	7' ct.	No	No	Preserve
7	screwpine	7' ct. clump	No	No	Preserve
8	coconut palm	23' ct.	No	No	Preserve
9	cabbage palm	15' ct.	Yes	Yes	Preserve
10	coconut palm	21' ct.	No	No	Preserve
11	pygmy date palm	5' ct.	No	No	Preserve
12	pygmy date palm	7' ct.	No	No	Preserve
13	pygmy date palm	5' ct.	No	No	Preserve
14	pygmy date palm	5' ct.	No	No	Preserve
15	pygmy date palm	6' ct.	No	No	Preserve
16	pygmy date palm	6' ct.	No	No	Preserve
17	coconut palm	33' ct.	No	No	Preserve
18	pygmy date palm	6' ct.	No	No	Preserve
19	pygmy date palm	6' ct.	No	No	Preserve
20	pygmy date palm	5' ct.	No	No	Preserve
21	pygmy date palm	7' ct.	No	No	Preserve
22	coconut palm	32' ct.	No	No	Preserve
23	Bottle palm	8' ct.	No	No	Preserve
24	Bottle palm	8' ct.	No	No	Preserve
25	coconut palm	22' ct.	No	No	Preserve
26	coconut palm	21' ct.	No	No	Remove
27	bismark palm	14' ct	No	No	Preserve
28	coconut palm	18' ct.	No	No	Preserve
29	coconut palm	21' ct.	No	No	Preserve
30	coconut palm	19' ct.	No	No	Preserve
31	cabbage palm	15' ct.	Yes	Yes	Preserve
32	cabbage palm	11' ct.	Yes	Yes	Preserve
33	cabbage palm	17' ct.	Yes	Yes	Preserve
34	cabbage palm	13' ct.	Yes	Yes	Preserve
35	cabbage palm	13' ct.	Yes	Yes	Preserve
36	cabbage palm	15' ct.	Yes	Yes	Preserve
37	cabbage palm	12' ct.	Yes	Yes	Preserve
38	cabbage palm	12' ct.	Yes	Yes	Preserve
39	coconut palm	26' ct.	No	No	Preserve
40	coconut palm	16' ct.	No	No	Preserve
41	coconut palm	23' ct.	No	No	Preserve
42	pygmy date palm	5' ct.	No	No	Preserve
43	cabbage palm	25' ct.	Yes	Yes	Preserve
44	cabbage palm	20' ct.	Yes	Yes	Preserve
45	cabbage palm	11' ct.	Yes	Yes	Preserve
46	cabbage palm	13' ct.	Yes	Yes	Preserve
47	Thatch palm	6' ct.	Yes	No	Preserve
48	coconut palm	15' ct.	No	No	Preserve
49	cabbage palm	14' ct.	Yes	Yes	Preserve
50	cabbage palm	14' ct.	Yes	Yes	Preserve
51	cabbage palm	13' ct.	Yes	Yes	Remove
52	cabbage palm	14' ct.	Yes	Yes	Remove
53	cabbage palm	12' ct.	Yes	Yes	Remove
54	cabbage palm	10' ct.	Yes	Yes	Remove
55	cabbage palm	12' ct.	Yes	Yes	Remove
56	cabbage palm	14' ct.	Yes	Yes	Remove
57	cabbage palm	10' ct.	Yes	Yes	Remove
58	cabbage palm	14' ct.	Yes	Yes	Remove
59	cabbage palm	11' ct.	Yes	Yes	Remove
60	cabbage palm	13' ct.	Yes	Yes	Remove
61	cabbage palm	13' ct.	Yes	Yes	Remove
62	cabbage palm	13' ct.	Yes	Yes	Remove
63	cabbage palm	11' ct.	Yes	Yes	Preserve
64	cabbage palm	11' ct.	Yes	Yes	Preserve
65	cabbage palm	10' ct.	Yes	Yes	Remove
66	cabbage palm	12' ct.	Yes	Yes	Remove
67	cabbage palm	12' ct.	Yes	Yes	Remove
68	cabbage palm	10' ct.	Yes	Yes	Preserve
69	cabbage palm	11' ct.	Yes	Yes	Remove
70	cabbage palm	8' ct.	Yes	No	Remove
71	cabbage palm	14' ct.	Yes	Yes	Remove
72	cabbage palm	23' ct.	Yes	Yes	Remove
73	coconut palm	35' ct.	No	No	Preserve
74	coconut palm	22' ct.	No	No	Preserve
75	coconut palm	17' ct.	No	No	Preserve
76	coconut palm	20' ct.	No	No	Preserve
77	coconut palm	12' ct.	No	No	Preserve
78	coconut palm	17' ct.	No	No	Preserve
79	coconut palm	23' ct.	No	No	Preserve
80	cabbage palm	15' ct.	Yes	Yes	Remove
81	Triple x-mas palm	11' ct.	No	No	Remove
82	cabbage palm	9' ct.	Yes	No	Remove
83	cabbage palm	5' ct.	Yes	No	Remove
84	Double x-mas palm	11' ct.	No	No	Remove

Ex. Trees to be Preserved

Ex. Trees to be Removed

Scale: 1" = 16'

0' 8' 16' 32' 48'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
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LA 0000905

Ocean Village - Pool Area Improvements

City of Fort Pierce Florida

Existing Tree Survey / Removal Plan

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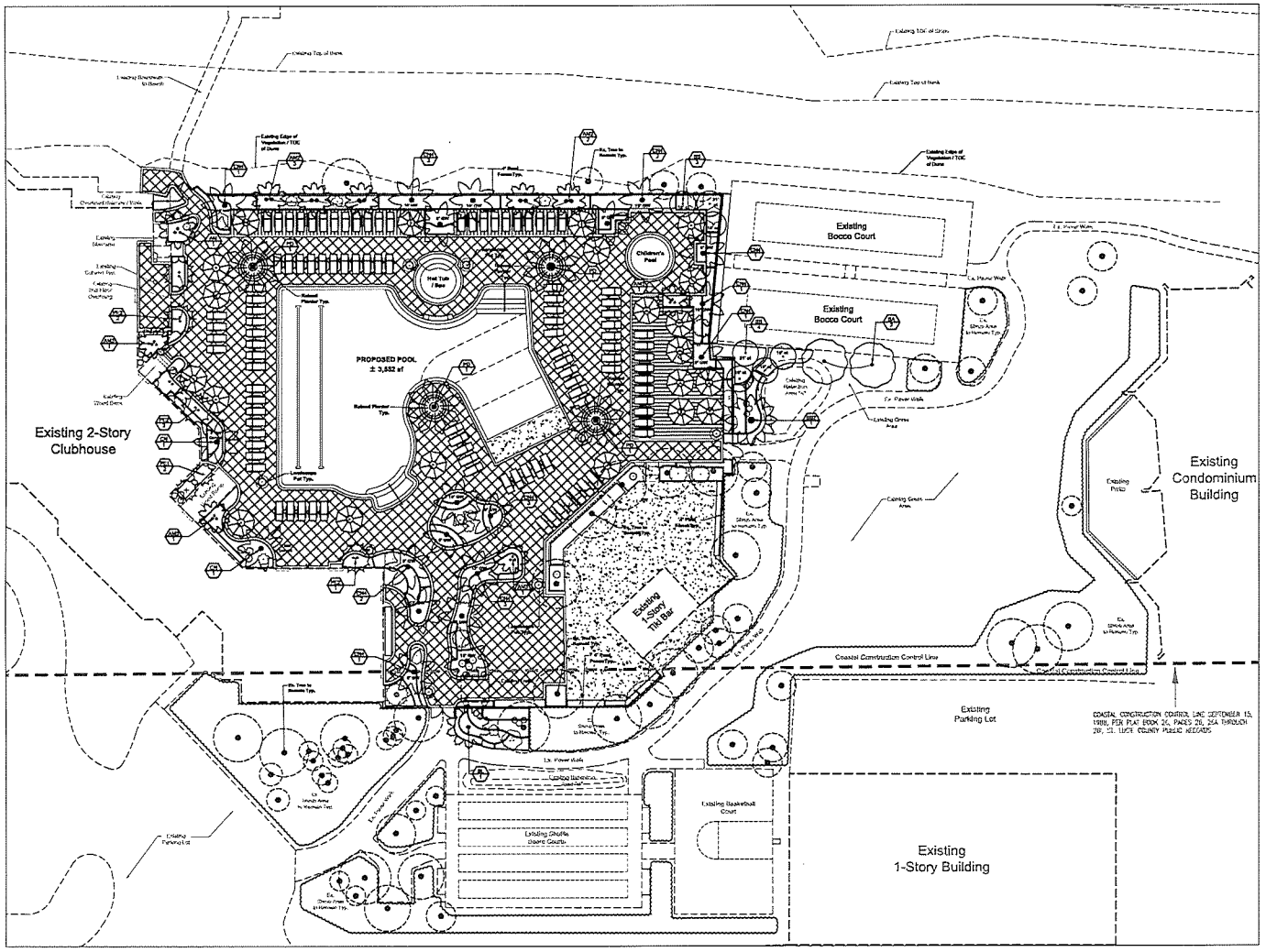
Job No.	2023-15
Drawn By	TT
Checked By	TT
Approved By	MH
Submittal Dates	09-14-23
Revision Dates	xxxxxx

LP-1



Tree Mitigation Data

Protected Native Palm Trees: (Any native palm tree with a minimum clear trunk of 10 ft.)

Total Protected Palms to be Removed	19 Cabbage Palms
Total Protected Palms to be Preserved	18 Cabbage Palms

Protected palm trees which are preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed.

Palm Mitigation Required	1 Cabbage Palm Credit
Required Replacement Palms to be planted on-site	2 Cabbage Palms

Palm trees planted on-site shall count as half credit towards the mitigation requirements.

Provided Replacement Palms to be planted on-site	7 Cabbage Palms

Legend

Existing Tree to be Preserved

Note: See Sheet LP-1 for existing tree chart and summary.

Scale: 1" = 16'

0' 8' 16' 32' 48'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Ocean Village - Pool Area Improvements

City of Fort Pierce Florida

Landscape Tree Plan

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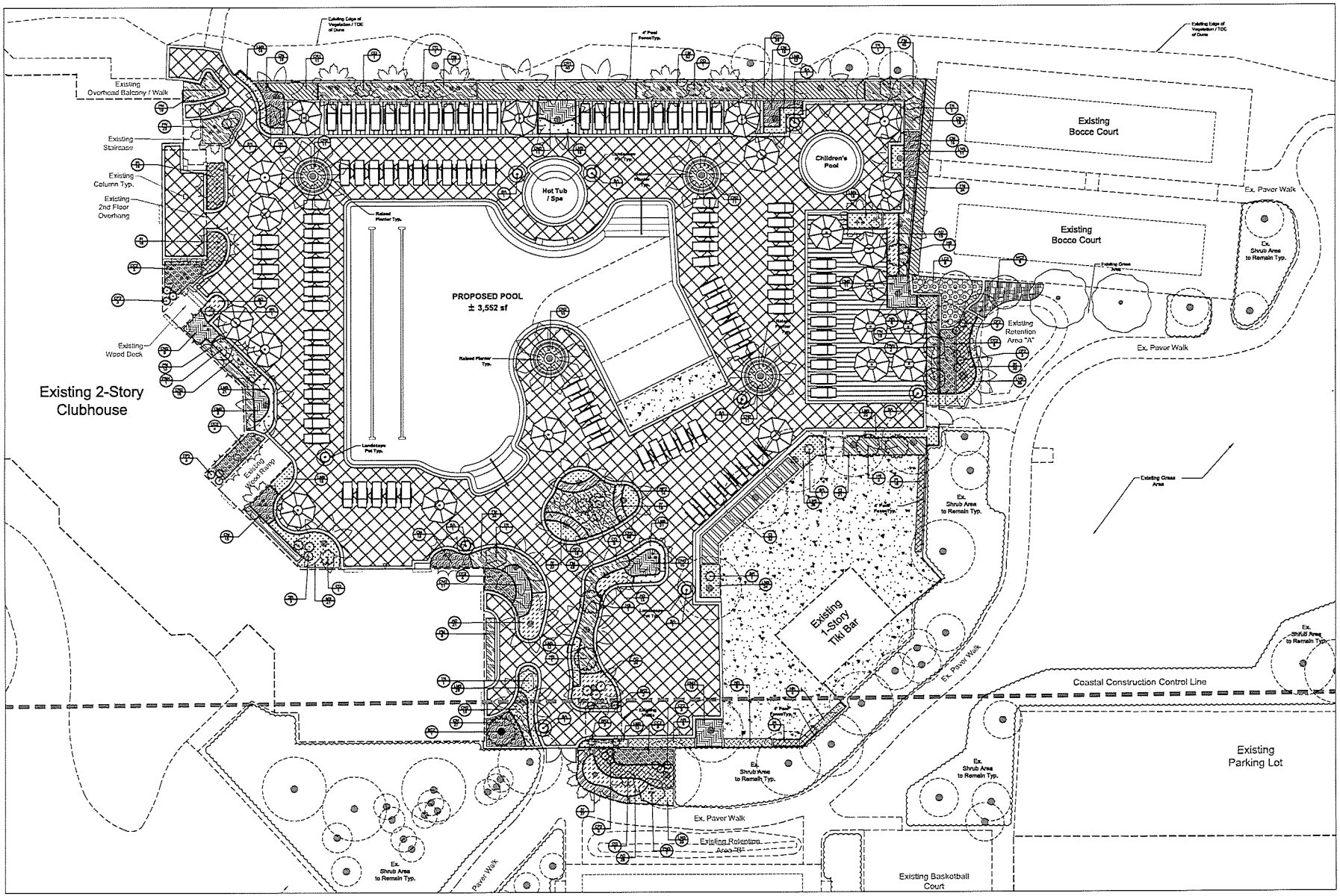
Job No.	2023-15
Drawn By	TT
Checked By	TT
Approved By	MH
Submittal Dates	09-14-23
Revision Dates	xxxxxx

LP-2



Note:

1. All existing shrub material outside of the pool fence shall remain in place with the exception of a few areas shown on plan with proposed plantings. See Plan.

Scale: 1" = 10'

0' 5' 10' 20' 30'

North

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Ocean Village - Pool Area Improvements

City of Fort Pierce Florida

Landscape Understory / Shrub Plan

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Drawn By	TT
Checked By	TT
Approved By	MH
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LP-3

Landscape Notes

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, PHASING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREAS WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHALL BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 8,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPARED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH "[..]. AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH SLB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURERS RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 3" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES, ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET) SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE (HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES (HEIGHT AT MATURITY OF LESS THAN (20) FEET) REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.

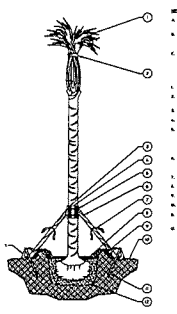
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND ROOT BALL EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS INSTALLED, APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 3-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, CORK EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3)-INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C. (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

ACCEPTANCE NOTES

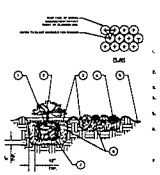
1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

   PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

Planting / Landscape Details



PALM TREE PLANTING
N.T.S.



SHRUB/GROUNDCOVER PLANTING
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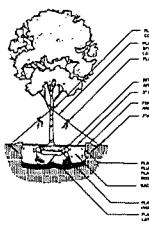

TREE PLANTING DETAIL
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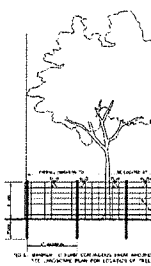

TREE PROTECTION DETAIL

Planting Schedules

TREE SCHEDULE				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BA	2	Bulnesia arborea / Verawood	3" Cal., 14' Ht. x 6-7' Spr., Std., 5-6' ct.
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AM3	4	Adonidia merrillii / Christmas Palm	6` ct., Triple Specimen
	AM2	5	Adonidia merrillii / Christmas Palm	8` ct., Double Specimen
	AM	1	Adonidia merrillii / Christmas Palm	8` ct., Triple Specimen
	BS2	1	Bismarckia nobilis `Silver` / Silver Bismark Palm	7` ct., Hvy Trunk, Full Head, Root Pruned
	CN	2	Cocos nucifera `Maypan` / Coconut Palm	8` GW, Curved Trunk
	CN4	18	Cocos nucifera `Maypan` / Coconut Palm	See Plan for GW Spec.
	PD	4	Phoenix dactylifera `Medjool` / Date Palm	12` GW, Full Head, Hvy Trunk, Diamond Cut
	PE2	5	Ptychosperma elegans / Alexander Palm	11` - 12` ct., Double, Full Head, Hvy Trunk
	PE1	2	Ptychosperma elegans / Alexander Palm	11` - 12` ct., Single, Full Head, Hvy Trunk
	SS	7	Sabal palmetto / Cabbage Palm * Palm Tree Mitigation	See Plan for ct. Spec.
	SL	1	Satakentia liukiuensis / Satakentia Palm	7` ct., Hvy Trunk, Full Head, FL Fancy

UNDERSTORY / SHRUB SCHEDULE				
SHRUB ACCENT	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
CF2	17	Cordyline fruticosa `Auntie Lou` / TI Plant	3 gal., 24" - 30" Ht., 3 ppp, Full	24" o.c.
CQ	8	Crinum augustum `Queen Emma` / `Queen Emma` Crinum	7 gal., 30" - 36" Ht., Multi, Full	42" o.c.
SA	9	Strelitzia alba / White Bird of Paradise	7 gal., 4` - 5` Ht., 3-5 ppp	48" o.c.
SR	10	Strelitzia reginae / Bird Of Paradise	7 Gal., 24" - 30" Ht., Multi, Full	30" o.c.
UNDERSTORY ACCENT	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BC2	1	Butia capitata / Pindo Palm	3` ct., Single Specimen	90" o.c.
HS	5	Hibiscus rosa-sinensis `Seminole Pink` / Seminole Pink Hibiscus	25 Gal., 6` Ht. x 3-4` Spr., Tree Standard	66" o.c.
PM3	1	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	6-8` OA, Triple, 2-4" ct.	72" o.c.
PM4	3	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	7`-8` OA., Double Specimen, 3-4" ct.	60" o.c.
TR	5	Thrinax radiata / Florida Thatch Palm	25 Gal., 6` OA, Single	66" o.c.
VINE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BK2	4	Bougainvillea x `Barbara Karst` / Barbara Karst Bougainvillea	7 gal., 4` - 5` Ht., Trellis, Full	24" o.c.
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	
AD	122	Asparagus densiflorus `Myers` / Foxtail Fern	3 gal., 12-14" Ht. x 12" Spr., Full	18" o.c.
CC2	23	Chamaedorea cataractarum / Cat Palm	4` - 4.5` Ht., Multi, Full	42" o.c.
CI	53	Chrysobalanus icaco `Horizontal` / Horizontal Cocoplum	7 Gal., 18" - 18" Ht., Full	24" o.c.
CR1	79	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3 gal., 18" - 20" Ht., Full	24" o.c.
CN2	135	Clusia rosea `Nana` / Dwarf Pitch Apple	3 gal., 14" Ht. x 14" Spr., Full	18" o.c.
CM	106	Codiaeum variegatum `Mammy` / Mammy Croton	3 gal., 14" - 16" Ht., Full	18" o.c.
CM2	68	Codiaeum variegatum `Mango` / Mango Croton	7 gal. 18" - 24" Ht., Full	24" o.c.
CS	18	Conocarpus erectus sericeus / Silver Buttonwood	7 gal., 3` - 3.5` Ht., Full	30" o.c.
FM	330	Ficus microcarpa `Green Island` / Green Island Ficus	3 gal., 14" Ht. x 14" Spr., Full	18" o.c.
IV	94	Ilex vomitoria `Schillings Dwarf` / Dwarf Schillings Holly	3 gal., 10-12" HT. x 10-12" Spr., Full	12" o.c.
IR	127	Ixora x `Petite Taiwan Red` / Dwarf Red Ixora	3 gal., 16 - 18" Ht., Full	18" o.c.
LM5	212	Liriope muscari `super blue` / Lily Turf	1 gal., 10-12" HT., Full	15" o.c.
LC2	6	Livistona chinensis / Chinese Fan Palm	15 gal., 5-6` Ht., Full	54" o.c.
MS	41	Microsorum scolopendrium / Wart Fern	1gal., 8" - 12" Ht., Full Pot	18" o.c.
MC2	9	Muhlenbergia capillaris / Pink Muhly	1 gal., 16-18" HT., Full	36" o.c.
NR	25	Neomarica caerulea `Regina` / Regina Blue Iris	3 gal., 20" - 24" Ht, Full Pot	24" o.c.
NF2	40	Neoregelia x `Super Fireball` / Super Fireball Bromeliad	1 gal. Full	15" o.c.
PM	27	Podocarpus macrophyllus / Podocarpus	7 gal., 36" Ht. x 24" Spr., Full	24" o.c.

HJ DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Ocean Village - Pool Area Improvements

City of Fort Pierce Florida

Landscape Specifications

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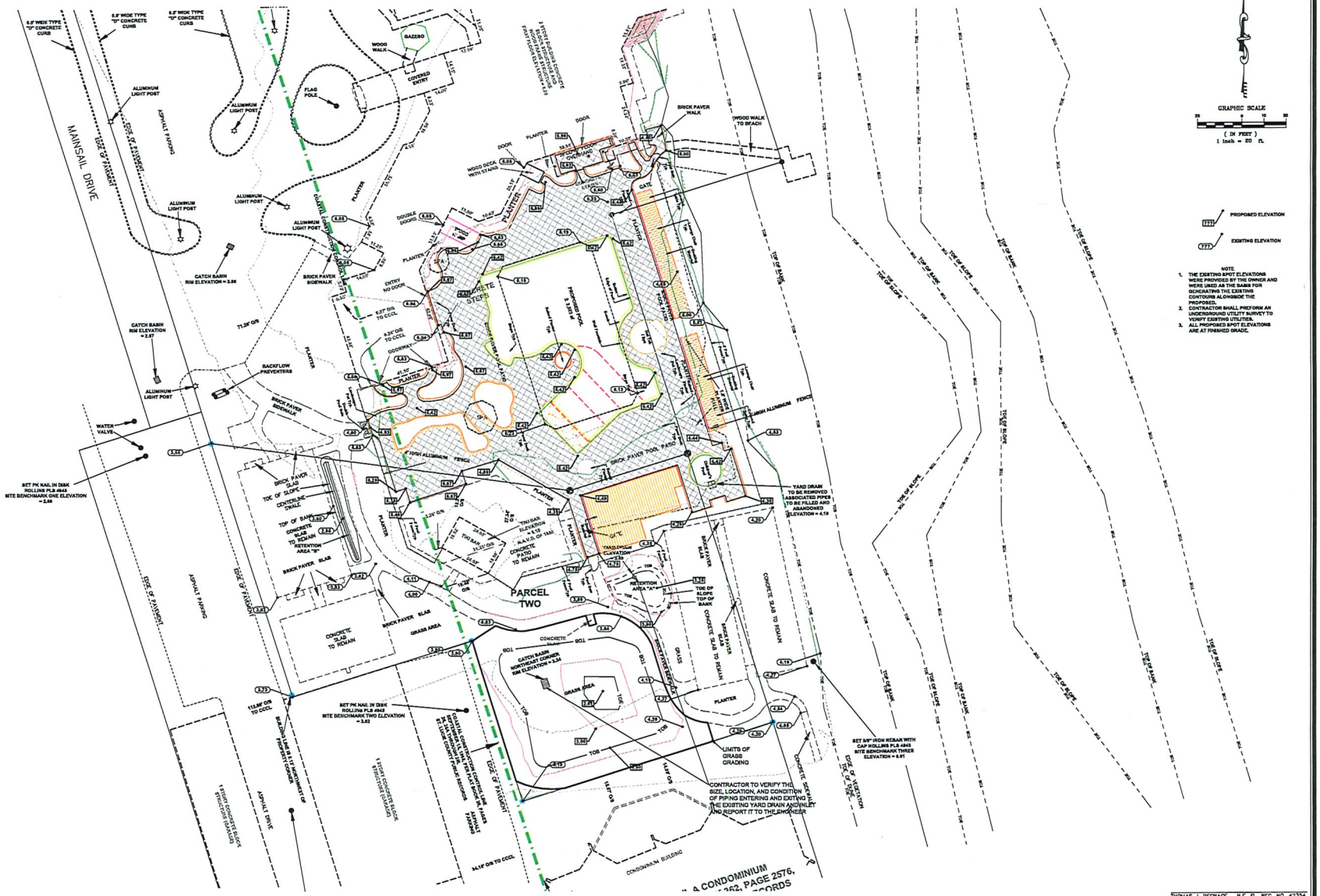
LP-4



THOMAS J. DEGRACE P.E. FL. REG. NO. 42334

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NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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	BY	DATE
DESIGNED	EAC	09-06-23
CALCS.	EAC	09-06-23
DRAWN	EAC	09-06-23
DETAILED	EAC	09-06-23
CHECKED	TD	
APPROVED	TD	

OCEAN VILLAGE

GRADING DRAINGAGE PLAN

DATE: 09/12/23
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23-090
SHEET 1 of 2

1. GENERAL

A. Mobilization: Mobilization shall meet the requirements of FDOT Section 101. This work shall include, but is not limited to, operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site, and for the establishment of temporary offices, buildings, safety equipment and first aid supplies, sanitary and other facilities, as required by State and local laws and regulations. the costs of bonds and any required insurance, and any other preconstruction expense necessary for the start of work, excluding the cost of construction materials, shall also be included in this section. This section also includes any and all work related to the final cleanup.

B. Construction Surveying: The Owner shall provide horizontal control consisting of four control points. The Owner shall also provide vertical benchmarks as shown on the plans. This control shall be provided one time only. The Contractor is responsible for all other construction surveying. The Contractor is responsible to protect these reference points and the construction staking throughout the job. The Contractor shall bear the cost of any necessary restaking.

C. Soil Testing: Soil Testing shall be performed by a certified testing laboratory. The contractor shall be responsible for payment of any failed tests and inspections.

2. EARTHWORK AND GRADING

Materials and construction methods for earthwork, excavation, embankment and grading shall meet the requirements of FDOT Section 120 and shall be performed to achieve final grades, elevations and typical sections as shown on the plans for the proposed work.

A. Clearing and Grubbing: Clearing and grubbing shall meet the requirements of FDOT Section 110 and shall be performed within the limits of the project work. This work shall include, but is not limited to, the removal of existing trees, brush stumps, roots and other objectionable material to a depth of 18 inches below the natural ground or design grade, whichever is lower. The areas to be cleared and grubbed generally consist of rights-of-way, utility easements, water management tracts, and portions of the lots as detailed on the plans. The Contractor shall confirm with the Owner the removal of any trees for possible preservation. All material shall be removed from the site of the project and shall be disposed of in accordance with local, regional, State and Federal laws, regulations and ordinances.

B. Rough Grade: The Contractor shall grade the rights-of-way and lots to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades, and typical sections as shown on the plans.

C. Fine Grade: The Contractor shall fine grade the roadway to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades and typical sections as shown on the plans.

D. Sod: Sod shall meet the requirements of FDOT Section 570, 575, and 981 and shall be placed adjacent to the curbing for a minimum width of 24 inches.

E. Seed and Mulch: Seed and mulch shall meet the requirements of FDOT Sections 570, 575, and 981 and shall be placed in all disturbed areas not otherwise addressed in plans provided by the owner.

3. DRAINAGE IMPROVEMENTS

Materials, trench excavation, pipe laying and backfilling operations for drainage improvements shall meet the requirements of FDOT Sections 125 and 430. Pipe shall be laid in true alignment in a pipe trench with an adequate supporting valce and "bedded" to the detail shown in the plans and FDOT Section 430. All backfill shall be compacted to a minimum density of 95 percent of the maximum density as determined by AASHTO T-180, unless otherwise shown on the plans.

The Contractor shall provide all materials and labor to complete the work for drainage improvements at the locations, sizes, and types shown on the plans for the following items:

A. Reinforced Concrete Pipe: Reinforced concrete pipe shall meet the requirements of Class III of ASTM C-76, Wall Thickness "B", Latest Revision, as modified by FDOT Section 941. Gaskets for pipe joints shall be round rubber gaskets and shall meet the requirements of FDOT Section 942.

B. Corrugated Aluminum Piper. Corrugated aluminum pipe shall meet the requirements of FDOT section 945, and shall be constructed as shown on the plans.

C. Polyvinyl Chloride (PVC) Pipe: PVC pipe shall meet the requirements of FDOT Section 948 and A.S.T.M. F-794, latest revision, and shall be constructed as shown on the plans.

D. Concrete Collar: Concrete collars shall meet the requirements of F.D.O.T. Standard Index No. 280 and shall be constructed to the detail shown on the plans.

E. Type "C" Inlet with Valley Gutter Top and Grate: Precast concrete catch basins shall meet the requirements of ASTM C-478 and 847 FDOT Section 425. Catch basins shall be Class I concrete and shall be constructed to the detail as shown on the plans. Valley gutter grates shall meet the requirements of ASTM A-123.

F. Storm Manhole: Storm manholes shall meet the requirements of ASTM C-478 and 847 FDOT Section 425. Storm manholes shall be Class I concrete and shall be constructed to the detail as shown on the plans.

4. PAVING IMPROVEMENTS

All paved areas shall meet the requirements of AASHTO Specifications and FDOT, and shall be constructed to the typical sections as shown on the plans.

The Contractor shall coordinate the services of an independent testing laboratory to conduct all required testing and retesting to comply with these Specifications. The Owner shall bear the cost of initial testing and the Contractor shall correct any deficient work at his own expense.

A. Asphaltic Concrete: Asphaltic concrete materials and construction methods shall meet the requirements of FDOT Sections 300, 320, 330 and 331 and shall be as shown in the typical sections. Prime Coats shall meet the requirements of FDOT Sections 300-1 through 300-7 and shall have an application rate of 0.10 gallons per square yard, unless a variation rate is approved by the Engineer.

B. Base: The base course shall be as shown on the typical sections on the plans. The base shall be compacted to 98 percent of the maximum density as determined by AASHTO T-180.

C. Subgrade: The subgrade shall be as shown in the typical sections of the plans, and shall extend six inches beyond the edge of the base course within the limits shown on the plans. Subgrade shall be compacted to 98 percent of the maximum density as determined by AASHTO T-180. If normal compaction methods do not meet the required densities, the subgrade shall be stabilized as directed by the Engineer.

D. 2' Valley Gutter Curb: Concrete 2' valley gutter curb shall meet the requirements of FDOT Section 520 and shall be constructed to the typical section as shown on the plans.

E. Concrete Curb: Concrete curb shall meet the requirements of FDOT Section 520 and shall be constructed to the typical section as shown on the plans.

F. Concrete Sidewalk: Concrete sidewalk shall meet the requirements of FDOT Section 522 and shall be constructed to the typical section shown on the plans.

G. Striping: Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. (Crosswalks , Stop Bars and Parking)

H. Stop Sign and Bar: Stop signs and bars shall meet the requirements of FDOT Section 700 and the Manual of Uniform Traffic Control Devices and shall be constructed in the locations as shown on the plans.

THE WORK

Existing Utilities and Structures:

Existing utilities, structures and facilities shown on the Drawings were located as accurately as possible from the records examined. No guarantee is made that all existing facilities are shown or that those shown are entirely accurate. The Contractor shall ensure himself of the actual location of the utilities, structures, or facilities prior to performance of any work in the vicinity. The utility companies or utility agencies will co-operate with the Contractor's operations. Prior to start of the work, the Contractor shall request each utility agency to advise him of the location of their facilities in the vicinity. The Owner will assume no liability for damages sustained or cost incurred because of the Contractor's operation in the vicinity of existing utilities or structures, or to the temporary bracing and shoring of same. In the event that it is necessary to shore, brace, or swing a utility, the utility company or department affected should be contacted and their permission secured as to the method used for any such work.

Restoration of Damaged Structures or Utilities:

It shall be the responsibility of the Contractor to repair, rebuild or restore to its former condition, any and all portions of existing utilities, structures, equipment, appurtenances or facilities, other than those to be paid for under this Contract, which may be disturbed or damaged due to this construction operation, at no cost to the Owner.

Final Cleanup:

Upon completion of the work, but before final payment will be made, the Contractor shall clear and remove from the Project area, all falsework, equipment, surplus and discarded materials, rubbish and temporary structures which result from the work under this Agreement, and shall restore in an acceptable manner, all property which has been damaged during the prosecution of the work.

Record Information:

Upon completion of the work, but prior to submittal of the request for final payment, the Contractor shall obtain and submit record information to the Owner. This information shall include the following:

1. Water and Wastewater Systems:

   As-built plans for water/sewer mains shall be provided by the Contractor/Engineer of Record and shall be comprised of a reproducible mylar copy and three (3) blueline copies of a certified survey. The blueline copies shall bear the original signature and embossed seal of the surveyor who performed the as-built survey. The as-builts shall be submitted after the completion of construction or as otherwise indicated herein, prior to submittal to Port St. Lucie Utilities Systems Department. The as-built survey shall be prepared in plan and profile format by a professional land surveyor registered in the State of Florida, and shall comply with applicable provisions of the Florida Administrative Code and Chapter 472 of the Florida Statutes. The as-built drawing shall be at the same scale and reference the same baseline as the drawings prepared by the Engineer of Record. The horizontal and vertical location of the mains and appurtenances shall be accurately depicted to scale and shall be identified relative to the baseline and relative to readily identifiable permanent reference points existing after the completion of the construction. Locations shall be shown for all fittings, valves, hydrants, manholes, sample points, air releases, etc., both horizontal and vertical, and the location of the main at each baseline station as shown on the plans (100 feet maximum) both horizontal and vertical. Underground facilities (i.e. drainage, gas, electric, telephone, etc.) crossing the mains shall be accurately shown both horizontally and vertically and shall identify size, type, facility material, and clearance. All information shall be based upon measurements and observations made in the field by the surveyor certifying the survey, or by personnel under his employment, direction and supervision. The cost for preparing and maintaining the as-built plans shall be incidental to the construction cost.

2. Drainage System:

   a. High points and low points of swales;

   b. Locations and grate and invert elevations of all structures;

   c. Location, size, type, length and invert of all culverts.

3. Paving and Grading:

Location and elevation of high and low points in roadway and any other changes in grade.

The record information shall be certified by a Florida Professional Land Surveyor. Locations shall be made by reference to centerline stationing and offset or by other means acceptable to the Owner. Elevations shall be according to the North American Vertical Datum (NAVD).

Guarantee: All materials and the installation thereof which are furnished and installed by the Contractor, under the terms of the Agreement, shall be guaranteed by the Contractor against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure under normal operation for a period of one (1) year from the date of final payment, said date to constitute the commencement of the one (1) year warranty period. All materials and installations proving to be defective within the specified period of the guaranty shall be replaced, without cost to the Owner, by the manufacturer or the Contractor. The period of guarantee of each such replacement shall be from and after the date of installation thereof.

UTILITY CONTACTS

Company	Contact	Telephone Numbers
PSLUSD	Lorrey Southerly, PE	(772) 807-4452
Florida Power & Light	Diana Villegas	(772) 337-7011
Comcast Cable	Rick Johnson	(561) 402-4513
AT&T	Iwan Arli	(772) 460-4441

GENERAL NOTES

1. Grassing shall be furnished and installed in conformance with the approved landscape plan. All disturbed areas not shown to be planted, mulched, etc. shall be sodded.
2. Sod shall be placed such that the top of the grass is at the same elevation as the top of adjacent finish grade.
3. The location of existing utilities shown is approximate only and must be field verified by the Contractor prior to beginning Work.
4. These plans shall not be used for construction unless they are marked "Approved for Construction" in the title block.
5. Contractor to obtain and review all permits prior to starting construction
6. Drawing scale may change due to reproduction
7. Maintenance of traffic must be in conformance with FDOT Specifications.
8. All nuisance exotic vegetation on-site must be removed in conjunction with site development.

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

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

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2960 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	–	–
CALCS.	–	–
DRAWN	EAC	09-06-23
DETAILED	–	–
CHECKED	TD	–
APPROVED	TD	–

CULPEPPER AND TERPENING 36X24

SPECIFICATIONS

DATE: 09/12/23
HORIZ. SCALE: –
VERT. SCALE: –
JOB No. 23-090
SHEET 2 of 2

P:\Proj-2023\23-090 Oasis Village Pond Area Improvements\03 Design\Land Development Details.dwg Plotted: 9/12/2023 1:08 PM By: EDGAR COLAVAN

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

LEGAL DESCRIPTION:

PARCEL ONE

A PART OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°17'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 387.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1439.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 16°34'32" WEST, A DISTANCE OF 235.18 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", HAVING A CHORD BEARING OF NORTH 13°25'28" EAST AND CHORD LENGTH OF 75.00 FEET, A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°25'28" EAST, A DISTANCE OF 190.50 FEET TO A POINT; THENCE SOUTH 16°34'32" EAST, A DISTANCE OF 171.30 FEET TO A POINT; THENCE NORTH 73°25'28" EAST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 16°34'32" EAST, A DISTANCE OF 180.00 FEET TO A POINT; THENCE SOUTH 73°25'28" WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 16°34'32" EAST, A DISTANCE OF 113.00 FEET TO A POINT; THENCE SOUTH 73°25'28" WEST, A DISTANCE OF 55.36 FEET TO A POINT; THENCE NORTH 81°28'22" WEST, A DISTANCE OF 162.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.094 ACRES OF LAND MORE OR LESS.

PARCEL TWO

A PART OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°17'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 387.30 FEET TO A POINT; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1439.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 81°28'22" EAST, A DISTANCE OF 162.47 FEET TO A POINT; THENCE NORTH 73°25'28" EAST, A DISTANCE OF 55.36 FEET TO A POINT; THENCE SOUTH 16°34'35" EAST, A DISTANCE OF 127.98 FEET TO A POINT AT THE NORTHEAST CORNER OF SEASCAPE II, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 362, PAGE 2576, OF THE OFFICIAL PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 73°25'28" WEST, ALONG THE NORTH LINE OF SAID SEASCAPE II, A DISTANCE OF 118.00 FEET TO A POINT; THENCE NORTH 16°34'32" WEST, ALONG THE EAST LINE OF SAID SEASCAPE II, A DISTANCE OF 76.00 FEET TO A POINT; THENCE SOUTH 73°25'28" WEST, ALONG THE NORTH LINE OF SAID SEASCAPE II, A DISTANCE OF 84.48 FEET TO A POINT; THENCE NORTH 16°34'32" WEST, A DISTANCE OF 135.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.564 ACRES OF LAND MORE OR LESS.

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT

CERTIFY TO:

1) OCEAN VILLAGE HOMEOWNERS ASSOCIATION

BENCHMARK REFERENCE:

FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED RILEY ST. LUCIE COUNTY 2005 VERTICAL CONTROL DISK. FOUND 177 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF COCONUT DRIVE ON THE EAST SIDE OF STATE ROAD A-1-A 3' PLUS OR MINUS EAST OF THE EAST EDGE OF A 5 FOOT CONCRETE SIDEWALK RUNNING NORTH AND SOUTH, 39 FEET PLUS OR MINUS NORTHWEST OF THE WEST END OF A OCEAN VILLAGE SIGN, 16 FEET PLUS OR MINUS WEST OF A WOOD UTILITY POLE. ELEVATION = 3.839 N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION

MAP NUMBER 12111C0184K DATE OF FIRM FEB. 19, 2020

COMMUNITY NUMBER 120286 PANEL 0184

FIRM ZONE AE BASE FLOOD ELEVATION 4.0 SUFFIX K

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		12/03/2007	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		12/03/2007	R.E.R.	R.E.R.
CONSTRUCTION LAYOUT SURVEY	E.F.B.		06/03/2008	R.E.R.	R.E.R.
ADD ADJACENT STRUCTURE	E.F.B.		12/01/2008	R.E.R.	R.E.R.
LOCATE DUNE AND MHWL	E.F.B.		02/18/2009	R.E.R.	R.E.R.
FORMBOARD SURVEY	E.F.B.		12/21/2009	R.E.R.	R.E.R.
FINAL SURVEY	E.F.B.		07/21/2010	R.E.R.	R.E.R.
ASBUILT SURVEY	E.F.B.		10/13/2010	R.E.R.	R.E.R.
LOCATE MONITERING WELLS	E.F.B.		08/12/2011	R.E.R.	R.E.R.
UPDATE SURVEY	E.F.B.		08/02/2023	R.E.R.	R.E.R.
UPDATE SURVEY	E.F.B.		07/25/2023	R.E.R.	R.E.R.

LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- Ⓜ = MANHOLE (M.H.)
- CB = CATCH BASIN (C.B.)
- = FIRE HYDRANT (F.H.)
- WM = WATER METER (W.M.)
- = WOOD POWER POLE (WD. P.P.)
- = CONCRETE POWER POLE (CONC. P.P.)
- = ANCHOR AND GUY WIRE
- = OVERHEAD WIRES
- = NOT TO SCALE
- = FENCELINE

NOTES:

1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 07/28/2023 8:30 AM EST

LOT SQUARE FOOTAGE: 0.535± ACRE

SCALE: 1" = 30'

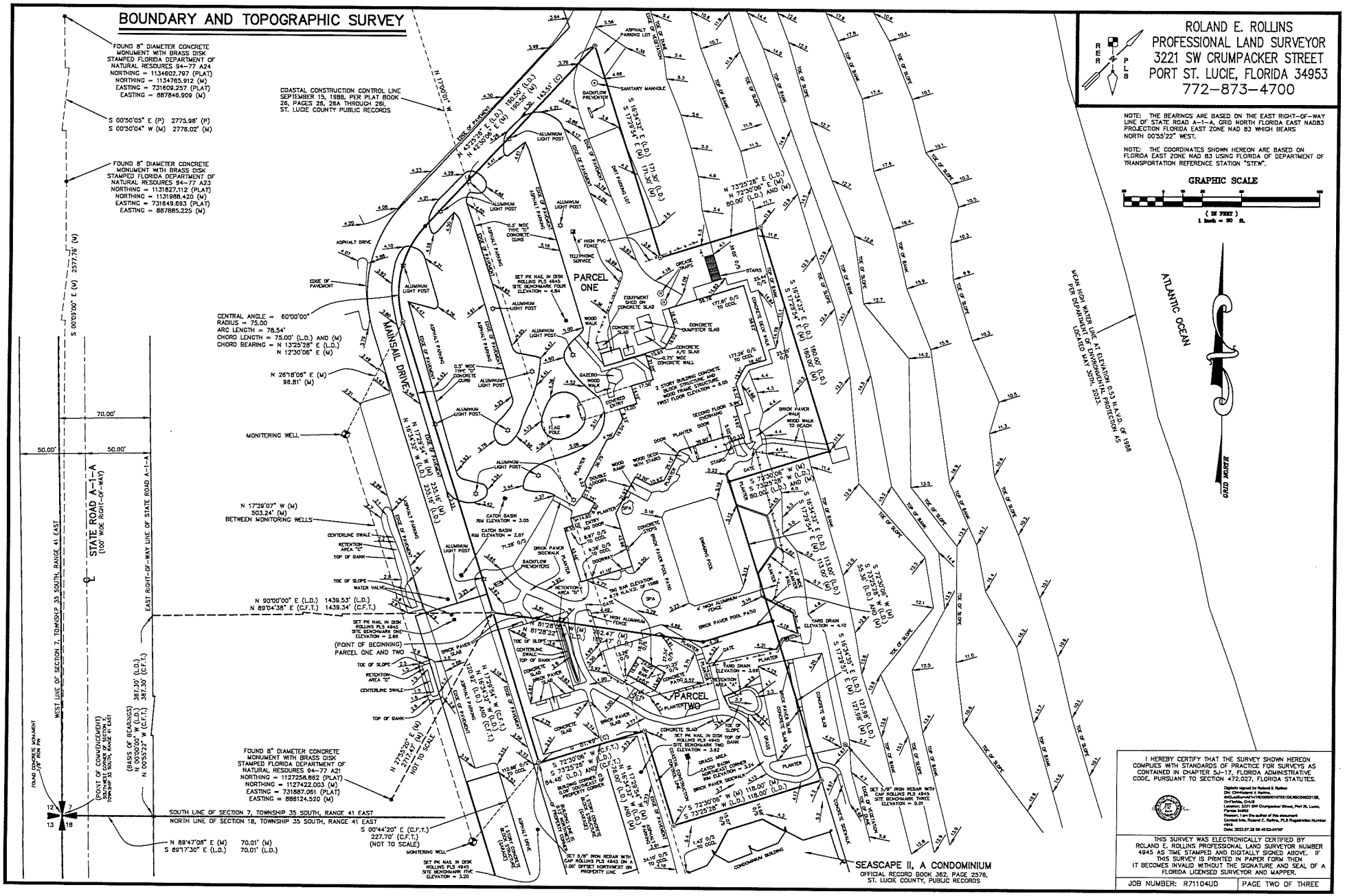
DATE OF LAST FIELD WORK: 07/25/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Roland E Rollins
DN: CN=Roland E Rollins, oid.0.9.2.342.19200300.100.1.1=R71104UD, OU=Florida, C=US
Location: 3221 SW Crumpacker Street, Port St. Lucie, Florida 34953
Reason: I am the author of this document
Contact Info: Roland E. Rollins, PLS Registration Number 4945
Date: 2023.07.28 08:39:34-04'00'

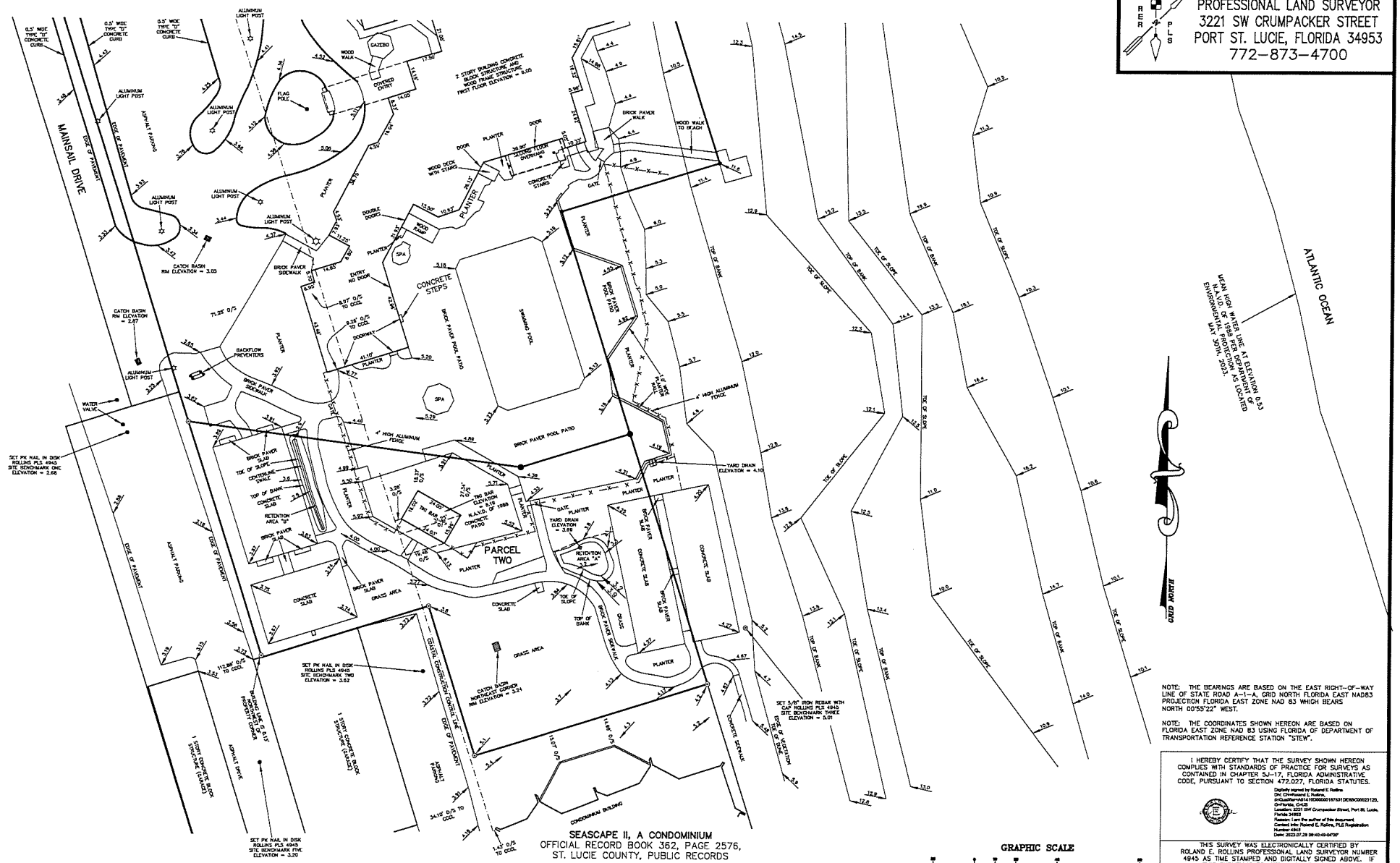
THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: R71104UD | PAGE ONE OF THREE


BOUNDARY AND TOPOGRAPHIC SURVEY
FOUND 8" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED FLORIDA DEPARTMENT OF NATURAL RESOURES 94-77 A24
NORTHING = 1134602.797 (PLAT)
NORTHING = 1134765.912 (M)
EASTING = 731609.257 (PLAT)
EASTING = 887846.909 (M)
S 00°50'05" E (P) 2775.98' (P)
S 00°50'04" W (M) 2778.02' (M)
FOUND 8" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED FLORIDA DEPARTMENT OF NATURAL RESOURES 94-77 A23
NORTHING = 1131827.112 (PLAT)
NORTHING = 1131988.420 (M)
EASTING = 731649.683 (PLAT)
EASTING = 887885.225 (M)
S 00°09'00" E (M) 2577.76' (M)
COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 28A THROUGH 28I, ST. LUCIE COUNTY PUBLIC RECORDS
CENTRAL ANGLE = 60°00'00"
RADIUS = 75.00
ARC LENGTH = 78.54'
CHORD LENGTH = 75.00' (L.D.) AND (M)
CHORD BEARING = N 13°25'28" E (L.D.)
N 12°30'06" E (M)
N 26°18'06" E (M) 98.81' (M)
MONITERING WELL
N 17°39'07" W (M) 503.24' (M) BETWEEN MONITORING WELLS
STATE ROAD A-1-A (100' WIDE RIGHT-OF-WAY)
EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A
WEST LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST
(POINT OF COMMENCEMENT) NORTHWEST CORNER SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST
(BASIS OF BEARINGS) N 00°00'00" W (L.D.) N 00°55'22" W (G.P.S.)
387.20' (L.D.) 387.30' (G.P.S.)
70.00'
50.00'
50.00'
MAINSAIL DRIVE
PARCEL ONE
PARCEL TWO
(POINT OF BEGINNING) PARCEL ONE AND TWO
FOUND 8" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED FLORIDA DEPARTMENT OF NATURAL RESOURES 94-77 A21
NORTHING = 1127258.882 (PLAT)
NORTHING = 1127422.003 (M)
EASTING = 731887.051 (PLAT)
EASTING = 888124.520 (M)
N 27°55'20" E (M) 2717.4' (M) NOT TO SCALE
SOUTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST
NORTH LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST
N 89°47'08" E (M) 70.01' (M)
S 89°17'30" E (L.D.) 70.01' (L.D.)
S 00°44'20" E (C.F.T.) 227.70' (C.F.T.) (NOT TO SCALE)
MONITERING WELL
SET PK NAIL IN DISK ROLLINS PLS 4945 SITE BENCHMARK FIVE ELEVATION = 3.29
SET PK NAIL IN DISK ROLLINS PLS 4945 SITE BENCHMARK ONE ELEVATION = 2.68
SET PK NAIL IN DISK ROLLINS PLS 4945 SITE BENCHMARK TWO ELEVATION = 3.62
SET PK NAIL IN DISK ROLLINS PLS 4945 SITE BENCHMARK THREE ELEVATION = 5.01
SET PK NAIL IN DISK ROLLINS PLS 4945 SITE BENCHMARK FOUR ELEVATION = 4.64
SET 3/8" IRON REBAR WITH CAP ROLLINS PLS 4945 ON A 1.00' OFFSET NORTHWEST ON PROPERTY LINE
SEASCAPE II, A CONDOMINIUM
OFFICIAL RECORD BOOK 362, PAGE 2576, ST. LUCIE COUNTY, PUBLIC RECORDS
MEAN HIGH WATER LINE AT ELEVATION 0.53 N.A.V.D. OF 1988 PER DEPARTMENT OF ENVIRONMENTAL PROTECTION AS LOCATED MAY 30TH, 2023
ATLANTIC OCEAN
GRID NORTH
ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700
NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, GRID NORTH FLORIDA EAST NAD83 PROJECTION FLORIDA EAST ZONE NAD 83 WHICH BEARS NORTH 00°55'22" WEST.
NOTE: THE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE NAD 83 USING FLORIDA OF DEPARTMENT OF TRANSPORTATION REFERENCE STATION "STEW".
GRAPHIC SCALE
(IN FEET)
1 Inch = 30 ft.
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
JOB NUMBER: R71104UD
PAGE TWO OF THREE

BOUNDARY AND TOPOGRAPHIC SURVEY

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700



NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, GRID NORTH FLORIDA EAST NAD83 PROJECTION FLORIDA EAST ZONE NAD 83 WHICH BEARS NORTH 00°55'22" WEST.

NOTE: THE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE NAD 83 USING FLORIDA OF DEPARTMENT OF TRANSPORTATION REFERENCE STATION "STEW".

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Roland E Rollins
Dn: C=Missouri S, Rollins, O=Florida, CN=ID
Location: 3221 SW Crumpacker Street, Port St. Lucie, Florida 34953
Reason: I am the author of this document
Contact Info: Roland E. Rollins, PLS Registration Number 4945
Date: 2023.07.29 09:40:49-04'00'

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: R71104UD | PAGE THREE OF THREE

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2393882 OR BOOK 1955 PAGE 815
Recorded:04/30/04 12:08

* Doc Assump: $ 0.00
* Doc Tax : $ 21,700.00
* Int Tax : $ 0.00

PREPARED BY:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

RETURN TO:
Carol Capri Kalliche, Esquire
BECKER & POLAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312-6525

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 23 day of April, 2004, by and between **RCR DEVELOPMENT COMPANY, INC., a Florida corporation,** (hereinafter "Grantor"), and, **OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation,** whose post office address is 2400 South Ocean Drive, Fort Pierce, FL 34949 (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, 2003;

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

AND the Grantor warrants, at the time of the delivery of the Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will defend against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, Sealed and Delivered
in the presence of:

David N. Sowerby

Maureen Lounsbery

RCR DEVELOPMENT COMPANY, INC.
a Florida corporation

By: _____
Roy Chapin, III, Vice President
2560 RCA Boulevard, Ste. 112,
Palm Beach Gardens, FL 33410

(corporate seal)

EXHIBIT "A" - Page 1

Commencing at the Southwest corner of Section 7, Township 35 South, Range 41 East, St. Lucie County, Florida, run South 89°17'30" East along the South line of said Section 7 a distance of 70.0 feet to a point on the easterly right-of-way line of State Road A-1-A, said point being the Point of Beginning.

From the Point of Beginning, run North along the easterly right-of-way line of State Road A-1-A a distance of 872.30 feet; thence run East a distance of 386.47 feet to a point of curvature; thence run along the arc of a curve concave to the North having a radius of 724.04 feet and a central angle 8°30'52" a distance of 107.60 feet to a point at the northwesterly corner of Catamaran, II, A Condominium as recorded in Office Record Book 334, Page 2451 of the Public Records of St. Lucie County, Florida; thence run along the boundary of Catamaran II as follows: run South 32°30'00" East a distance of 119.73 feet thence run South a distance of 59.0 feet; thence run South 38°00'00" West a distance of 239.70 feet; thence run South 19°07'00" West a distance of 270.0 feet; thence run South 70°53'00" East a distance of 255.07 feet; thence North 55°45'07" East a distance of 102.22 feet; thence departing from the boundary of Catamaran II run South a distance of 10.00 feet; thence run East a distance of 283.18 feet to a point on a curve on the westerly right-of-way line of Windward Drive, a 30 foot wide private right-of-way; thence with a radial bearing North 76°20'35" East run southerly along the arc of a curve having a radius of 465.00 feet and a central angle 16°20'35" a distance of 132.64 feet to a point of tangency; thence run South 30°00'00 East along said right-of-way a distance of 342.01 feet; thence run North 60°00'00" East a distance of 30.00 feet to a point on the easterly right-of-way line of Windward Drive and the Southwesterly corner of Ocean Villas III, A Condominium, as recorded in Official Record Book 277, Page 2686, of the Public Records of St. Lucie County, Florida; thence run along the boundary of Ocean Villas III as follows; run North 60°00'00" East a distance of 222.10 feet; thence run North 41°01'14" East a distance of 62.22 feet; thence departing from the boundary of Ocean Villas III, run South 85°35'08" East a distance of 88.57 feet to the Southwesterly corner of Seascape II, A Condominium, as recorded in Official Record Book 362, Page 2576, of the Public Records of St. Lucie County, Florida; thence run North 73°25'28" East along the south line of Seascape II a distance of 141.22 feet to a point on the coastal construction setback line; as recorded on September 15, 1988 in Plat Book 26, Pages 26, and 26A-26I of the Public Records of St. Lucie County, Florida; thence South 16°57'20" East along said coastal construction setback line a distance of 108.35 feet; thence continue along said coastal construction setback line South 17°00'01" East a distance of 546.04 feet to a point on the northerly right-of-way line of Blue Heron Boulevard, a county road; thence run along the northerly right-of-way line of said Blue Heron Boulevard as follows: thence run North 89°17'30" West a distance of 366.26 feet; thence run South 00°42'30" West a distance of 20.00 feet; thence run North 89°17'30" West a distance of 1458.50 feet to a point of intersection with the easterly right-of-way line of State Road A-1-A; thence run North along said easterly right-of-way line of State Road A-1-A a distance of 595.40 feet to the Point of Beginning.

EXHIBIT "A" - Page 3

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE I):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 383.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 206.24 FEET, TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHPOINTE DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, THROUGH A CENTRAL ANGLE OF 07°13'02", HAVING A CHORD BEARING OF SOUTH 04°19'01" WEST AND A CHORD LENGTH OF 12.59 FEET, A DISTANCE OF 12.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 92.44 FEET TO A POINT; THENCE SOUTH 45°39'48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 37.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 233.25 FEET TO A POINT; THENCE NORTH 00°44'44" EAST, A DISTANCE OF 139.01 FEET TO A POINT; THENCE NORTH 64°56'27" EAST, A DISTANCE OF 52.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.908 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE II)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 242.74 FEET TO A POINT; THENCE SOUTH 64°56'27" WEST, A DISTANCE OF 52.94 FEET TO A POINT; THENCE SOUTH 00°44'44" WEST, A DISTANCE OF 139.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 131.99 FEET TO A POINT; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 399.35 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 133.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.367 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 5

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE V):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 410.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89°53'23" EAST, A DISTANCE OF 149.40 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 186.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 149.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.637 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (TRACT F):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; A DISTANCE OF 1294.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°41'47" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE, A DISTANCE OF 191.04 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 17°04'55", HAVING A CHORD BEARING OF NORTH 09°14'58" EAST AND CHORD LENGTH OF 40.10 FEET, A DISTANCE OF 40.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 06°01'38", HAVING A CHORD BEARING OF NORTH 14°46'36" EAST AND A CHORD LENGTH OF 17.35 FEET, A DISTANCE OF 17.36 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 163.79 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST A DISTANCE OF 247.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 173.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.983 ACRE OF LAND MORE OR LESS.

Advanced Restoration Ecology

MEMORANDUM

TO: District Planning Group

FROM: Drew Gatewood

CC: File

DATE: 8/22/2023

RE: Ocean Village Pool Amenity Improvements

Due to the complexity of this project and the project's location we feel it more practical to submit the Dune Restoration Plan after having some initial site plan review with the FDEP CCCL staff. This way we can incorporate their requests into the plan to then be reviewed by County personnel. This should help streamline any potential back and forth between the agencies and our team to make a final plan.

Drew Gatewood, MS, PWS, CWB, WEDG, ISA Certified Arborist

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

Property Identification

Site Address: 2400 OCEAN DR
Sec/Town/Range: 07/35S/41E
Parcel ID: 2507-343-0005-000-1
Jurisdiction: Fort Pierce

Use Type: 2100
Account #: 33904
Map ID: 25/07S
Zoning: HI Medium

Ownership

Ocean Village POA Inc
2400 S Ocean Dr
Fort Pierce, FL 34949

Legal Description

7 35 41 THAT PART GOVT LOT 5 MPDAF: FROM SW COR OF SEC RUN S 89 DEG 17 MIN 30 SEC E ALG S LI OF SEC 70 FT TO ELY R/W A1A, TH N ALG SD R/W 387.3 FT, TH E 1439.53FT FOR POB, TH N 16 DEG 34 MIN 32 SEC W 235.16 FT TO PC OF CURVE CONC TO SE WITH RAD OF 75 FT AND CA OF 60 DEG, TH RUN NE ON CURVE 78.54 FT, TH N 43 DEG 25 MIN 28 SEC E 190.50 FT TO PT ON COASTAL CONSTR SETBACK LI, TH S 16 DEG 34MIN 32 SEC E ON SD LI 171.30 FT, TH N 73 DEG 25 MIN 28 SEC E 80 FT, TH S 16 DEG 34 MIN 32 SEC E 180 FT, TH S 73 DEG 25 MIN 28 SEC W 80 FT TO PT ON COASTAL CONSTR SETBACK LI, TH S 16 DEG 34MIN 32 SEC E ALG SD LI 113 FT, TH S 73 DEG 25 MIN 28 SEC W 55.36 FT, TH N 81 DEG 28 MIN 22 SEC W 162.47 FT TO POB (BEACH CLUBHOUSE SITE) (2.09 AC) (OR 1144-499)

Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

Current Values

Just/Market Value:	$4,559,900
Assessed Value:	$1,916,472
Exemptions:	$1,916,472
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0808	XX03	QC	R C R Development Co Inc,	$100
May 6, 1998	1144 / 0499	XX01	QC	OCEAN ESTATES INC	$100
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	$840,800
May 7, 1991	0692 / 2009	XX01	WD		$6,500,000

Building Information (1 of 2)

Finished Area: 14,425 SF

Gross Sketched Area: 16,808 SF

Building Information (2 of 2)

Finished Area: 384 SF

Gross Sketched Area: 714 SF

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRET HIGH	1	7544	1975
COM POOL AVG	1	3588	1975
SPA-HOT TUB	1	53	1975
ASP1 HIGH	1	21310	1975
COM POOL AVG	1	164	1975
CEMENT CURB	1	725	1975
SINGLE LIGHT	3	10	1975
UTILITY AVG	1	150	1999
VINYLFENCE6'	1	90	2005

Current Year Values

Current Values Breakdown

Building:	$7,900
Land:	$4,552,000
Just/Market:	$4,559,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$2,643,428
Assessed:	$1,916,472
Exemption(s):	$1,916,472
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	2005	2905	HOA/POA No Card	$1,916,472

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0	Fort Pierce Stormwater Charge	$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$4,559,900	$1,916,472	$1,916,472	$0
2022	$3,229,100	$1,742,248	$1,742,248	$0
2021	$1,972,800	$1,583,862	$1,583,862	$0
2020	$2,112,900	$1,439,875	$1,439,875	$0

Permits

Number	Issue Date	Description	Amount	Fee
F00-000400	Apr 26, 2000	Demolition	$0	$0
F00-000400	May 31, 2000	Alterations/Remodeling	$1,250	$0
F00-000400A	May 31, 2000	Roof	$12,500	$0
F00-000834	Jul 17, 2000	Fence	$5,890	$0
F00-000835	Jul 17, 2000	Fence	$4,467	$0
F91000555	Apr 26, 1991	Roof	$50,000	$50,000
F91-001430	Nov 4, 1991	Roof	$6,000	$6,000
F96-000943	Aug 1, 1996	Roof	$55,630	$55,630
F96-001068	Sep 3, 1996	Roof	$10,750	$10,750
F02-333	Mar 11, 2002	Roof	$1,935	$75
F01-1538	Nov 15, 2001	Alterations/Remodeling	$1,454	$75
CR2002-4	Jul 30, 2002	Alterations/Remodeling	$26,233	$387
RF2003265	Jul 1, 2003	Roof	$17,050	$296

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

Property Identification

Site Address: Southpointe DR
Sec/Town/Range: 07/35S/41E
Parcel ID: 2507-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 7700
Account #: 33901
Map ID: 25/07S
Zoning: HI Medium

Ownership

Ocean Village POA Inc

2400 S Ocean Dr
Fort Pierce, FL 34949

Legal Description

7 35 41 GOVT LOT 3-LESS THAT PART ASSD IN SURFSIDE-UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237-127 AND LESS THAT PART ASSD IN CATAMARAN I- AND GOVT LOT 4- LESS A1A R/W- AND GOVT LOT 5 - LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692-2012 AND LESS AS IN OR 692-2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668-205 AND LESS THAT PART GOVT LOT 4 MPDAF;FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955-808, 815)

Total Areas

Finished/Under Air (SF):	6,062
Gross Sketched Area (SF):	6,842
Land Size (acres):	40.02
Land Size (SF):	1,743,271

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Current Values

Just/Market Value:	$597,400
Assessed Value:	$563,963
Exemptions:	$563,963
Taxable Value:	$0

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0815	XX02	SPWD	R C R Development Co Inc,	$3,100,000
May 6, 1998	1144 / 0493	XX01	WD	OCEAN ESTATES INC	$2,100,000
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT	$840,800

INSURANCE CORP May 7, 1990	0692 / 2009	XX01	WD	$6,500,000

Building Information (1 of 3)

Finished Area: 2,447 SF

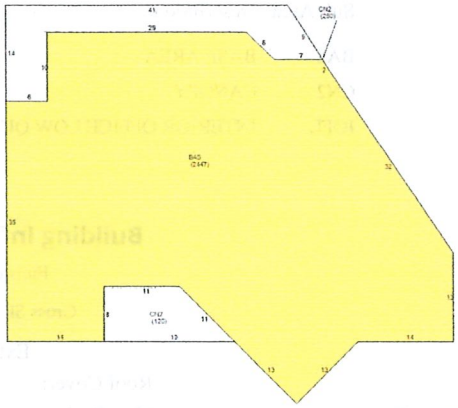
Gross Sketched Area: 2,827 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: LROF	Year Built: 1973	Frame:
Grade: Y_D	Effective Year: 1976	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2447	2447	224
CN2	CANOPY	380	0	171

Building Information (2 of 3)

Finished Area: 3,615 SF

Gross Sketched Area: 4,015 SF

Exterior Data

View:	Roof Cover: Enam Metal	Roof Structure: Steel Truss
Building Type: INDW	Year Built: 2001	Frame:
Grade: Y_D	Effective Year: 2001	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD
A/C %: 24%	Heated %: 24%	Sprinkled %: 0%

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	450	1973
ASP1 HIGH	1	158400	1973
BOARDWALK	1	360	1973
ASP1 HIGH	1	16400	1973
CB/8'	1	600	1974
CHAINLINK 10	1	480	1974
CLAY TEN CRT	1	13200	1974
OHD AVG	1	282	2001
CHAINLINK 6'	1	417	2001
CONCRETE LOW	1	10612	2001

Current Year Values

Current Values Breakdown

Building:	$411,500
Land:	$185,900
Just/Market:	$597,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$33,437
Assessed:	$563,963
Exemption(s):	$563,963
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	2004	2905	HOA/POA No Card	$563,963

Current Year Special Assessment Breakdown

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
2023	$597,400	$563,963	$563,963	$0
2022	$891,900	$512,694	$512,694	$0
2021	$643,600	$466,086	$466,086	$0
2020	$637,400	$423,715	$423,715	$0

Permits

Number	Issue Date	Description	Amount	Fee
F01-0001017	Jul 24, 2001	Unknown	$3,000	$0
F88000143B	Mar 1, 1988	Unknown	$10,000	$10,000
F88000143P	Mar 1, 1988	Unknown	$100	$100
F88000143S	Mar 1, 1988	Unknown	$100	$100
F000-000934	Sep 15, 2000	Unknown	$70,000	$0
CR2002-23	Sep 27, 2002	Unknown	$0	$250
CR2002-24	Oct 31, 2002	Unknown	$7,500	$250
CR2002-35	Oct 30, 2002	Unknown	$50,000	$675
SIDE2002-5	Oct 10, 2002	Unknown	$2,000	$75
SIDE20025	Jul 20, 2004	Unknown	$2,000	$150
TT20052	Mar 4, 2005	Unknown	$1,500	$150
IRR200518	Jan 11, 2006	Unknown	$12,000	$195
QUAD200411	Jan 1, 2004	Unknown	$0	$0
BP09-0468	Apr 10, 2009	Concrete	$2,490	$100
BP10-1923	Aug 19, 2010	Alterations/Remodeling	$800	$150
BP12-2147	Dec 5, 2012	Alterations/Remodeling	$100,000	$1,039
BP14-0453	Feb 24, 2014	Electric	$985	$155
BP14-1936	Jul 28, 2014	Electric	$15,000	$157
BP14-2171	Aug 19, 2014	Electric	$1,000	$155
BP15-1279	May 22, 2015	Electric	$7,000	$155
BP15-2677	Oct 6, 2015	Electric	$8,520	$166
BP16-2964	Nov 17, 2016	Re Roof Permit	$10,635	$0
BP16-3268	Dec 13, 2016	Electric	$1,750	$0
BP17-0387	Feb 10, 2017	Electric	$1,750	$0
BP16-1501	Oct 5, 2017	Additions to existing construction	$25,086	$0
BP19-2985	Sep 19, 2019	Fence	$180,000	$0
BP20-3415	Oct 19, 2020	Electric	$1,750	$0
BP22-0136	Jan 14, 2022	Fence	$10,000	$0