CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, August 12, 2024 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Planning Board Minutes June 10, 2024

6. **NEW BUSINESS**

   a. Zoning Text Amendment - Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments

   b. Annexation - Savannah Landing Partners
   2427-801-0056-000-3 and 2427-801-0053-000-2

   c. Annexation - 1835 and 1839 Sandridge Road

   d. Major Amendment to Planned Development (Master Planned Development)
   Sunrise Residential - 9850 Midway Road

e. Preliminary Plat - Sunrise Residential - 9850 West Midway Road

f. Conditional Use with New Construction - Rowe Duplex
1001 Tennessee Avenue

g. Site Plan - Asphalt Plant - 4060 Selvitz Road

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 08/12/2024

Re: Planning Board Minutes 6/10/24

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Planning Board Minutes June 10, 2024

Attachments

Planning Board Minutes 6/10/24

Form Review

Form Started By: Alicia Rosenthal Started On: 06/18/2024 08:35 AM

Final Approval Date: 07/03/2024

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, JUNE 10, 2024, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Ms. Baxevanis entered the meeting at 2:47 PM.

Present:	John Heaning; Gloria Baxevanis; Uline Daniel; Alexander Edwards; Nichelle Clemons, Chair
Absent:	Justine Carter; Anton Kreisl
Staff Present:	Kev Freeman, Planning Director
	Vennis Gilmore, Assistant Planning Director
	Kerry Driver, Planner
	Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Kreisl and Ms. Carter were excused.

5. APPROVAL OF MINUTES

a. Minutes from the May 13, 2024 meeting

Motion was made by Alexander Edwards, and seconded by Uline Daniel to approve the minutes from the May 13, 2024 Planning Board meeting.

AYE: Alexander Edwards, John Heaning, Uline Daniel, Chair Nichelle Clemons

Passed

6. NEW BUSINESS

a. Annexation - 169 Delray LLC - 3403-233-0002-000-6

Ms. Driver gave an overview of the annexation. She stated the approximate 1.95 acre voluntary annexation is at or near the intersection of W. Midway Road and Oleander Avenue with a current value of $284,000. Ms. Driver said the subject property has a St. Lucie County Future Land Use designation of Public Facilities and a Zoning designation of Institutional. The applicant is proposing a City Future Land Use designation of Residential High (RH) with a Zoning classification of High Density Residential (R-5). Ms. Driver answered questions from the Board on egress, cleaning up an enclave and acquiring the property directly to the south.

Rebecca Grohall, Applicant Representative, said the applicant owns both parcels to the east and the ingress and egress will be built into the development. She stated the main entrance would be on Melville Road. Ms. Grohall noted the commercial business to the south is not likely to be bought by the applicant.

LIsa Nelson, a resident, stated she owns the property to the south. Ms. Nelson asked about the zoning, type of housing and if there would be government subsidies. Ms. Nelson stressed that the concurrency should be met and that the stormwater management is looked at due to increased density.

Ms. Grohall stated at this time nothing had been proposed and the owner of the property was looking at market rate housing. She noted the concurrency would be looked at during development, and she added the current sidewalks are in great shape.

Motion was made by John Heaning, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the annexation of Parcel ID: 3403-233-0002-000-6.

AYE: John Heaning, Uline Daniel, Alexander Edwards, Chair Nichelle Clemons

Passed

b. Zoning Text Amendment - Establish Port of Fort Pierce Overlay Zoning District - Presentation and Discussion Only

Mr. Freeman gave an overview of the text amendment. He said he is in discussion with the property owners, and he wants the majority of property owners buy in before bringing the text amendment back to the Planning Board for a vote. Mr. Freeman stated the City Commission directed staff at its December 14, 2020, City Commission Conference Agenda meeting, to bring forward a rezoning of the area identified within the Port Master Plan to promote redevelopment.

Mr. Freeman said the Port of Fort Pierce Overlay Zoning District is proposed to preserve deep-water access for port and maritime uses consistent with the development concepts outlined within the Port of Fort Pierce Master Plan (Port Master Plan), to facilitate appropriate uses, particularly port and marine-related operations, and other water-dependent or related uses.

Mr. Freeman showed the illustrative Master Plan, and he explained the purpose of the overlay zoning district is to get the whole area working as a port. He highlighted that the economic value to the city is tremendous. Mr. Freeman noted several initiatives are underway near the Port, such as North Causeway Bridge Reconstruction and implementation of the SUNTrail Greenway, along with public-facing waterfront renewal efforts, for Fisherman's Wharf redevelopment and the Kings Landing development. Mr. Freeman stated the majority of the port area is not utilized and vacant.

Mr. Freeman described the overlay zoning district as icing on a cake with the Future Land Use being the bottom layer. He said the proposed development regulations provide for a wide variety of maritime related uses to allow for flexibility and to move through the system quicker. He stated, at this time, the existing zoning and future land use of the parcels within the Port of Fort Pierce Overlay Zoning District are proposed to remain in place. Mr. Freeman noted the current zoning is a patchwork of Plan Unit Redevelopment (PUR), Industrial, and Commercial.

Mr. Freeman explained that the north and south ports in the overlay are divided and a list of uses was created for each port area. He said some uses will be permitted and other uses, that don't fit in the illustration of the master plan, will be conditional.

Mr. Freeman answered questions from the Board on the southern boundary of the master plan, not meeting Seaway Drive. He suggested that Fisherman's Wharf on Seaway Drive is better handled outside the port. Mr. Freeman said St. Lucie County is a partner in the redevelopment of the port and the city is treating the county like a property owner.

Mr. Heaning said the chart of uses gives property owners a sense of direction.

Joshua Revord, St. Lucie County Port Director, stated the county is anxiously awaiting the Port Overlay Zoning District. He said the county has provided comments on how they would like to see the port developed. Mr. Revord said the Port Master Plan was a guiding plan created in 2020. He said the county has assets on the north and south ends, and they are looking for compatible uses in the center area. He stated the northern port area has recreational elements and the southern area is industrial. Mr. Revord noted the county is looking for buffers and adequate spacing, and they do not want to be too liberal about the uses.

Ken Pruitt, representing Safe Harbor Marina Harbortown, stated the 281 slip marina is investing 10 million dollars in repairs, restoration and renovation to the facility. He gave Mr. Freeman kudos for being open and inclusive, and he stated Mr. Freeman hit the sweet spot in the port's north area with light industrial uses. Mr. Pruitt said the matrix of uses is like gold to business owners because it provides certainty and allows the business to plan 5 to 10 years out.

c. **Rezoning - Planned Development - St. Lucie Commerce Center**
2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4
2431-800-0005- 000-1, 2431-800-0007-000-5, 2431-800-0006-000-8

Mr. Freeman gave an overview of the application. He said the approximate 108 acre development, St. Lucie Commerce Center (SLCC) was approved by the City of Fort Pierce City Commission on May 16, 2022, for development as a Light Industrial commerce park for the development of six (6) warehouse distribution buildings totaling 1,215,000 square feet with associated site features consisting of parking, landscaping, lighting, stormwater management and utilities. It is adjacent on its north property line to Heavy Industrial (I-3) zoning, occupied by a concrete batch plant, and adjacent to the western parcels are a

natural gas-burning municipal power plant and a wastewater treatment facility which will process all sewer for the City of Fort Pierce. To the south of SLCC is a concrete fixture manufacturing facility and vacant land entitled for heavy industrial St. Lucie County development.

Mr. Freeman stated because of the existing and increasing intensity along the northern, western and southern property lines, SLCC proposes to amend the City of Fort Pierce Zoning Atlas to allow for a step-down in intensity from those more intense uses on the subject boundaries while keeping the existing light industrial entitlements as a buffer to the east.
The application proposes a split of uses between the proposed light industrial and medium industrial areas of the Planned Development. The staff has analyzed and recommended that the table of allowed uses be incorporated within the Planned Development agreement. Mr. Freeman explained that uses listed with an "A", which are primarily seen in an industrial area, will require an additional major amendment to the Planned Development with a Conditional Use and will need to be approved by the Planning Board and City Commission. The uses could create dust or be medium to heavy in industrial use. Mr. Freeman noted that the Fort Pierce Utilities Authority Wastewater Treatment Plant is close by, and they are concerned about the dust generated by "A" uses. Mr. Freeman stated a detailed analysis, regarding dust control, hours of operation, and operating parameters will be done for "A" uses.

Mr. Freeman stated a more detailed traffic statement will be needed for site plan approval, especially for "A" uses. He noted, whatever circumstances, "A" uses will come back to the Planning Board, even if an existing building is converted to an "A" use.

Mr. Heaning commented on Selvitz Road needing work. Mr. Freeman said the Planning department will not approve any roads the county does not sign off on.

Leslie Olson, Applicant representative from District Planning Group, stated the location is in the industrial heart of Fort Pierce. She said in 2022 the applicant was approved to create a 1.2 million light industrial site. Over time, the applicant decided light industrial use didn't seem right with the surrounding heavy industrial uses that are not pretty. The applicant has decided to move the light industrial uses closer to Selvitz Road and the St. Lucie County property and add medium industrial uses to the western portion of the property. Ms. Olson said the step-down zoning will protect future users from heavy industrial activity. She said careful analysis was done and there are no new net trips being added. Mr. Olson noted that developers are not responsible for paying for problems on the roads that already exist. They are only responsible for impacts on the road and impact fees.

Motion was made by Alexander Edwards, and seconded by John Heaning to forward a recommendation of approval to the City Commission for the rezoning to Planned Development with the following 25 conditions:

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. The development phasing schedule shall be based on the preliminary development plan by Dynamic Engineering C1.00a Rev. 3 dated 12/03/2021 and the following table:

PHASE	USE	Maximum SQ. FT.
A	Medium Industrial	50,000
B	Medium Industrial	192,000

C	Light Industrial	127,500
D	Light Industrial	585,000
E	Medium Industrial	260,000

2. The maximum permitted Building sq.ft. shall be limited to 1,215,000 sq.ft.
3. The minimum Open Space shall be 25% of the Final PD site area.
4. The minimum Pervious Area shall be 45% of the Final PD site area.
5. Any building not conforming to the previously approved site plan C1.00 Rev.1 by Dynamic Engineering, dated 12/03/2021, will require a Final PD site plan application. Buildings in conformance with approved use and design may be submitted as a Major or Minor site plan as regulated by City Code Sec. 125-313. - Major and minor site plan application.
6. The allowed uses in the Final PD shall be limited to the following. P indicates a permitted use. A indicates that the use will require a major amendment to the Final PD site plan as a conditional use:

USES	LIGHT INDUSTRIAL	MEDIUM INDUSTRIAL
Antenna (on existing structure)	**P**	**P**
Aquaculture	**P**	**P**
Auto/Boat Sales/Rentals	**P**	**P**
Automotive	**P**	**P**
Business Services	**P**	**P**
Catering	**P**	**P**
Communications	**A**	**A**
Contractor Services	**P**	**P**
General Contractors	**P**	**P**
Heavy Equipment Sales	**P**	**P**
Light Industrial Service	**P**	**P**
Manufacturing - Electronic Equipment	**P**	**P**
Manufacturing - Textile	**P**	**P**
Manufacturing - Apparel	**P**	**P**
Manufacturing - Boat	**P**	**P**
Manufacturing - Concrete		**A**
Manufacturing - Fabricated Metal	**P**	**P**
Manufacturing - Food	**P**	**P**
Manufacturing - Furniture	**P**	**P**

Manufacturing - Glass		**A**
Manufacturing - Leather	**P**	**P**
Manufacturing - Machinery	**P**	**P**
Manufacturing - Medical Goods	**P**	**P**
Manufacturing - Pharmaceuticals	**P**	**P**
Manufacturing - Plastic Products	**P**	**P**
Manufacturing - Printing etc.	**P**	**P**
Manufacturing - Stone		**A**
Manufacturing Services	**P**	**P**
Manufacturing- Tobacco Products	**P**	**P**
Marine Industrial	**P**	**P**
Packing	**P**	**P**
Parcel Service	**P**	**P**
Primary Metal Industries		**A**
Processing, food and related products	**P**	**P**
Repair Services	**P**	**P**
Repair, Vehicle or Marine	**P**	**P**
Research and Development	**P**	**P**
Service	**P**	**P**
Storage, Self Service	**P**	**P**
Trade Contractors	**P**	**P**
Transit		**P**
Warehouse - Freight	**P**	**P**
Warehouse - General	**P**	**P**
Wholesale Trade	**P**	**P**
Woodwork - Millwork	**P**	**P**

7. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
8. Prior to submittal of the Final PD Plan an updated Environmental Survey shall be carried out to confirm whether the species listed in the Environmental report by Atwell LLC, dated September 29, 2021, are present or in the vicinity of the site.
9. The Final PD site plan submittal shall include a wetland jurisdictional survey.
10. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
11. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
12. A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.
13. A revised Traffic Impact Analysis shall be submitted at the time of Final PD site plan application.
14. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
15. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
16. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
17. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
18. The Final PD site plan shall contain the following information, at minimum:

- A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
- Proposed lot lines and other divisions of land for management, use or allocation purposes.
- The location, size and height of present and proposed buildings and structures.
- The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
- The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development of adjacent streets, showing all curb cuts and sidewalks.
- The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
- The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

19. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
20. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.
21. Any ROW dedication in respect of Selvitz RD shall be identified through the site plan process.
22. Required improvements to the sidewalk along Selvitz RD shall be identified through the site plan process.
23. An evaluation of a contribution to potential signalization at Energy Lane shall be undertaken during the site plan process.

24. The maximum use of the site shall maintain compliance with the St. Lucie 2045 Long Range Transportation Plan.
25. A dust control mitigation plan shall be submitted and approved prior to any Final PD site plan approval.

AYE: John Heaning, Uline Daniel, Alexander Edwards, Gloria Baxevanis, Chair Nichelle Clemons

Passed

d. **Conditional Use with No New Construction - Play Money Family Fun Center 2765 Peters Road**

Ms. Driver gave an overview of the Conditional Use application for the Play Money Family Fun Center. She said the business will occupy 13,600 square feet and has a zoning of C-3, General Commercial and a future land use of GC, General Commercial. Ms. Driver said all games are set for free play and a wristband format is provided for unlimited play access to games such as pinball and skee ball.

Ms. Driver listed the conditions of approval.
1. No game shall be played by persons who are under 18 years of age unless an “exception” is granted by the City Commission.
2. Alcohol sales or consumption shall be prohibited in amusement arcades and arcade centers unless an “exception” is granted by the City Commission.
3. Amusement arcades or arcade amusement centers shall not exceed 9,000 square feet unless an “exception” is granted by the City Commission.

Chair Clemons asked if the Board is voting to recommend approval to the City Commission without being able to object to whether or not the business was for adults only, the alcohol usage and the size of the business.

Mr. Freeman said the Board can make recommendations to the City Commission. He explained there are other code requirements that need to be addressed regarding landscaping, tinted windows, bike racks, and registration requirements. Mr. Freeman stated the code requirements cannot be changed without the approval of the Planning Board and City Commission.

Ms. Driver provided an update to the Board and stated there are 12 total conditions.

Chair Clemons stated she is torn and not comfortable with what has been presented, and it is not fair to the applicant or the public to send the application to the City Commission.

Mr. Heaning said he has an issue with the name "Family Fun Center" when you have to be over 18 years or older to enter. He mentioned the proposed downtown location with the same name allowed kids. Mr. Heaning said he was concerned about crime in the area, and he asked if the applicant was responsible for landscaping the entire parking lot or only the area being occupied.

Mr. Freeman said the downtown project came with a zoning code text amendment, but the application was withdrawn.

Chair Clemons said "Family Fun Center", which does not allow kids, is a misdirection and is sending the wrong signal if the business is an adult-only gaming center.

Jenn Spearman, Applicant Representative, explained the owner had originally planned to

open the business at 110 Orange Avenue, but he was unable to come up with a legitimate lease. Ms. Spearman said there would be no gambling at the business. She said the area is completely changing and is being developed beautifully. Ms. Spearman noted Tesla has added new charging stations and the owner of the plaza had already spoken with the police officers. She compared the business to a Chuck E. Cheese or Dave and Busters. The customer pays one price, and it is an affordable place for a family. Ms. Spearman said she was told a zoning code change was in the works, but a Conditional Use was needed until the zoning code change has been approved.

Chair Clemons stated how great it would be to have this type of business in the city.

Mr. Freeman explained that staff would like to approve the business without a Conditional Use and without an ordinance to the code, but in the code an amusement arcade is a Conditional Use. Mr. Freeman stated that staff has an amendment to the code, currently with the legal department, redefining the Family Entertainment code by adding the definition of a "Family Fun Center" and defining a "Family Fun Center". He said Conditional Use is the only way to progress by allowing an exception to allow individuals under 18 years old, allowing alcohol and consumption and allowing an increase in square footage for the facility.

Mr. Freeman said the proposed code change will be made to the C-3, General Commercial zoning district and will be in line with the state statute definitions.

Harry Zuker, owner of the property, stated he had been speaking with the chief of police about having security. He said the police department was looking at adding a substation to the area. He said the Play Money Family Fun Center will give people a place to go and things to do. He said there are lots of new housing developments in the area. Mr. Zuker said he has owned the property since 2003 and has met the landscape code. Mr. Zuker said no money is put into the machines at Play Money. A $20.00 wristband allows unlimited free play. Mr. Zuker said there are more adults at night, enjoying beer and wine and more kids during the day. The facility will end up with 200 games. Mr. Zuker said only five (5) bike racks are needed, and the code calls for 40 bike racks. Mr. Zuker said the businesses that face east all have window tinting. He said the tint would have pictures of games on the outside and when inside, looking out, it is clear. Mr. Zuker said 40 Tesla supercharging stations were recently installed at the plaza. He noted while the cars are being charged, the drivers will have time on their hands and can visit Bravo, Goodwill and Play Money. Mr. Zuker said mostly kids work at Play Money, so there is no need for police vetting of employees, since there will be no gambling. Mr. Zuker said taxes will not be collected for each machine since no money is put into the machines. He said Play Money wants to open for the school season. Mr. Zuker concluded by saying Play Money is like a mini Dave and Busters.

Mr. Heaning said he is in favor of the application, if kids can come in. Mr. Heaning suggested 10 bicycle racks instead of 40.

Brian Arruda, owner of Play Money Family Fun Center, said they have groups of children and busloads of kids coming for field trips and birthday parties to their Stuart location. He said they would not be serving food, but food could be brought in. He said anyone can come in and play, and he feels he can grow his business in Fort Pierce.

Mr. Freeman recommended highlighting what pieces of the Amusement Arcades and Arcade Amusement Centers zoning code are needed and what the applicant can be exempt from.

Motion was made by John Heaning, and seconded by Gloria Baxevanis to forward a recommendation of approval of the Conditional Use to the City Commission with the following conditions from Section 125-325 - Amusement Arcades and Arcade Amusement Centers.

1. No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends.
2. Amusement arcades or arcade amusement centers shall operate in full compliance with all state and federal law.
3. No sign shall be placed on or adjacent to any window if such placement would interfere with the clear and unobstructed view of the entire interior of the establishment from ground level through exterior windows.
4. All entrances shall be adequately lighted.
5. All amusement arcades or arcade amusement centers must post at least two conspicuous signs within the premises, and one conspicuous sign at the entrance, stating no smoking and no drugs.
6. 10 Bicycle racks shall be installed and located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.
7. All amusement arcades or arcade amusement centers must provide public restrooms in accordance with applicable country health department requirements.
8. Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt.
9. Landscaping must comply with the requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.
10. Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in section 125-317.
11. Any proposed exterior change to a building used for arcade uses will be subject to city design review guidelines pursuant to section 125-314. This shall not apply to buildings located in historic districts or buildings that are individually designated.
12. Parking shall be provided at a rate of three-fourths parking spaces per machine (or three spaces for every four machines).
13. Provide an operating plan consisting of an interior layout plan drawn to scale showing the location of all machines, devices, equipment and access ways, and such other information as may be reasonably requested.
14. Amusement arcades or arcade amusement centers that serve food or provide catering services on premises must be licensed by the department of health, department of business professional regulation, or department of agriculture and consumer services.
15. The city commission shall determine if the health, safety, or general welfare have been provided for with any waiver request and may impose any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.
16. The city commission may not waive distance restrictions imposed by subsections (a)(4) and (a)(5) of this section.
17. The city commission shall consider the following for any waiver request:

- The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;
- The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;
- Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;
- Whether the facility is physically separated or well-buffered from all adjacent

residentially zoned areas;
- Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;
- The number of police calls to the proposed location and/or adjacent properties within the past year.

18. Florida law compliance. It is not the intent of this section to allow amusement arcades or amusement that:
- Mimic the look and feel of gambling venues which are prohibited by law.
- Include any game, machine or device that violates any provision of state and federal law, including, but not limited to, F.S. ch. 849.
- All amusement arcades or arcade amusement centers shall operate in full compliance with all state statute requirements and other applicable laws.

AYE: Gloria Baxevanis, John Heaning, Uline Daniel, Alexander Edwards, Chair Nichelle Clemons

Passed

e. **Major Site Plan Amendment - Kings Highway Commerce Center**
2313-332-0000-010-0, 2313-333-0001-000-7, 2313-331-0000-000-4

Mr. Gilmore gave an overview of the application. He stated the Major Site Plan Amendment application is the result of reconsidering design and siting based on a market study by the property owner. He said the request is to construct two (2) flex-space buildings totaling 390,000 square feet of office and warehouse distribution space with associated site improvements. Mr. Gilmore explained that on January 17, 2023, the City Commission approved a Site Plan to construct two (2) flex-space buildings totaling 442,000 square feet of office and warehouse distribution space with associated site improvements. The original approved site plan consisted of approximately 34.813 acres of land, consisting of four (4) parcels of land.

Mr. Gilmore stated the applicant provided an alternate site plan with the truck loading facing south on White Road with a 6-foot wall to block the loading view. Mr. Gilmore said the wall needs to be moved to the north, painted, and include architectural embellishments, and the landscaping will need to be placed on the outside of the wall.

Jeff Iravani, Applicant Representative, stated the revised site plan has the loading on the south side, which is extremely important for truck circulation not mingling with car traffic. He said most trucks come from the south and the main entrance does not have a left turn-out at Kings Highway. Trucks would have to use White Road to go south, and it is a difficult turn between the building, the lake and vehicular traffic. Mr. Iravani said the wall is back eight (8) feet and the trees and landscaping will be in front of the wall. The purpose of the wall is to block the loading area. He noted there would be a 10-foot landscape buffer with bio swales and trees. Mr. Iravani's presentation showed a clear line of sight.

Mr. Heaning asked if the roads could be widened to accommodate the trucks.

Mr. Edwards asked if the wall had been reviewed by the fire department and reviewed for setbacks and traffic. Mr. Edwards also asked how the removal of the 2nd lake would be replaced.

Mr. Iravani said the roads are 30 feet wide and designed for 60-70 foot trucks and can only be widened so much. He noted that truck circulation, not interacting with employee cars, is very important. Mr. Iravani says there are no visibility issues and the DOT requirements

have been met. He also stated bio swales and dry retention are being added, and they meet South Florida Water Management District water and drainage requirements.

Mr. Heaning asked if staff had a problem with vehicles on White Road.

Mr. Freeman said either design would work. The alternative design provided by the applicant is easier for trucks getting in and out. He stated the first proposal meets more of the city's design guidelines. Mr. Freeman noted the size of the building could be reduced to increase the turn radius. He said the argument is functionality over form.

Ms. Daniels suggested reducing the size of the building if the applicant wants the alternate site plan.

Motion was made by Gloria Baxevanis, and seconded by John Heaning to forward a recommendation of approval to the City Commission with the following four conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required: The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
- Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:
Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site’s development/construction activity.

3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

AYE: Uline Daniel, Alexander Edwards, John Heaning, Chair Nichelle Clemons
Passed

f. **Waiver of Distance - Convenience Store - 908 Avenue D**

Ms. Driver gave an overview of the application and stated a Waiver of Distance approval is needed for the applicant to receive approval for a 2APS alcohol license for off-premise consumption. Ms. Driver said the parking is not formally provided and there is no current landscape or landscape plan. She said there is no lighting on the adjacent empty lot used customarily as parking, but there is lighting on the roadway. Ms. Driver said the convenience store is 1,800 square feet and has a C-3, General Commercial zoning and a Future Land Use of GC, General Commercial.

Ms. Driver stated staff recommended denial of the application due to the landscaping, access control, parking, and accessibility requirements not being met.

Mr. Freeman stated the applicant does not control the corner lot, which is currently being used for parking.

Mr. Heaning asked if there is the possibility of obtaining the corner lot and if there is a need for access behind the building. Mr Freeman said the applicant would need a parking agreement with the property owner, cross access agreement, stormwater and landscaping to use the lot for parking. Mr. Hearing said he walked down the street and many of the church members did not like the idea of alcohol being sold at the food store.

Chair Clemons expressed her concerns about a daycare being across the street. Mr. Edwards asked about the ADA parking requirement.

Yaser Mahmoud, applicant, stated the building is very old, and the only option for handicap parking is behind the building. Mr. Mahmoud expressed that alcohol would not be consumed on the premises and there was no place to sit and drink. He said the area needed a store and the alcohol sales would help his business and the area. Mr. Mahmoud said he was told that customers could park in the empty lot even though the empty lot does not belong to his building.

Chair Clemons stated the applicant has to meet ADA guidelines and, legally, he does not have access to ADA parking. There is no egress to put parking in the back of the store. An alcohol license cannot be issued without ADA parking.

Motion was made by John Heaning, and seconded by Uline Daniel to hold the application for further review by the applicant.

AYE: Alexander Edwards, John Heaning, Gloria Baxevanis, Uline Daniel, Chair Nichelle Clemons

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman said the amendment to the Planned Development code was approved by the City Commission on the first reading. The 2nd reading for approval is June 17, 2024. He said he expects to receive a fair number of applications. With the new Planned Development code, the Board can ask for improvements beyond what the code says for design, traffic and

stormwater.

Mr. Freeman said a number of definitions have changed because of state statute. He stated he is waiting for the legal department to review the definition zoning text amendments.

9. BOARD COMMENTS

Ms. Daniel asked what can be done about the flooding in the city and how the drainage can be improved.

Mr. Freeman said a lot of buildings in Fort Pierce do not meet the stormwater requirements. He stated newer buildings have higher standards to meet. Mr. Freeman said with new development proposals the city can ask the applicant to do a bit more than has been done in the past to increase the standard. Mr. Freeman said economic development in downtown will pay for itself with upgraded stormwater and roads. He noted the older neighborhoods will take time to meet the new building code. He said Public Works and Engineering are always working on flooding issues.

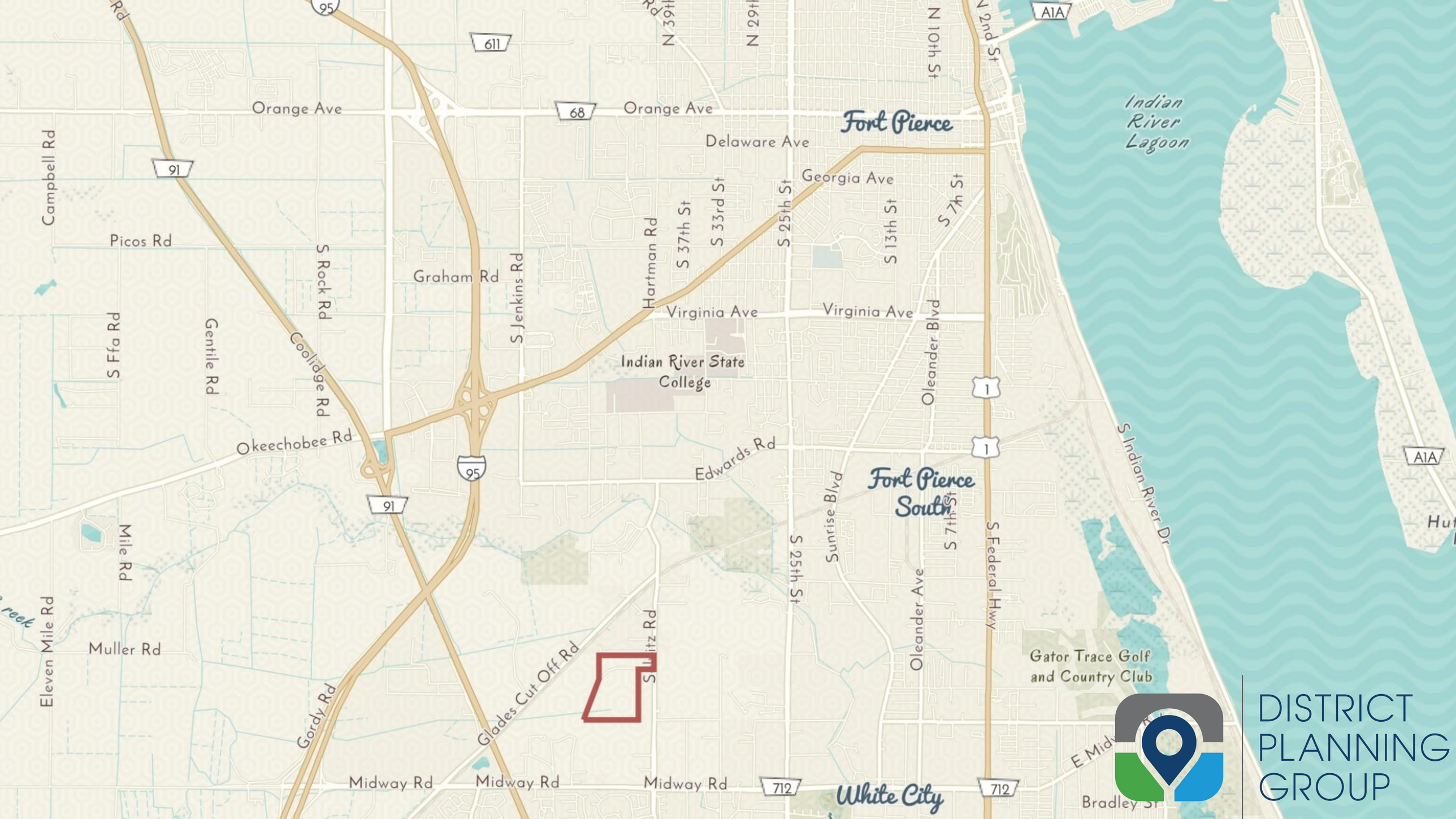
10. ADJOURNMENT

St. Lucie Commerce Center
Planned Development
Master Development Plan

- City of Fort Pierce Planning Board
- June 10, 2024

Applicant: **Hope Commercial Holdings**
Agent: **Leslie Olson, AICP**

DISTRICT PLANNING GROUP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Orange Ave
Fort Pierce
Delaware Ave
Georgia Ave
Indian River Lagoon
Campbell Rd
Picos Rd
S Rock Rd
Graham Rd
S Jenkins Rd
Hartman Rd
S 37th St
S 33rd St
S 25th St
S 13th St
S 7th St
N 39th St
N 29th St
N 10th St
N 2nd St
A1A
Virginia Ave
Virginia Ave
Oleander Blvd
Indian River State College
S Ffa Rd
Gentile Rd
Coolidge Rd
Okeechobee Rd
Edwards Rd
Fort Pierce South
Sunrise Blvd
S 25th St
S 7th St
S Federal Hwy
S Indian River Dr
Mile Rd
Eleven Mile Rd
Muller Rd
Glades Cut Off Rd
Gordy Rd
S Kitz Rd
Oleander Ave
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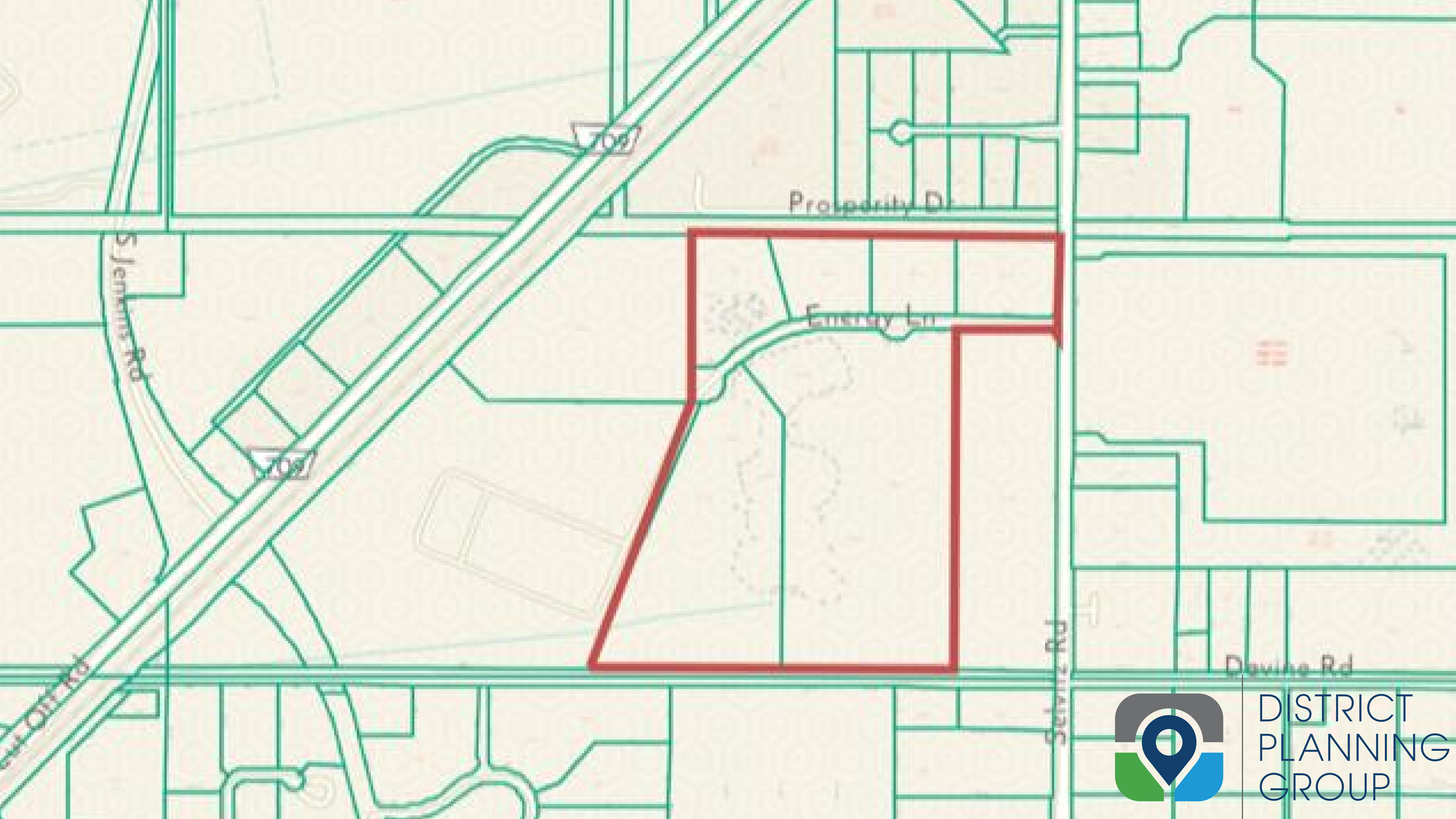
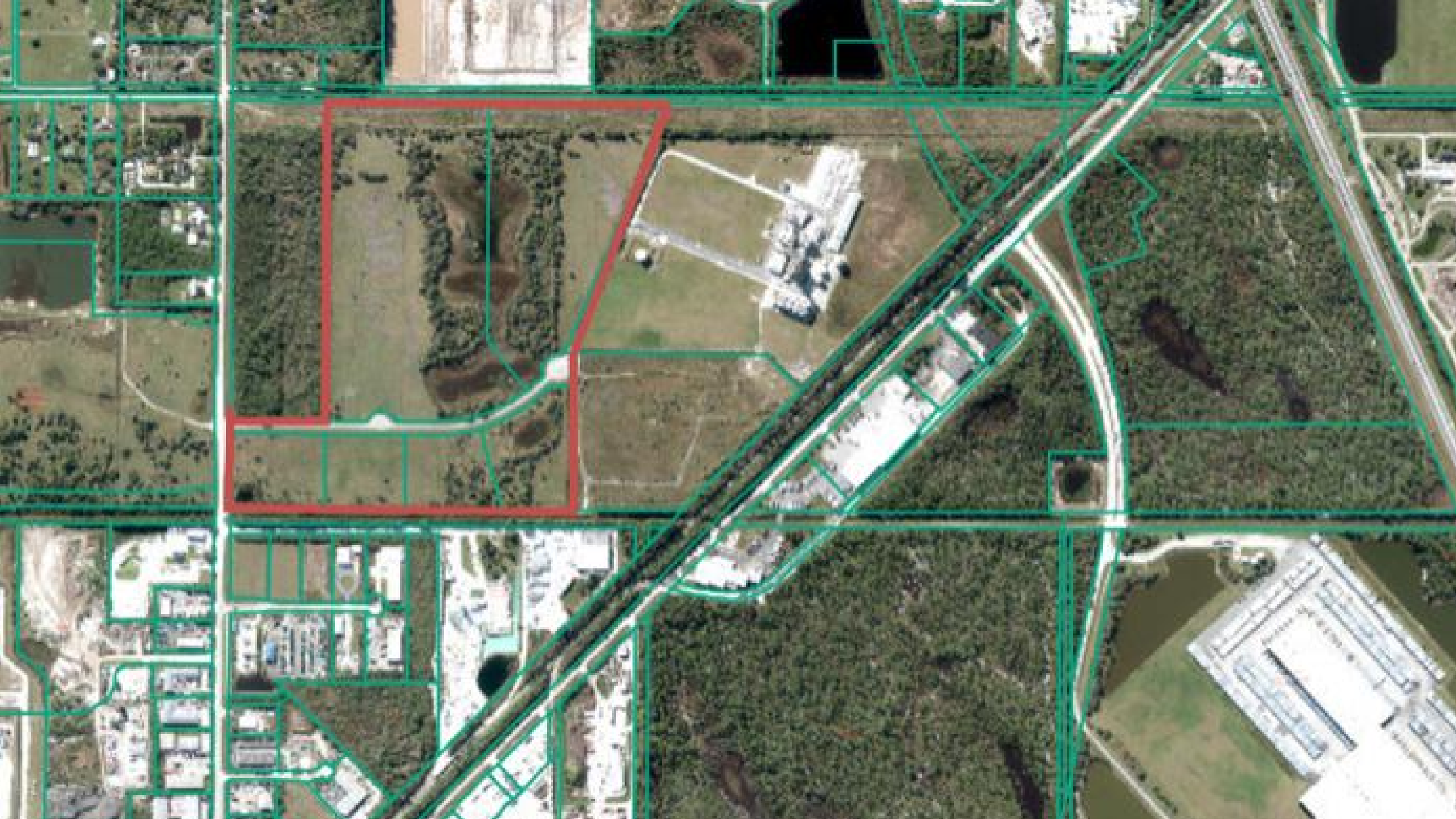
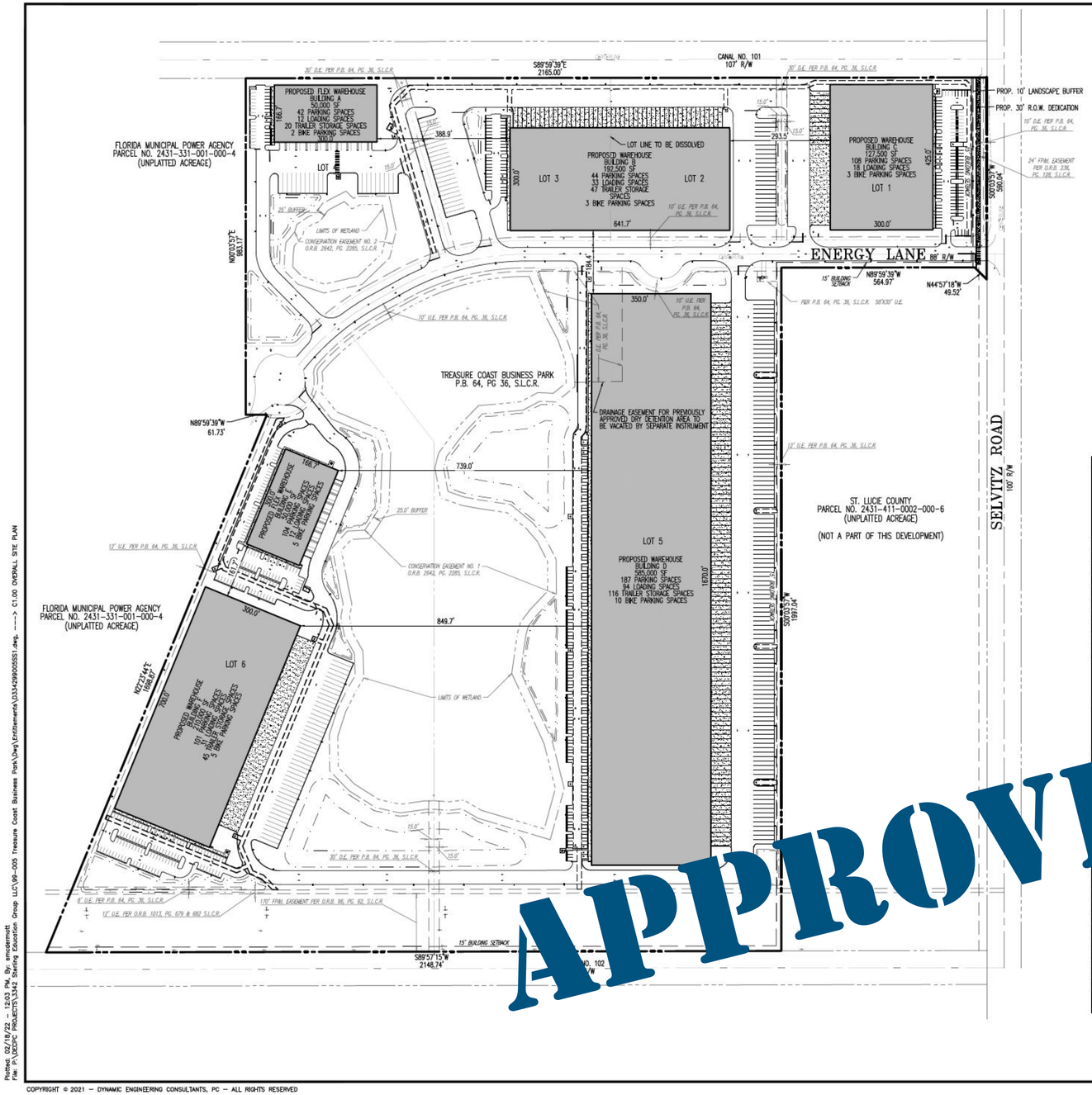
DISTRICT PLANNING GROUP



DISTRICT PLANNING GROUP





HORIZONTAL CONTROL & STRIPING NOTES

1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA

PARCEL NO.:	2431-606-0005-000-1 2431-606-0004-000-1 2431-606-0002-000-0 2431-606-0006-000-8 2431-606-0001-000-5 2431-606-0003-000-7
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981
OWNER:	ST. LUCIE COMMERCE CENTER, LLC
PROJECT NAME:	FORT PIERCE COMMERCE CENTER
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE:	INDUSTRIAL
DEVELOPMENT TYPE:	INDUSTRIAL
LEGAL DESCRIPTION:	LOT 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-3 (HEAVY INDUSTRIAL) SOUTH: IND (INDUSTRIAL) AND MXD (MIXED USE) UNINCORPORATED EAST: I (INSTITUTIONAL) UNINCORPORATED WEST: I-1 (LIGHT INDUSTRIAL)
ADJACENT FUTURE LAND USE:	NORTH: I (INDUSTRIAL) AND HI (HEAVY INDUSTRIAL) SOUTH: AR-1 (AGRICULTURE RESIDENTIAL) UNINCORPORATED EAST: PIF (PUBLIC FACILITY) UNINCORPORATED WEST: I (INDUSTRIAL) AND INST. (INSTITUTIONAL)

DEVELOPMENT DATA

	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
[illegible]	2,739,491	4,721,227	108.38	100.00%
[illegible]	0	1,215,093	27.89	25.73%
[illegible]	75,182	1,208,334	27.74	25.59%
[illegible]	0	28,896	0.64	0.60%
[illegible] REPLACEMENT	0	165,802	3.80	3.51%
[illegible] SURFACE	763,807	763,807	17.53	16.17%
[illegible] IMPERVIOUS [illegible] BUILDINGS	842,789	2,457,430	56.41	52.05%
[illegible] STORMWATER RETENTION	0	117,542	2.70	2.49%
[illegible]	3,895,702	1,217,046	27.94	25.78%
[illegible]	3,895,702	2,263,797	51.97	47.95%

* CALCULATED FROM CONTROL WATER ELEVATION
** CALCULATED FROM BOTTOM OF DRY DETENTION AREA

BUILDING SETBACKS

	EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	N/A	20.0'
SOUTH:	N/A	15'	250.4'
EAST:	N/A	15'	153.2'
WEST:	N/A	N/A	25.0'

PARKING

PARKING RATIO:	REQUIRED (PER ITE)	TYPE	EXISTING	PROPOSED
0.39 SPACES/1,000 SF GFA	474 SPACES	STANDARD	0	561
		ADA	0	25
BICYCLE RACKS:		TOTAL	0	586
1 BIKE RACK SPACE/20 PARKING SPACES	28 (BIKE RACK SPACES)			28

APPROVED

811 Know what's below. Call before you dig.
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ALL STATE LAWS REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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ENGINEERING • EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION

DESIGNED BY: KAK | DRAWN BY: ACM | CHECKED BY: MDM | APPROVED BY: -

PROJECT: FORT PIERCE COMMERCE CENTER
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 10TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: OVERALL SITE PLAN

SCALE: (X) AS (N) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C1.00 | Rev. #: 1

DISTRICT PLANNING GROUP

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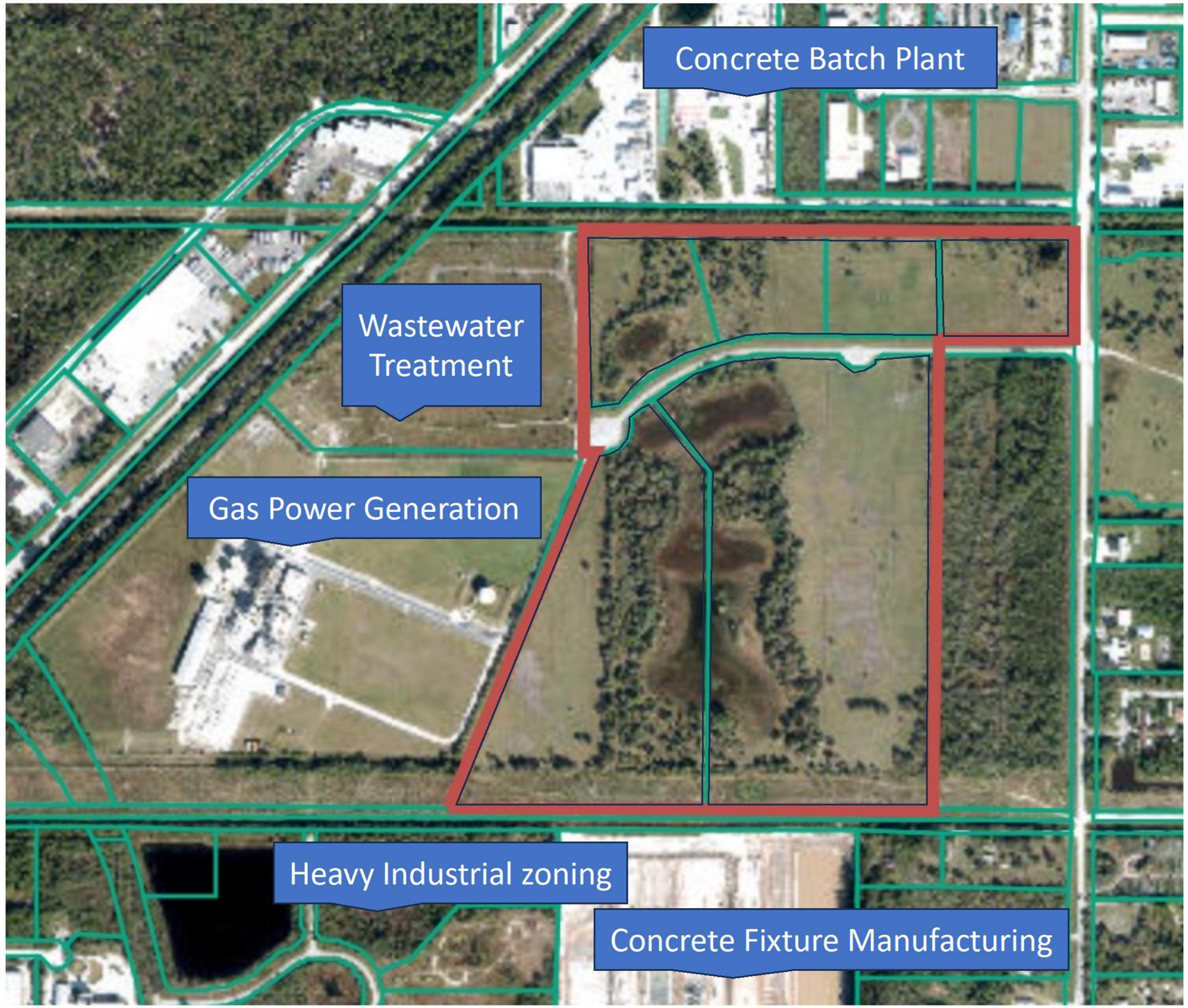
Plotted: 02/18/22 – 12:01 PM By: ancavarretti
File: P:\DEPC PROJECTS\3342 Sterling Education Group, LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990005S1.dwg, ----> C1.00 OVERALL SITE PLAN

What’s Changed?



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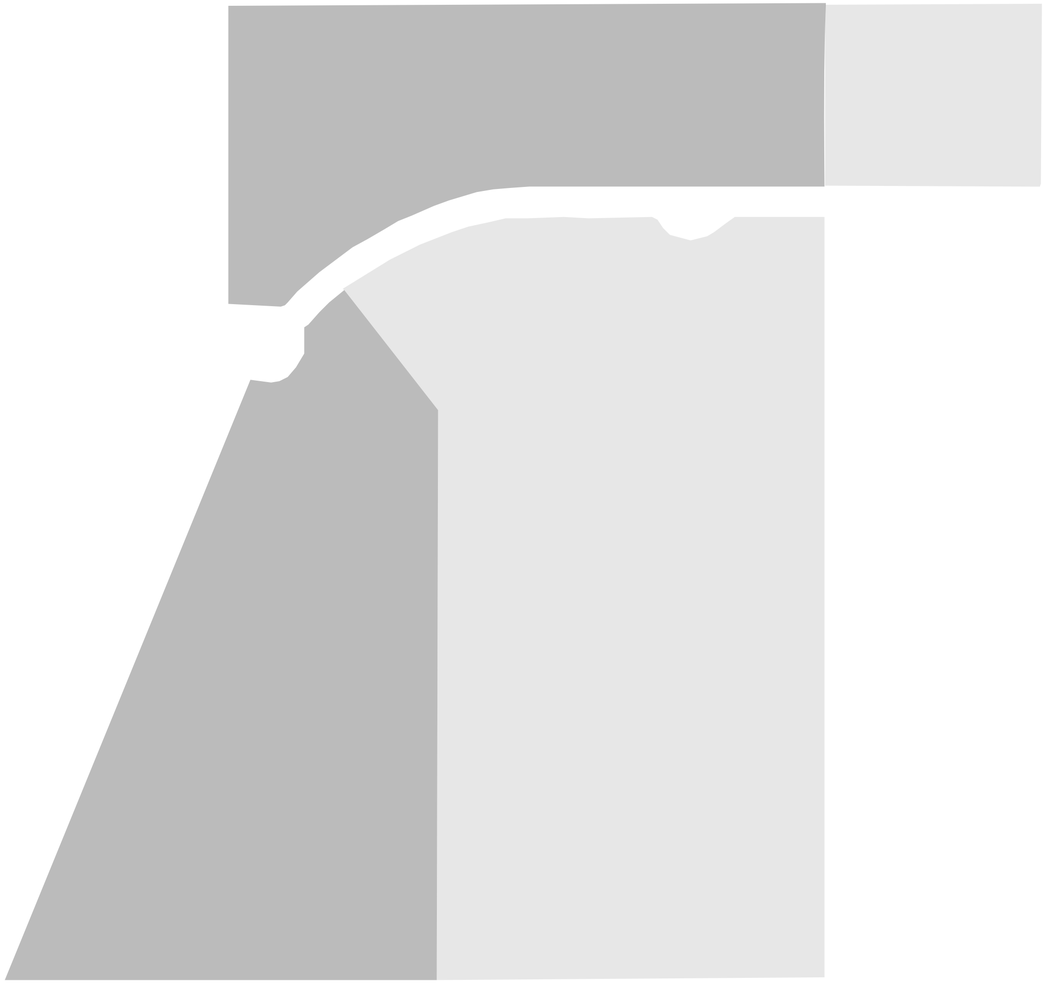
Contextual Changes



DISTRICT
PLANNING
GROUP

PD: Creative Uses, Code-Standard Dimensional Standards

- ❑ Medium Intensity allows for a curated list of mid-intensity uses as a stepdown from heavy industrial uses to the north, west and south
- ❑ No changes to Code-required setbacks, lot coverage, parking, etc.

DISTRICT PLANNING GROUP

Medium Intensity Uses

Manufacturing:

- Stone
- Glass
- Metal
- Concrete

Communications

DISTRICT PLANNING GROUP

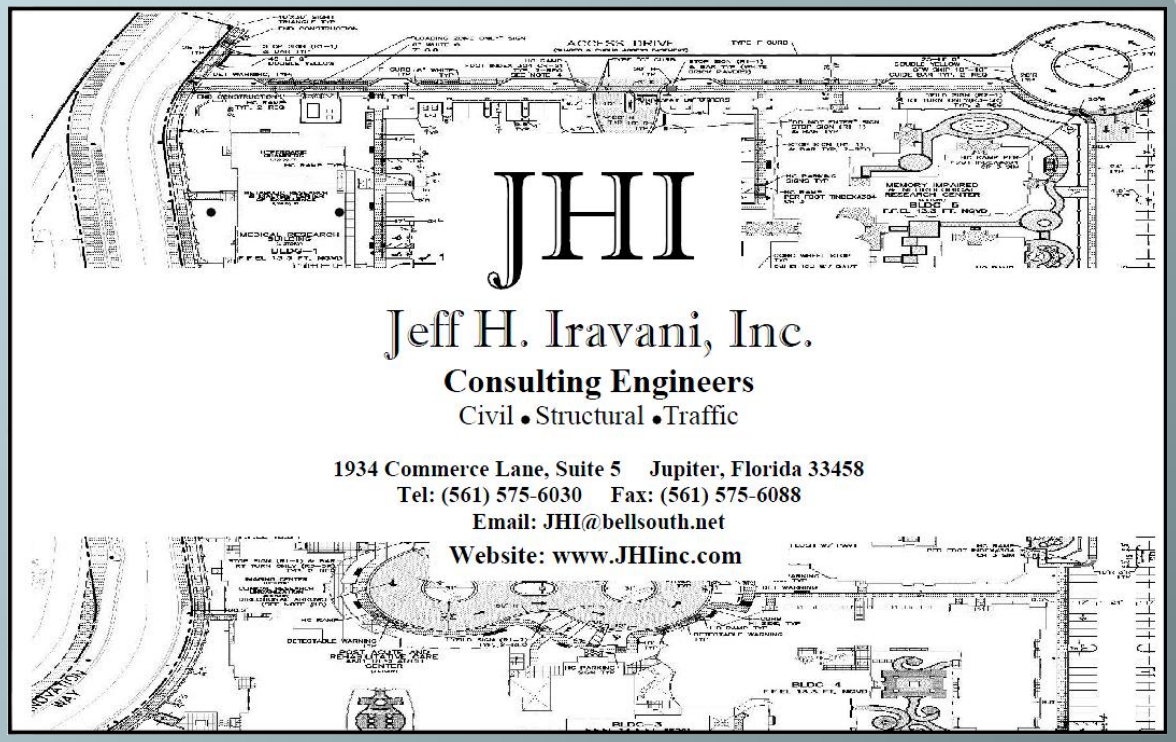
St. Lucie Commerce Center
Planned Development
Master Development Plan

- City of Fort Pierce Planning Board
- June 10, 2024

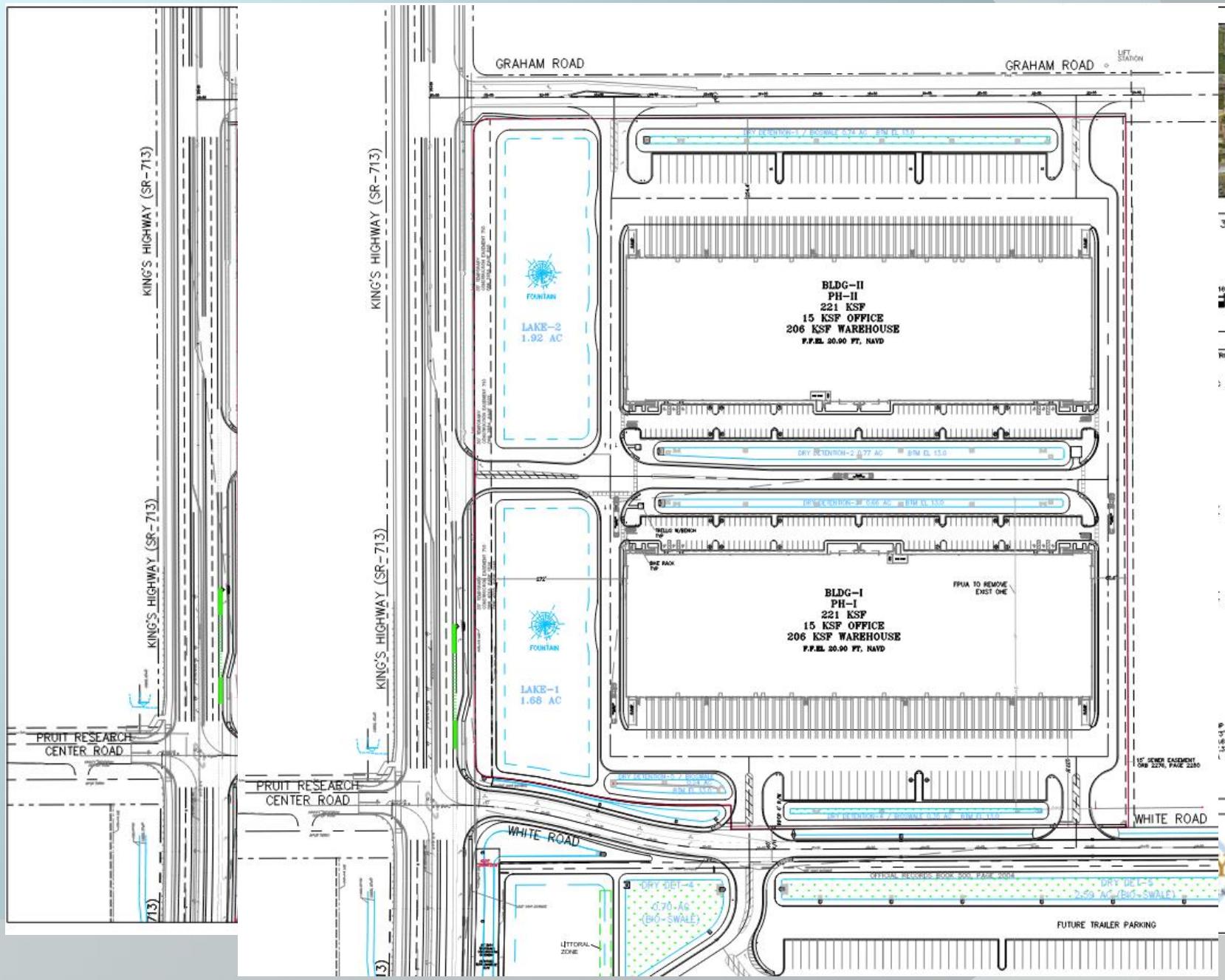
Applicant: **Hope Commercial Holdings**
Agent: **Leslie Olson, AICP**

DISTRICT PLANNING GROUP

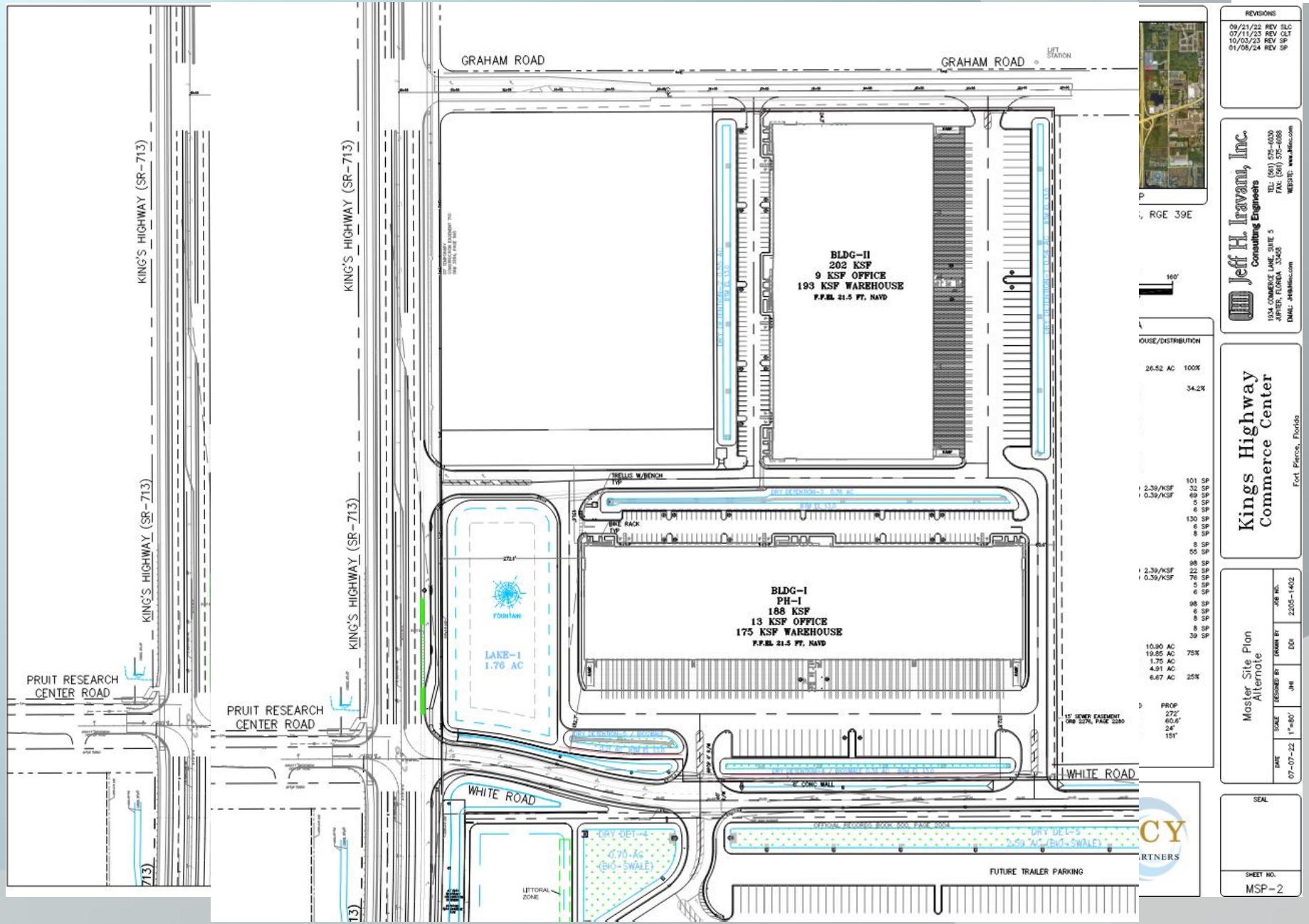
KINGS HIGHWAY COMMERCE CENTER



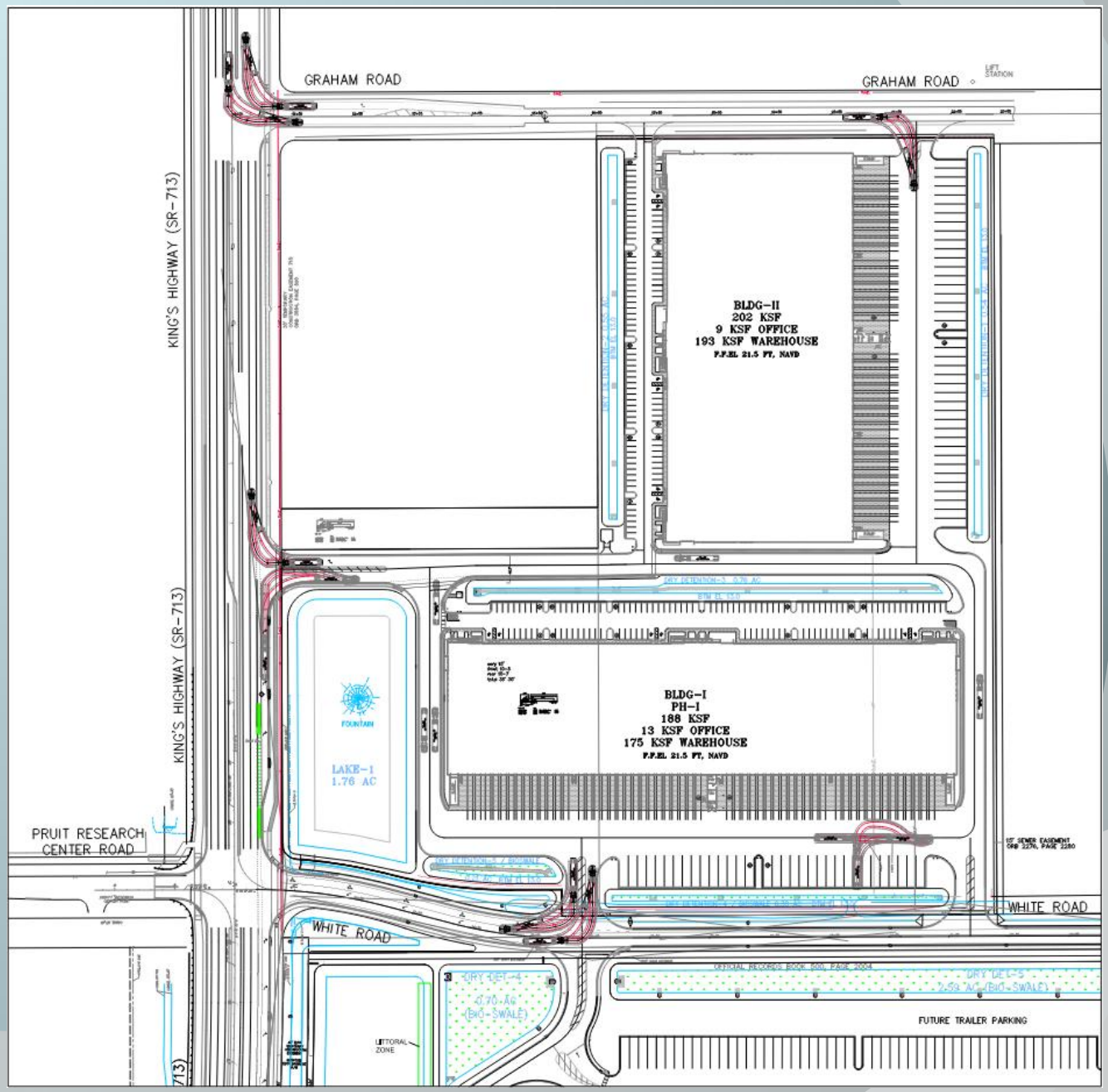
PREVIOUSLY APPROVED SITE PLAN



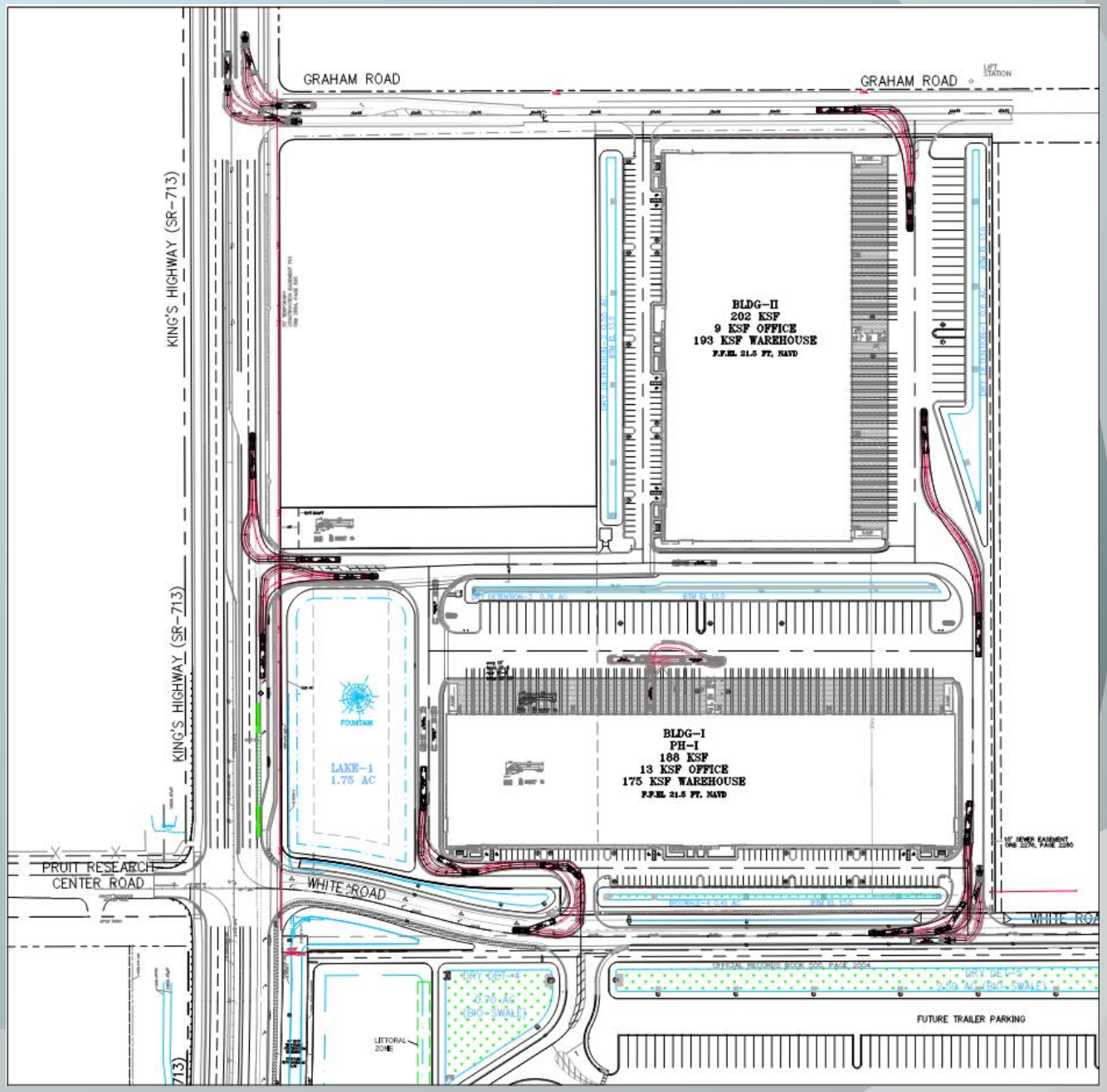
PROPOSED SITE PLAN



TRUCK CIRCULATION PLAN



TRUCK CIRCULATION PLAN ALT



COLOR SITE PLAN

KING'S HIGHWAY COMMERCE CENTER

Fort Pierce, Florida

Cotleur & Hearing



SITE PLAN 1

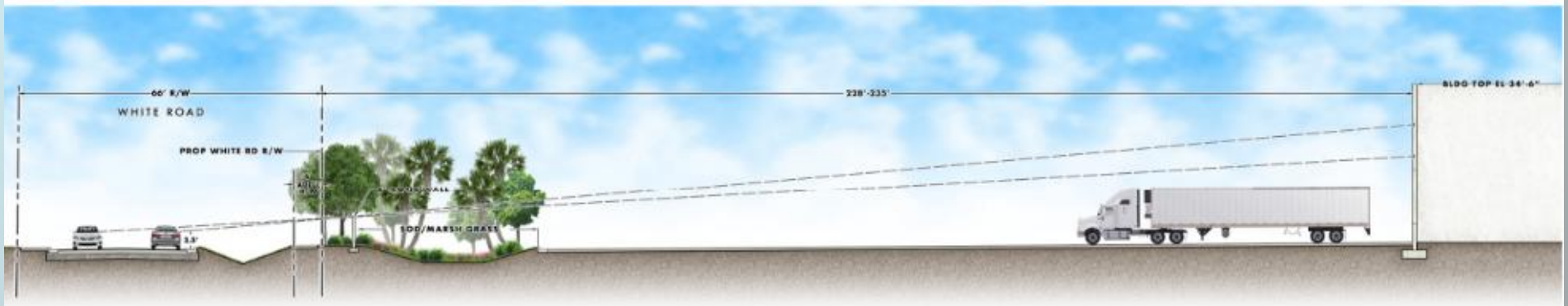
North

COLOR CROSS SECTION

KING'S HIGHWAY COMMERCE CENTER

Fort Pierce, Florida

Cotleur & Hearing



CROSS SECTION

Planning Board **6. a.**

Meeting Date: 08/12/2024

Re: Innovative Community Development - Amendment to City Code

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Zoning Text Amendment - Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments

SUMMARY:

This item proposes the amendment of the existing city code to introduce the concept of Innovative Community Development to create an opportunity for the development of small homes and enable the location of accessory dwelling units on such lots.
The proposed code change sets out to achieve the following in compliance with the City's Comprehensive Plan:
1. Allow 'Innovative Community Development'.
2. Promote innovation and creativity in site design.
3. Promote the use of small residential and commercial zoned lots.
4. Promote mixed-use.
5. Allow 'meantime' uses.

Applications under the 'Innovative Residential Development' code will follow the 'Conditional Use Process'. Proposals will be considered by the Planning Board then forwarded to the City Commission with a recommendation of approval or denial.

RECOMMENDATION:

Staff recommend that the Planning Board move the proposed 'Innovative Community Development' code amendment to the City Commission with a recommendation of APPROVAL.

ALTERNATIVES:

APPROVAL with amendment

or

DENIAL

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee
Affordable Housing Committee
City Attorney

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
No Impact

Attachments

Staff Presentation
Draft Ordinance
AHAC Report

Form Review

Form Started By: Kev Freeman Started On: 07/26/2024 09:36 AM
Final Approval Date: 07/30/2024

CITY OF FORT PIERCE

Planning Board

AUGUST 12th, 2024

TEXT AMENDMENT
INNOVATIVE COMMUNITY DEVELOPMENT

1

SUMMARY

Approval of text amendments to City Code Sec. 125-243.

PROPOSED AMENDMENT

The proposed amendment seeks to encourage innovative affordable residential and mixed-use development on small lots.

The revised code places emphasis on encouraging the supply of housing designed to respect the character, rhythm and architecture of the community through an innovative community development process.

2

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Affordable Residential Development.

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy: The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

A. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
B. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
C. Affordable housing developments shall include a variety of housing types.

INNOVATIVE COMMUNITY DEVELOPMENT

3

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing;
- Mixed use projects with residential;
- Adaptive reuse of historic structures;
- Brownfield site redevelopment.

INNOVATIVE COMMUNITY DEVELOPMENT

4

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

6.1.6 Policy: The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.8 Policy: The Land Development Code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.4.5 Policy: The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

5

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) INCENTIVE STRATEGIES

The Affordable Housing Advisory Committee (AHAC) presented recommendations regarding various incentive strategies to the City Commission on January 16th, 2024.

The proposed Innovative Community Development code supports elements of the accepted AHAC recommendations.

- Permit Accessory Dwelling Units in certain zoning districts.
- Flexible Lot configuration.
- Flexible Density for Affordable Housing.
- Support for appropriately located Mixed-Use development.

6

PROPOSED AMENDMENTS

The proposed amendments have been presented to the Affordable Housing Advisory Committee for information and review on June 6th, 2024, and August 1, 2024.

7

SUMMARY CODE AMENDMENTS

- Single-family dwellings and townhomes, with or without Accessory Dwelling Units.
- Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone
- Nonresidential uses permitted in the Future Land Use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
- Meantime Uses permitted in the Future Land Use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial activities such as markets or food sales that are held a single time or regularly.

8

SUMMARY CODE AMENDMENTS

Minimum lot size. Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan.

Residential densities. Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying Future Land Use.

Area, width, depth, yard, and lot coverage requirements for lots in an innovative community development shall be determined by the city commission based on, but not limited to, the DEVELOPMENT STANDARDS

9

SUMMARY CODE AMENDMENTS – DEVELOPMENT REVIEW STANDARDS

- Compatibility with the surrounding development.
- Constraints of existing physical features.
- Availability of utilities.
- Transportation capacity and linkages.
- Enhanced landscaping, streetscape, open spaces, and recreation areas.
- Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.
- Architectural styles, building materials and variation of building types.
- Character of the proposed development within the street scene.
- Economic resilience - Workforce, multi-generational, and affordable housing.
- Increased storm water percolation, use, cleaning, and/or sequestration.
- Energy sustainability and cost management.
- Passive heating and cooling techniques.
- Proximity to neighbors (light, ventilation, privacy).

10

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.



ORDINANCE NO. 24-032

AN ORDINANCE **AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE V – CONDITIONAL USES, SECTION 125-243 – INNOVATIVE RESIDENTIAL DEVELOPMENTS** TO REVISE THE TITLE TO **INNOVATIVE COMMUNITY DEVELOPMENT**; TO PROVIDE FOR UPDATES TO THE PURPOSE, GENERAL STANDARDS FOR APPROVAL, POTENTIAL USES, MINIMUM LOT SIZE, RESIDENTIAL DENSITIES, DEVELOPMENT STANDARDS, COMMON OPEN SPACE, AND COMPATIBILITY; AND TO INCORPORATE TITLE CHANGE THROUGHOUT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-243 – Innovative Residential Developments, is amended to read Innovative Community Development; and

WHEREAS, Section 125-243 is further revised to simplify and encourage imaginative and flexible residential and mixed-use development; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2024, meeting, voted ___ to ___ to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article V Conditional Uses, Sec. 125-243 - Innovative Residential Developments is hereby amended, so the same shall read as follows:

Sec. 125-243. Innovative community ~~residential~~ development.

(a) *Purpose.* Innovative community ~~residential~~ developments are primarily ~~developments which achieve a more~~ creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments. ~~environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.~~

(b) *General standards for approval.* The city commission shall consider the ~~approve~~

approval of an innovative ~~residential~~ community development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

(c) *Potential uses.* The following uses are allowed in an innovative community ~~residential~~ development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed ~~and if other applicable standards are satisfied~~:

(1) Single-family dwellings and townhomes, with or without Accessory Dwelling Units. ~~detached or attached, if each has its own separate lot.~~

(2) Duplexes, quad~~ra~~plexes, triplexes, and multifamily housing developments, when permitted in the zone ~~as a semi-restricted use or a conditional use.~~

(3) Nonresidential uses permitted in the Future Land Use ~~zone as a semi-restricted or conditional use~~ when these uses ~~are not an obstacle to providing~~ will provide a suitable mixed-use living environment for residents of the innovative ~~residential~~ community development.

(4) Meantime Uses permitted in the Future Land Use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial opportunities such as markets or food sales that are held a single time or regularly.

(d) *Minimum lot ~~site~~ size.* Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan. ~~Innovative residential developments shall be established on parcels of land which are suitable for the proposed development.~~

(e) *Residential densities.* Maximum d~~D~~ensities will not exceed the density allocated within the city's comprehensive plan for the underlying Future Land Use. ~~level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed may be up to eight units per acre in an R-3 zone, 12 units per acre in an R-4 zone and 18 units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:~~

~~(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will~~

~~exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.~~

~~(2) *Siting.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.~~

~~(3) *Design.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.~~

(f) ~~*Basic use*~~ *Development standards.*

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative ~~residential~~ community development shall be determined by the city commission based on, but not limited to, the following considerations:~~on the basis of relevant characteristics of the use, the rest of the innovative residential development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.~~

a. Compatibility with the surrounding development.

b. Constraints of existing physical features.

c. Availability of utilities.

d. Transportation capacity and linkages.

e. Enhanced landscaping, streetscape, open spaces, and recreation areas.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

g. Architectural styles, building materials and variation of building types.

h. Character of the proposed development within the street scene.

i. Economic resilience - Workforce, multi-generational, and affordable housing.

j. Increased storm water percolation, use, cleaning, and/or sequestration.

k. Energy sustainability and cost management.

l. Passive heating and cooling techniques.

m. Proximity to neighbors (light, ventilation, privacy).

n. Building height shall not exceed those building heights of the

applicable zoning district. The city commission may further limit heights.

~~(2) No building within the innovative residential development shall be located closer than 15 feet to any street or street right-of-way. No building with residential dwellings shall be closer than 20 feet to any nonaccessory building, except single-family dwellings may be attached or less than 20 feet apart. Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy and other appropriate features.~~

~~(3) The maximum building height shall not exceed those building heights presented in the applicable zoning district and the city commission may further limit heights.~~

~~(g) *Open spaces.* Innovative residential developments which receive density bonuses in accordance with subsection (e) of this section shall comply with the following provisions:~~

~~(1) In all such innovative residential developments at least 40 percent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than 25 percent may be utilized privately by individual owners or users of the innovative residential development. At least 75 percent of the required open space area must be common open space.~~

~~(2) No area may be considered as common open space within an innovative residential development unless it meets the following requirements:~~

~~a. The location, shape, size and character of the common open space is suitable for the development.~~

~~b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate to the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.~~

~~c. The common open space will be suitably improved for its intended use, except that common space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.~~

~~d. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet~~

~~the ordinance requirements for other uses. No streets will be designated as common open space.~~

~~e. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.~~

(g) *Common open Space.* If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the of the innovative ~~residential~~ community development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative ~~residential~~ community development to be set back an adequate distance from the perimeter of the innovative ~~residential~~ community development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. ~~In no case shall buildings in the innovative residential development be closer than 25 feet to an adjacent lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.~~

(i) *Unified control.* All land intended to be included in the innovative ~~residential~~ community development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However,

no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units ~~situate~~ located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(k) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(l) *Other standards.* All innovative community ~~residential~~ developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that

an innovative ~~residential~~ community development conforms to the intent of this section.

(m) *Special application requirements.* When an application is submitted for conditional use approval of an innovative ~~residential~~ community development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

(1) Statements describing in detail the character and intended use of the development.

(2) Material which presents firm evidence of unified control of the entire area within the proposed innovative ~~residential~~ community development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

(3) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative ~~residential~~ community development, such as land areas and dwelling units.

(4) A statement indicating the justification for any desired density bonuses.

(5) Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative ~~residential~~ community development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(6) Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND

CORRECTNESS:

_____

Sara Hedges, Esq.

CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-032 was duly advertised in the St. Lucie News Tribune on Sunday, July 28, 2024, and Sunday, August __, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

Executive Summary

The William E. Sadowski Affordable Housing Act was signed into law on July 7, 1992 and later incorporated into Chapter 420 of the Florida Statutes. The Sadowski Act created a dedicated revenue source for local governments allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing. In addition, the Sadowski Act created the State Housing Initiatives Partnership Act (the "SHIP Act").

In order to receive funding for affordable housing through the SHIP Program, the City of Fort Pierce submitted an Affordable Housing Incentive Plan (AHIP) on November 7, 2022. The AHIP outlined the recommendations of the Affordable Housing Advisory Committee (AHAC), an advisory board to City Council, regarding the adoption of incentives to encourage the production of affordable housing.

Pursuant to F.S. 420.9076, the Committee is required to "review established policies, procedures, ordinance, land development regulations, and the comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value." The AHAC's approval of its local housing incentive strategy recommendations must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing.

The AHAC is pleased to submit the following 2023 Annual Report.

AHAC membership

Member	Position
Commissioner Arnold Gaines	Locally elected official from the municipality participating in the State Housing Initiatives Partnership Program
KeAndrea Davis	A citizen who resides within the jurisdiction of the local governing body
Leslie Olson	A citizen who resides within the jurisdiction of the local governing body
Chad Ingram	A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing
William Talley	Banking/Mortgage Industry
Caleta Scott	A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing
Vernea Jones	A citizen who is actively engaged as a real estate professional in connection with affordable housing
Phil Thompson	A citizen who is actively engaged in the residential home building industry in connection with affordable housing

Activity

This report to the City Commission includes recommendations on affordable housing incentives resulting from the review, consideration, and evaluation of the following strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

1. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects.
2. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
3. The allowance of flexibility in densities for affordable housing.
4. The reservation of infrastructure capacity for housing for very-low, low, and moderate income persons.
5. The allowance of affordable accessory residential units in residential zoning districts.
6. The reduction of parking and setback requirements for affordable housing.
7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
8. The modification of street requirements for affordable housing.
9. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
11. The support of development near transportation hubs and major employment centers and mixed-use developments.

The AHAC conducted meetings to review current Affordable Housing Incentives and Policy in the City of Fort Pierce, and to make recommendations for improvement of those incentives and policies where applicable on the following dates:

- February 2, 2023
- March 2, 2023
- March 28, 2023
- May 4, 2023
- June 8, 2023
- July 27, 2023
- September 7, 2023
- October 26, 2023
- December 28, 2023

During the meetings, the AHAC discussed the affordable housing incentive strategies and policies with staff from the City of Fort Pierce's Grants Administration and Planning Departments.

Incentive Strategies and AHAC Recommendations:

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statues, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the City Commission that it incorporate into its housing strategy certain changes designed to encourage production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the City Commission and to Florida Housing Finance Corporation, which details the scope of its work and the resulting recommendations.

From review and evaluation of the local government documents listed here, the AHAC, from the eleven (11) topics of discussion, makes recommendations on the five (5) topics below to the City Commission that it incorporate into its housing strategy the following:

1. **Expedited Process of Approval**
   It was discussed that the City currently offers expedited permitting for affordable housing, but that a definition of "affordable housing" should be adopted in the Code as well as standards for enforcement. There was a consensus recommendation for the City to consider creating an Affordable Housing Navigator to assist builders and developers with the processes, and for expedited Development Review be developed for proposed affordable housing developments.

   Existing Strategy: Expedited Permitting for Affordable Housing is available.
   AHAC Recommendation: Create an Affordable Housing Navigator position, an Expedited Affordable Housing Development Review process, and create and adopt a definition and standards for affordable housing.
   Schedule for Implementation: Staff/Committee shall proceed as directed by Commission.

2. **Ongoing Regulatory Review Process**
   The committee discussed a checklist or form for the ongoing review process within the Building Department. The City of Fort Pierce currently doesn't have a form or checklist. It was suggested that we recommend a housing impact statement form to inform the public of the cost of building a home and potential increases.

   Existing Strategy: The City of Fort Pierce currently doesn't have a form or checklist.
   AHAC Recommendation: The City incorporate a housing impact statement form or checklist.
   Schedule for Implementation: Staff/Committee shall proceed as directed by Commission.

3. **Fee Waiver for Affordable Housing**
   Our proposal suggests amending the existing policy to provide building permit fee waivers for properties where 100% of units are affordable to individuals making below 80% of Area Median Income (AMI), or for those making below 140% of AMI who qualify as first responders and teachers.

   Rationale for Targeted Criteria:
   Affordable Housing Focus: By waiving building permit fees exclusively for properties offering 100% affordable units, this policy emphasizes the importance of affordable housing within the

FPRA boundaries. It serves as a financial incentive for developers and property owners to contribute to the supply of affordable housing options. Affordable housing criteria should reflect HUD standards.

Supporting First Responders and Teachers:
Recognizing the significance of first responders and teachers, the proposed amendment extends the building permit fee waivers to individuals making below 140% of AMI who work in these essential professions. This demonstrates our commitment to rewarding their service and addressing their housing needs, particularly in urban areas where costs may be prohibitive.

Economic Impact:
While this proposal narrows the scope of beneficiaries, it still contributes to economic growth by encouraging affordable housing development. The benefits of job creation, reduced startup costs, and community development remain integral aspects of the proposal.

Infrastructure Efficiency:
The targeted extension aligns with efficient infrastructure usage, particularly in the context of affordable housing development, which is often characteristic of infill projects within FPRA boundaries. This approach promotes sustainable development and a reduction in resource consumption.

Existing Strategy:	None
AHAC Recommendation:	Building permit fees and impact fees be waived for affordable housing.
Schedule for Implementation:	Staff/Committee shall proceed as directed by Commission.

4. Accessory Dwelling Units (ADU)

ADU's are a means to increase the number of housing units in an area with primarily single-family homes. This can be an apartment within the primary residence or can be attached or freestanding home on the same lot as a primary residence. When built in neighborhoods near employment, it gives communities easy access to work and reduces transportation costs. Due to smaller size, the rental of the unit makes it affordable for lower-income residents.

Due to the affordable housing crisis, the Committee discussed and ultimately recommended the City adopt an Ordinance permitting Accessory Dwelling Units in certain zoning districts under certain circumstances, pending public engagement and staff analysis. This could allow for infill redevelopment on individual lots and permit a type of grass roots affordable housing in which families in lower income can build generational wealth by building an accessory dwelling unit on their own property, where it can house either semi-independent family members or a separate family unit. Public engagement is recommended ahead of Ordinance development.

Existing Strategy:	Currently Not Permitted in any zoning category.
AHAC Recommendation:	Adopt an Accessory Dwelling Unit Ordinance
Schedule for Implementation:	Staff shall proceed as directed by Commission.

5. Flexible Lot Configuration

While flexible lot configurations are already permitted through the Planned Development process, another barrier to infill redevelopment is Section 125-70 of the City of Fort Pierce Land Development

Regulations, which prohibits the development of vacant lots that do not conform to the applied zoning district's dimensional standards if it was in common ownership at the date of adoption of that Ordinance.

Sec. 125-70. - Nonconforming lots.
If, at the effective date of adoption or amendment of the ordinance from which this chapter is derived, a lot of record exists which could be lawfully used for some purpose and the lot is no longer permissible for any use under the terms of this chapter relating to lot size, and if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and if the use satisfies other requirements of this chapter, then such lot:

1. If located in an E-1, R-1, R-2, R-3, R-4, R-4A or R-5 district may be used for a single-family dwelling, or a duplex, if approved with a conditional use in the R-3 or R-5 districts or if permitted by right in the R-4 or R-4A districts, but not a mobile home; provided, however, that this section shall not apply to any such lots which immediately adjoin other such lots and which are under common ownership and capable of being replated so as to create one or more lots which may be used for some purpose after the effective date of adoption or amendment of the ordinance from which this chapter is derived; or
2. If located in a nonresidential district may be used for any use allowed in the district
   The Committee discussed deleting this section could create additional buildable lots on older platted areas of the City, as many of those lots do not conform to the dimensional standards of their subject zoning districts, and it was recommended that the City Commission strike the Section in order to provide more opportunities for the development of affordable homes in close proximity to goods and services.

Existing Strategy:	New homes are prohibited on nonconforming lots if currently or previously under common ownership, creating a number of lots that are not available for development in existing neighborhoods.
AHAC Recommendation:	Amend Section 125-70, to remove the entire section.
Schedule for Implementation:	Staff/Committee shall proceed as directed by Commission.

AHAC Adoption of the 2023 Final Report of Recommendations

Notice of the public hearing to adopt the 2023 Report of Recommendations was published in the St Lucie News Tribune.

Planning Board **6. b.**

Meeting Date: 08/12/2024

Re: Annexation - Savannah Landing Partners - 2427-801-0056-000-3 & 2427-801-0053-000-2

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Annexation - Savannah Landing Partners
2427-801-0056-000-3 and 2427-801-0053-000-2

SUMMARY:

Request for review a Voluntary Application for Annexation of two (2) parcels of land at or near the intersection of S. US Highway 1 and Dickson Drive. The Parcel IDs are 2427-801-0056-000-3 and 2427-801-0053-000-2 (310 Dickson Dr.) The current County Future Land Use (FLU) is Residential High (RH) and current County Zoning is Residential-Multi Family 11du/ac (RM-11). The applicant is proposing a City FLU designation of Residential High (RH) 12-18 du/ac and City Zoning designation of High Density Residential (R-5).

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed annexation application for Approval to City Commission.

ALTERNATIVES:

- Recommend Approval with Conditions
- Recommend Disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant File
Staff Supporting Documents

Form Review

Form Started By: Kerry Driver Started On: 06/24/2024 11:09 AM
Final Approval Date: 07/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

August 12th, 2024

Savannah Landing Partners LLC

2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)

APPLICANT

James Hackett – H&L Planning and Development

PROPERTY OWNER(S)

Savannah Landing Partners LLC

PARCEL ID #(S):
2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)

SUMMARY

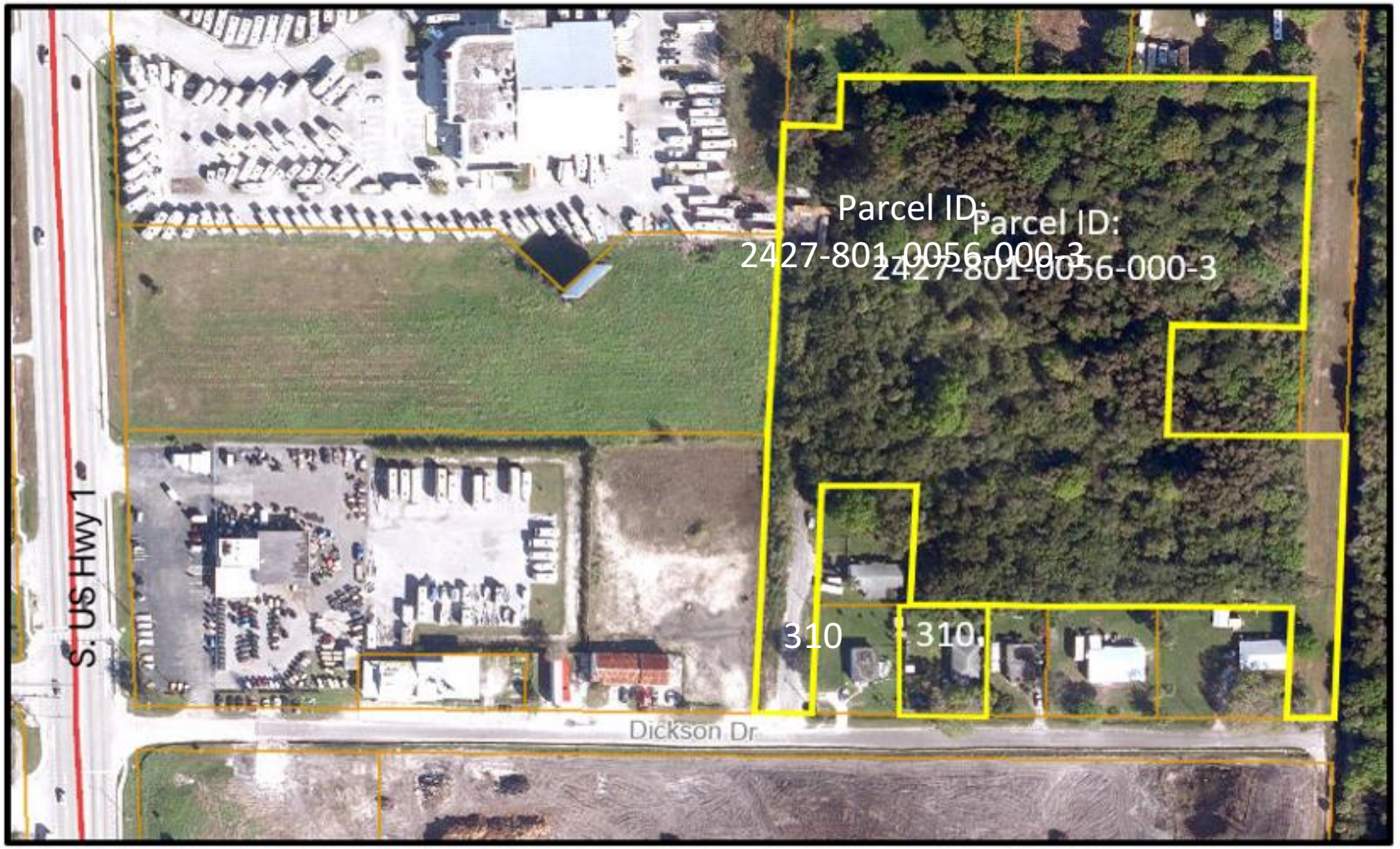
Request to review a Voluntary Application for Annexation for two (2) parcels of land at or near the intersection of S. US Highway 1 and Dickson Drive

BACKGROUND

The applicant is requesting a voluntary annexation of two (2) parcels at or near the intersection of S. US Highway 1 and Dickson Drive in Fort Pierce, Florida. The parcel IDs is 2427-801-0056-000-3 and 2427-801-0053-000-2.

The subject property has St. Lucie County Future Land Use designations of Residential High (RH) and a St. Lucie County Zoning designation of Residential-Multi Family 11 du/ac (RM-11). The proposed City Future Land Use designation is Residential High 12-18 du/ac (RH) with a Zoning classification of High Density Residential (R-5).

SITE LOCATION



SITE AREA= 7.50 +/- Acres
310 Dickson: 0.24 acres
NA: 7.26 acres

Savannah Landing Partners LLC ANNEXATION

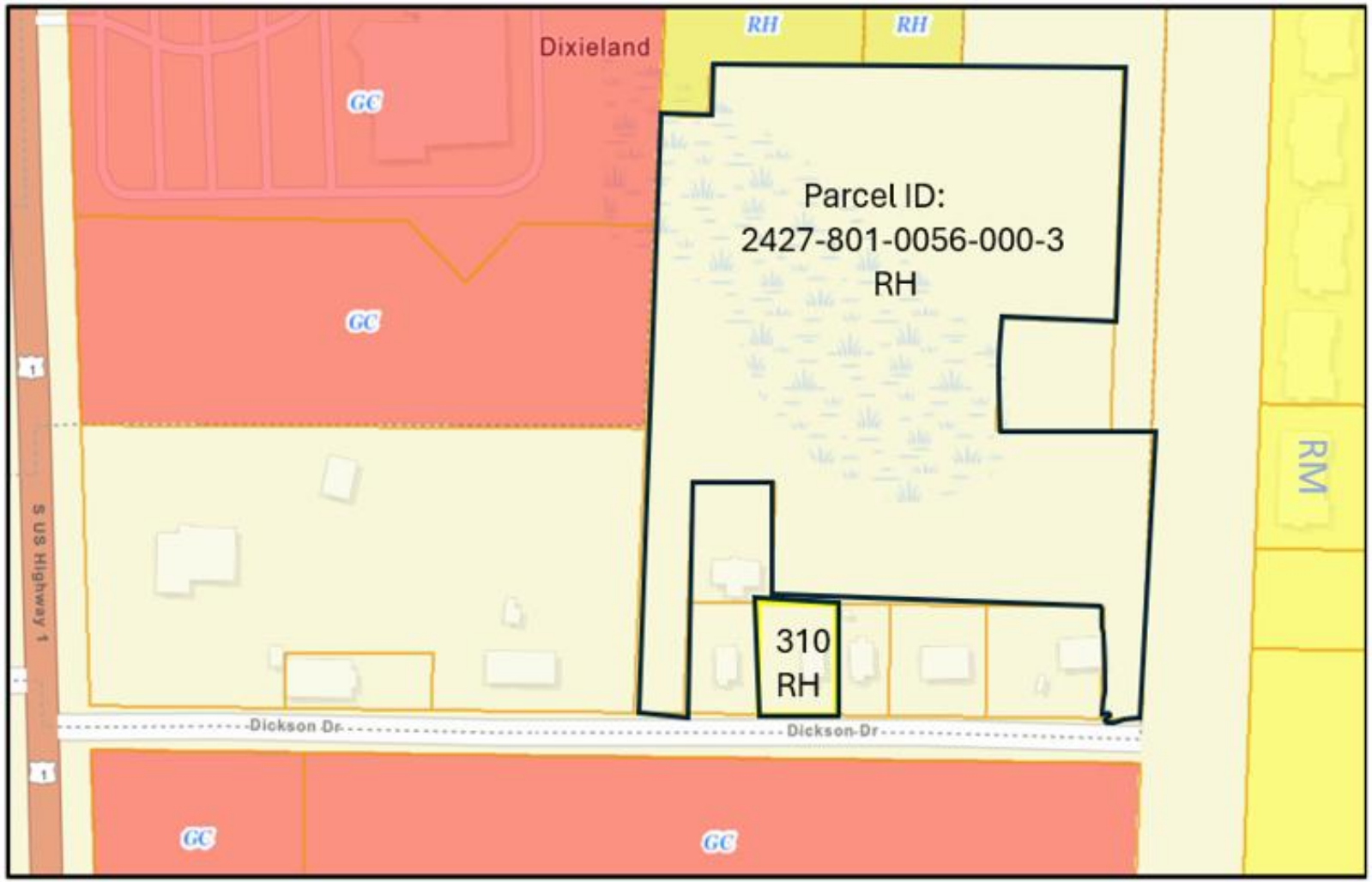
COMPREHENSIVE PLAN

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. Furthermore, pursuant to Chapter 171.046(1), F.S., whereas the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

The current value of the property is $756,500. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

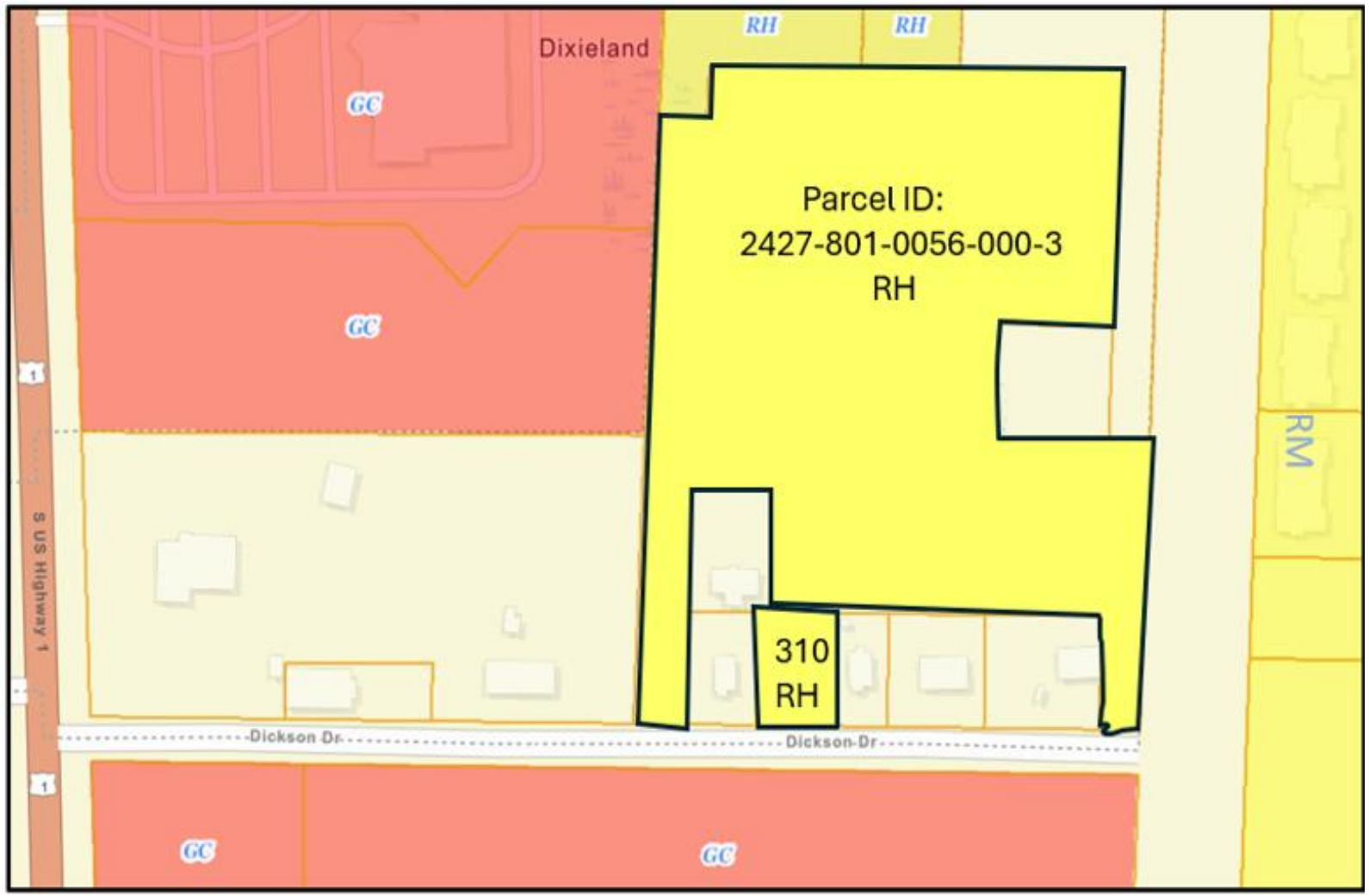
EXISTING FUTURE LAND USE: County

Current FLU: RH
(Residential High– St. Lucie County)



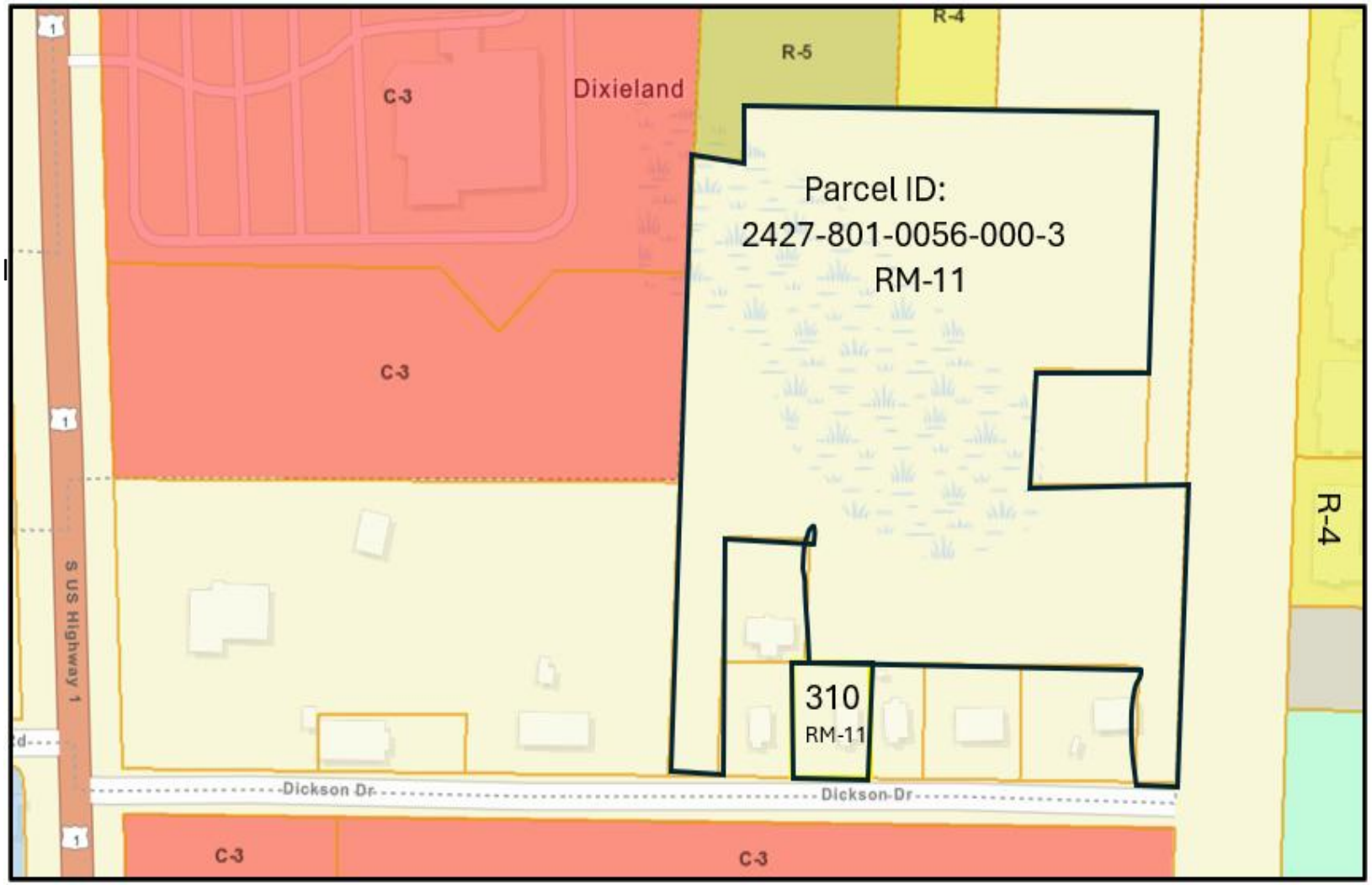
PROPOSED FUTURE LAND USE: City

Proposed FLU: RH
(High Density Residential 12-18 du/ac –City of Fort Pierce)



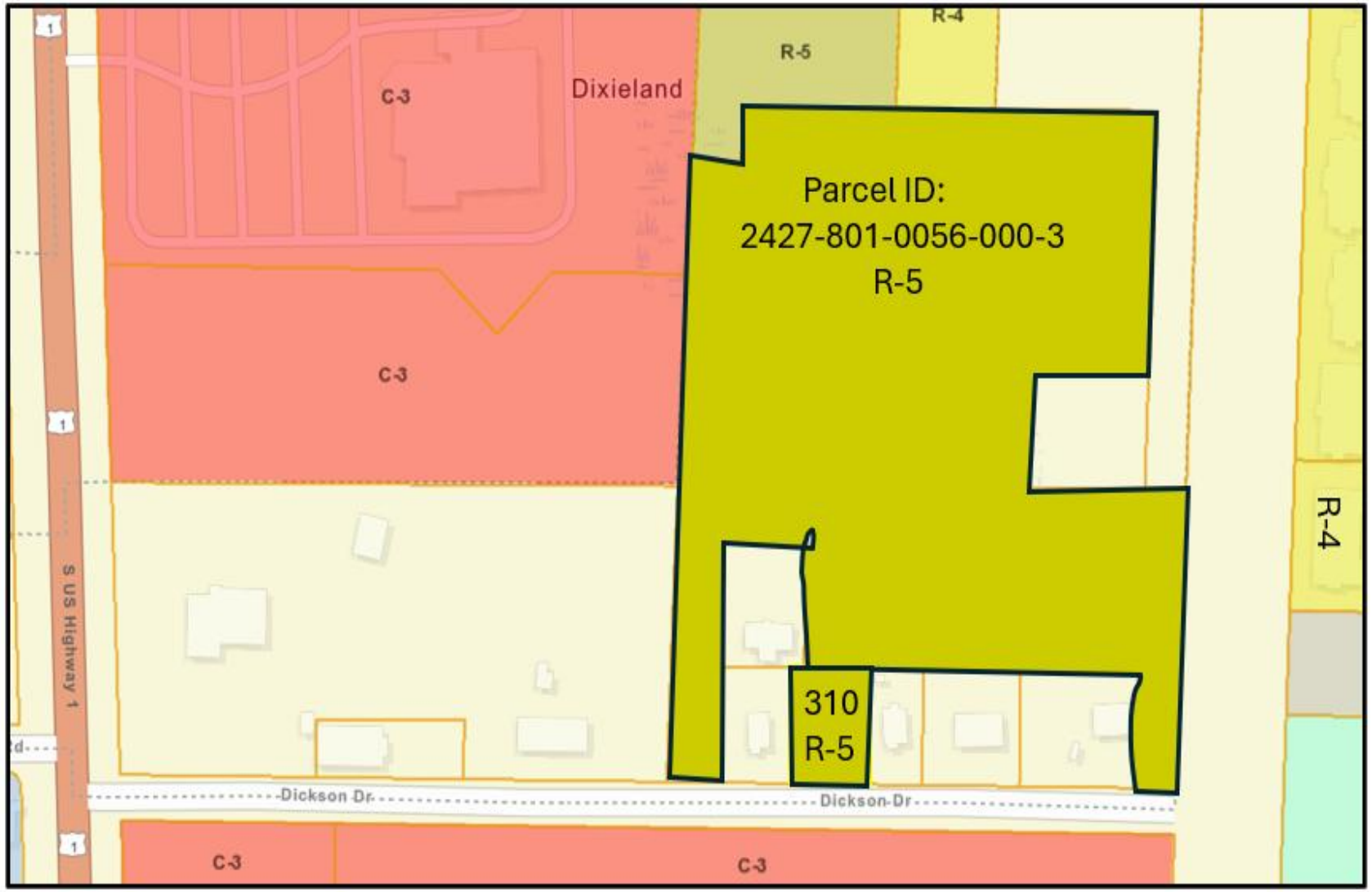
EXISTING ZONING: County

Currently Zoned: RM-11 (Residential Multi-Family 11 du/ac – St. Lucie County)



PROPOSED ZONING: City

Proposed Zoning: R-5
(High Residential Density–
City of Fort Pierce)



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

August 12th, 2024

Savannah Landing Partners LLC

2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: _____

2. Legal description of real property for which annexation is being requested:

_____

_____

Property Tax ID: _____

3. Size of described property: _____

4. Project description: _____

_____

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

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

Signature of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone _____
E-mail: _____

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____
E-mail: _____

Legal Description

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Lots 5 and 6, and the East 75 feet of Lots 3 and 4, Block 5 of DIXIELAND SUBDIVISION, according to the Plat thereof as recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.

AND

Lots 10 and 11, Block 6, DIXIELAND SUBDIVISION, an unrecorded plat in the SE 1/4 of Section 27, Township 35 South, Range 40 East, as shown in document recorded in Official Records Book 152, page 403, Public Records of St. Lucie County, Florida.

AND

SIX PARCELS OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL REFERENCES TO LOTS AND BLOCKS ARE TO LOTS AND BLOCKS IN DIXIELAND SUBDIVISION AS PER PLAT THEREOF RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA):

PARCEL 1: LOTS 1 THROUGH 9, AND LOTS 12, 13, 16, 17 AND 18, BLOCK 6.

PARCEL 2: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 7, RUN SOUTH 60 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 6; THENCE RUN WEST TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6; THENCE RUN NORTH 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 7; THENCE RUN EAST TO THE POINT OF BEGINNING.

PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 6, RUN WEST 60 FEET; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN EAST 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 6; THENCE RUN NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLOCK 6, TO THE POINT OF BEGINNING.

PARCEL 4: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 4; THENCE RUN EAST 60 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5; THENCE RUN NORTH TO NORTHWEST CORNER OF LOT 4, BLOCK 5; THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO A POINT 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH, IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6, THEN WEST TO THE POINT OF BEGINNING.

PARCEL 6: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 5, THENCE NORTH TO THE NORTHEAST CORNER OF LOT 8, BLOCK 5; THENCE WEST TO A POINT LYING ON THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 LOCATED 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH 60 FEET IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 TO A POINT ON THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6; THENCE EAST ALONG THE SOUTHERN BOUNDARIES OF LOT 1, 18, 17, 16 AND 15 OF BLOCK 6 TO A POINT 50 FEET EAST OF THE SOUTHEAST BOUNDARY OF LOT 15, BLOCK 6; THENCE SOUTH TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE 50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 11, BLOCK 5; THENCE WEST TO THE POINT OF BEGINNING.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5014745 OR BOOK 4797 PAGE 815, Recorded 03/25/2022 10:16:31 AM Doc Tax: $980.00

This instrument prepared by and should be returned to:

Moises T. Grayson Esq.
Blaxberg, Grayson, Kukoff & Forteza, P.A.
25 S.E. Second Avenue, Suite 730
Miami, Florida 33131

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 17th day of March 2022, between **Space Coast Credit Union, a State Chartered Credit Union** (the "Grantor" or "first party"), whose address is 8045 North Wickham Road, Melbourne, FL 32940 and **Savannah Landings Partners LLC, a Florida limited liability company** ("Grantee" or "second party"), whose address is 4512 N Flagler Dr 206, West Palm Beach, Florida 33407.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and NO/100 dollars ($10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real properties located in St Lucie County, Florida, to-wit:

SEE EXHIBIT "A"

with tax folio number: All Proposed Insured Land will be under Tax Folio Number 2427-801-0056-000/3 **(the "Property")**

This conveyance is subject to the following:

1. Real estate taxes for the year 2022, and subsequent years.

2. Conditions, covenants, restrictions, reservations, limitations and easements of record.

3. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; and that GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Catherine L Wendt
Print Name: Catherine L. Wendt

Print Name: Paula DeLaRate

GRANTOR:
Space Coast Credit Union, a State Chartered Credit Union

By: Gary Prager
Title: SVP Lending

Corporate Resolution Authorizing Conveyance recorded in Official Records Book 9444 at Page 1061, Public Records of Brevard County, Florida.

STATE OF FLORIDA)
:
COUNTY OF BREVARD)

I HEREBY CERTIFY that on this 17th day of March 2022, before me, **by means of ☑ physical presence or ☐ online notarization**, personally appeared Gary Prager, as SVP of Lending for Space Coast Credit Union a State Chartered Credit Union, who (✓) is personally known to me or (__) who has produced _____ as identification, and who swore and acknowledged before me that she executed the same.

Catherine L Wendt
NOTARY PUBLIC, State of Florida
Print Name: Catherine L Wendt
My Commission Expires:

CATHERINE L WENDT
Notary Public - State of Florida
Commission # GG 267114
My Comm. Expires Oct 19, 2022
Bonded through National Notary Assn.

Exhibit "A"

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Lots 5 and 6, and the East 75 feet of Lots 3 and 4, Block 5 of DIXIELAND SUBDIVISION, according to the Plat thereof as recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.

AND

Lots 10 and 11, Block 6, DIXIELAND SUBDIVISION, an unrecorded plat in the SE 1/4 of Section 27, Township 35 South, Range 40 East, as shown in document recorded in Official Records Book 152, page 403, Public Records of St. Lucie County, Florida.

AND

SIX PARCELS OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL REFERENCES TO LOTS AND BLOCKS ARE TO LOTS AND BLOCKS IN DIXIELAND SUBDIVISION AS PER PLAT THEREOF RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA):

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PARCEL 6: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 5, THENCE NORTH

TO THE NORTHEAST CORNER OF LOT 8, BLOCK 5; THENCE WEST TO A POINT LYING ON THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 LOCATED 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH 60 FEET IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 TO A POINT ON THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6; THENCE EAST ALONG THE SOUTHERN BOUNDARIES OF LOT 1, 18, 17, 16 AND 15 OF BLOCK 6 TO A POINT 50 FEET EAST OF THE SOUTHEAST BOUNDARY OF LOT 15, BLOCK 6; THENCE SOUTH TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE 50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 11, BLOCK 5; THENCE WEST TO THE POINT OF BEGINNING.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5035669 OR BOOK 4820 PAGE 1921, Recorded 05/06/2022 01:56:19 PM Doc Tax: $1050.00

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Kelli Ann, an employee of
Liberty Title Company of America, Inc.
1800 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34952

File Number: SL-22-0182

General Warranty Deed

This deed made this April 29, 2022 A.D. By **Get it Done House Buyers Inc., a California corporation,** whose post office address is 8697 La Mesa Blvd., Suite C-24, La Mesa, California 91942, hereinafter called the Grantor, to **Savannah Landing Partners, LLC., a Florida limited liability company,** whose post office address is 4512 N. Flagler Drive #206, West Palm Beach, Florida 33407, hereinafter called the grantee:

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

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

The East Half of Lots 1 and 2, Block 5 of DIXIELAND SUBDIVISION, an unrecorded Plat as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel ID Number: **2427-801-0053-000-2**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Witness
Print Name M Bryan Toback

Get it Done House Buyers Inc., a California Corporation

Todd Toback, Chief Executive Officer

Witness
Print Name Crystal Brown

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 28 day of April, 2022, by Todd Toback, by means of physical presence, who is/are either personally known to me or who has/have produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did not take an oath.

CRYSTAL BROWN
Notary Public - California
San Diego County
Commission # 2245633
My Comm. Expires Jun 10, 2022

Notary Public

My Commission Expires: June 10, 2022

BOUNDARY SURVEY

PREPARED FOR

CAPITAL INVESTMENTS REAL ESTATE CORP

SHOWING A PORTION OF

"AN UNRECORDED PLAT" OF DIXIELAND SUBDIVISION
DEED BOOK 152, PAGE 403

SITUATED IN

LYING IN SECTION 27
TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

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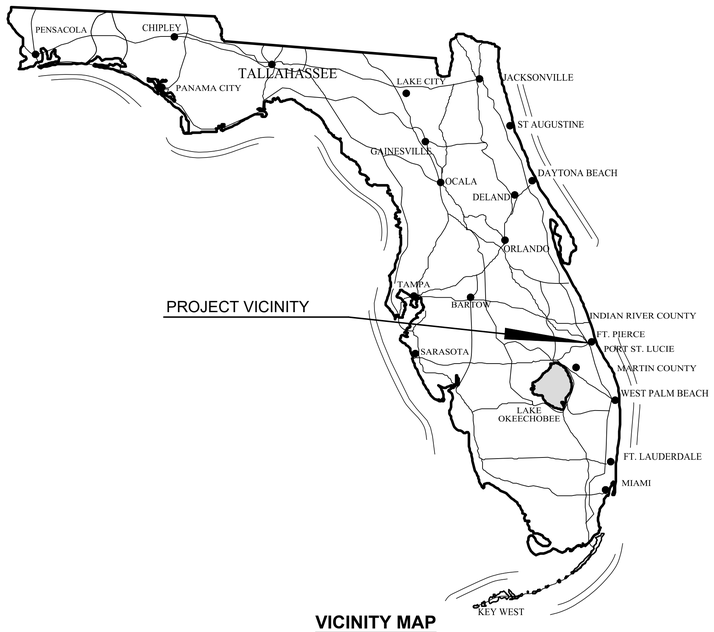
TOGETHER WITH,

THE EAST HALF OF LOTS 1 AND 2, BLOCK 5, DIXIELAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

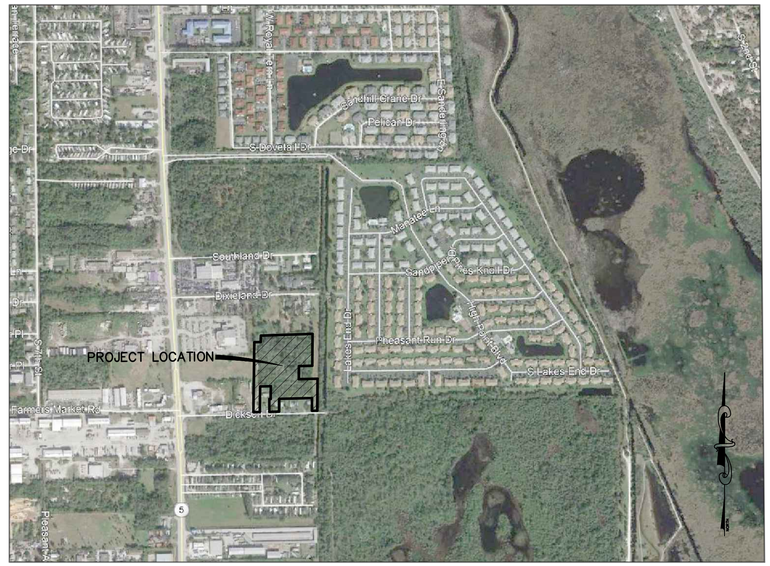
SAID LANDS CONTAINING 7.57± ACRES, MORE OR LESS

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 4-5-24.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH RIGHT OF WAY LINE OF DICKSON DRIVE, AS SHOWN, HAVING A BEARING OF SOUTH 89°47'46" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. OVERALL PARCEL CONTAINS 7.57± ACRES, MORE OR LESS.
9. FONDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10300404, DATED 02/15/2022 @ 11:00 PM.
12. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER TITLE COMMITMENT REFERENCED ABOVE.
13. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
14. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
15. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
16. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0189 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
17. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
18. THERE ARE NO GAPS, GORES OR HIATUSES.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
(NOT TO SCALE)

CERTIFICATION:

CERTIFIED TO:
CAPITAL INVESTMENTS REAL ESTATE CORP
CHICAGO TITLE INSURANCE COMPANY
LIBERTY TITLE COMPANY OF AMERICA, INC.
BLAXBERG, GRAYSON, KUKOFF & FORTEZA, P.A.
SAVANNA LANDINGS PARTNERS, LLC

DATE OF PLAT OR MAP: 4/25/2024

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

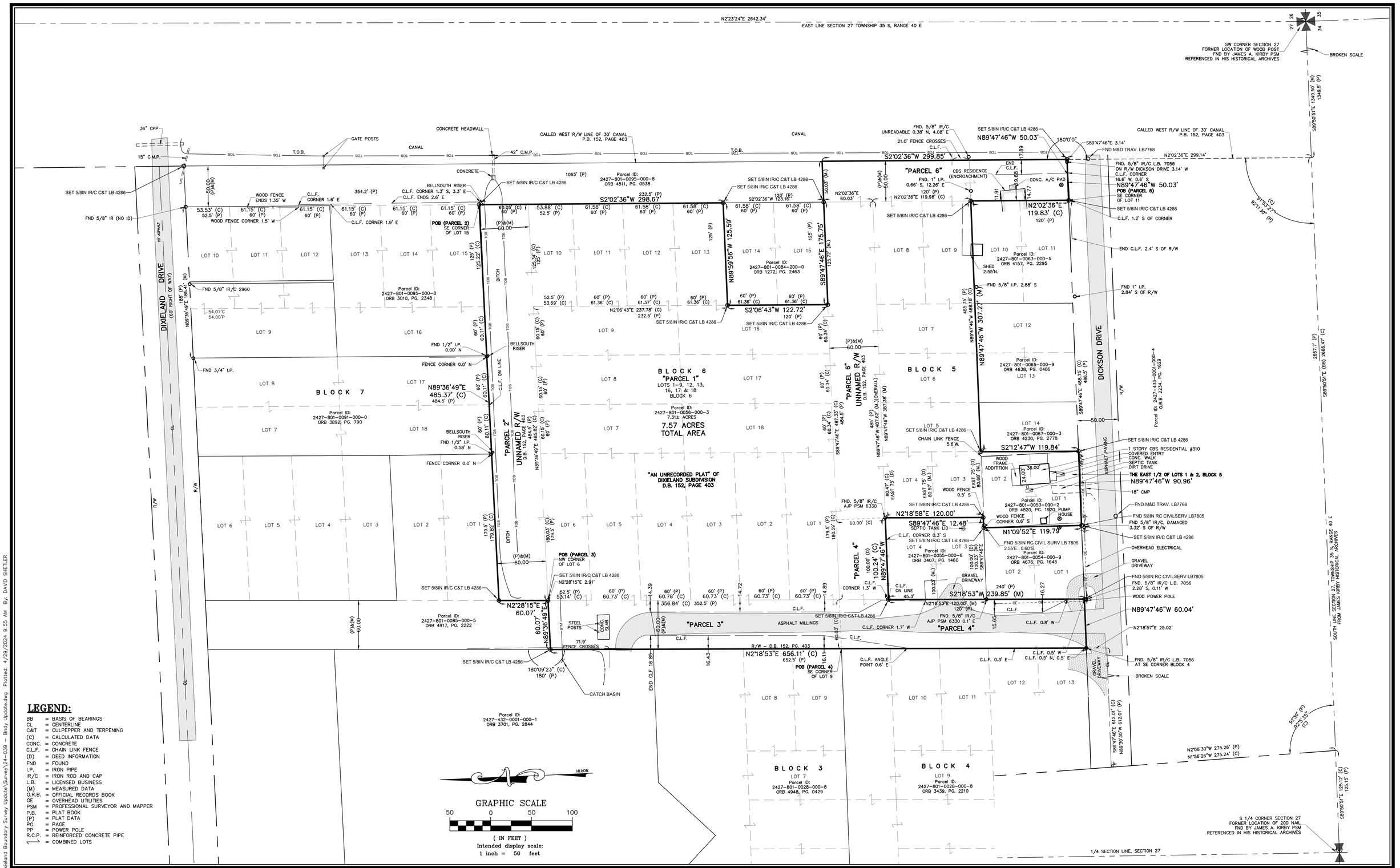
SIGNATURE DATE

PREPARED BY

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS
2980 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

P:\Proj-2023\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg, 4/29/2024 9:51:10 AM, AutoCAD PDF (General Documentation).pc3



LEGEND:

BB	= BASIS OF BEARINGS
CL	= CENTERLINE
C&T	= CULPEPPER AND TERPENING
(C)	= CALCULATED DATA
CONC.	= CONCRETE
C.L.F.	= CHAIN LINK FENCE
(D)	= DEED INFORMATION
FND	= FOUND
I.P.	= IRON PIPE
IR/C	= IRON ROD AND CAP
L.B.	= LICENSED BUSINESS
(M)	= MEASURED DATA
O.R.B.	= OFFICIAL RECORDS BOOK
OE	= OVERHEAD UTILITIES
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
P.B.	= PLAT BOOK
(P)	= PLAT DATA
PG.	= PAGE
PP	= POWER POLE
R.C.P.	= REINFORCED CONCRETE PIPE
⥂	= COMBINED LOTS

GRAPHIC SCALE

50 0 50 100

(IN FEET)

Intended display scale:
1 inch = 50 feet

P:\Proj-2024\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg Plotted: 4/29/2024 9:55 AM By: DAVID SHELER

P:\Proj-2024\24-039 Dixieland Boundary Survey Update\Survey\24-039 - Bndy Update.dwg, 4/29/2024 9:53:13 AM, AutoCAD PDF (General Documentation).pc3

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
24-039 UPDATED	
Boundary Survey.dwg	

CULPEPPER & TERPENING INC
2980 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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.	.	.
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.	.	.

	BY	DATE
FIELD	SG	4-5-24
CALCS.		
DRAWN	LEH	4-16-24
DETAILED		
CHECKED	JDJ	
APPROVED	TPK	

BOUNDARY SURVEY

PREPARED FOR

CAPITAL INVESTMENTS REAL ESTATE CORP

DATE: 4-16-24
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 24-039
SHEET 2 of 2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Hackett
H&L Planning and Development
354 Cypress Driver #6
Tequesta, FL 33469

Project #: 24-02000004: Annexation – Voluntary Application for Annexations
Parcel IDs: **2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)**
Technical Review Committee Comments for June 20, 2024 TRC Meeting

City of Fort Pierce Planning Department

- Where would the entrance be for the annexed lot?
- Will this lots be combined
- A lot combination must be completed prior to submission of a site/development plan.

Advisory Questions

(1) Any consideration regarding the parcels that are to the east and west of parcel 2427-801-0056-000-3? The parcels maybe land locked.

Fort Pierce Engineering Department

Recommend Approval of Annexation.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

Fort Pierce Police Department

No comments at this time. However, we reserve the right to provide comment in the future, based upon future submissions of intended developments to this currently vacant and undeveloped property. The intended, future development of this property may cause impact to police operations as it relates to calls for service. However, the type and frequency of police calls for service cannot be projected at this time.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

Advisory: With this annexation, the road frontage of Dickson Drive will be over 50% City zoned. The City should consider taking over ownership and maintenance responsibilities of Dickson Drive

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: **Approved**
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.
- Gas: Approved
- FPUAnet Fiber**:** FPUAnet Approves.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

ORDINANCE NO. 24-XXX

AN **ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR THE INTERSECTION OF S US HIGHWAY 1 AND DICKSON DRIVE** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE FORT PIERCE ZONING DESIGNATION OF HIGH DENSITY RESIDENTIAL (R-5); ESTABLISHING THE FORT PIERCE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL (RH); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the properties are located within an enclave and Section 171.046 of the Florida Statutes states that it is the policy of the state to eliminate enclaves.

WHEREAS, the estimated population of the annexation is two (2); and

WHEREAS, the owner(s) have petitioned for voluntary annexation to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their XXXX, 2024, meeting voted __ to __ recommend approval of the annexation; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation via certified mail to the St. Lucie County Administrator's Office on XXXX, 2024, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie

County Board of County Commissioners on XXXX, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and the following properties is hereby annexed into the City:

Parcel ID: 2427-801-0056-000-3 **&** 2427-801-0053-000-2 (310 Dickson Dr.)

LEGAL DESCRIPTION:

PARCEL ONE:

DIXIELAND S/D-AN UNRECORDED PLAT-SECTION 27-35-40 BLK 5 E 75 FT LOTS 3 AND 4 AND ALL LOTS 5, 6, 7, 8 AND 9 AND BLK 5 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17 AND 18 AND THOSE 60 FT STRIPS LYG ON N AND W SIDES OF BLK 6 AND BEG AT SE COR OF LOT 11 BLK 5 RUN N TO NE COR OF LOT 8, TH W TO NW COR OF LOT 4, TH S 240 FT TO NLY RD R/W LI OF DICKSON DR, TH W 60 FT, TH N 300 FT TO SE COR OF LOT 9 BLK 3, TH E TO PT 50 FT E OF SE COR OF LOT 15 BLK 6, TH S TO NLY RD R/W LI OF DICKSON DR, TH W 50 FT TO SE COR OF LOT 11 AND POB (7.26 AC – 316,458 SF)

PARCEL TWO: 310 Dickson Dr.

DIXILAND S/D-AN UNRECORDED PLAT -SECTION 27-35-40 BLK 5 E ½ OF LOTS 1 AND 2 (0.24 AC-10,500 SF)

Said properties containing approximately 7.57 acres and being generally located at the intersection of S. US Highway 1 and Dickson Drive.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation of abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this Ordinance becoming effective, the lands herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned High Density Residential (R-5) and assigned a Future Land Use Designation of High Density Residential (RH), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. **24-XXX** was duly advertised accordance with Section 171.044(2) of the Florida Statues by display advertising St. Lucie News Tribune on Sunday, XXXX, 2024 and Sunday, XXXX, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on XXXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXXX, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this **XX** day of ____ 2024.

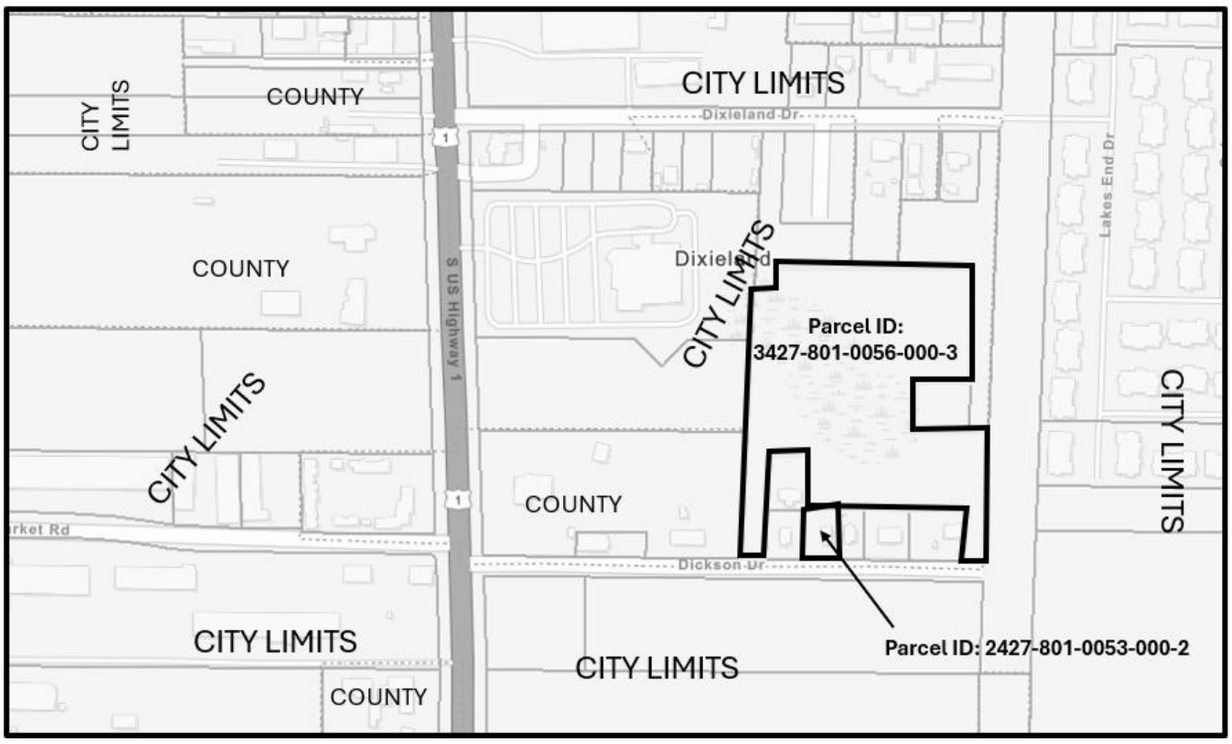
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension



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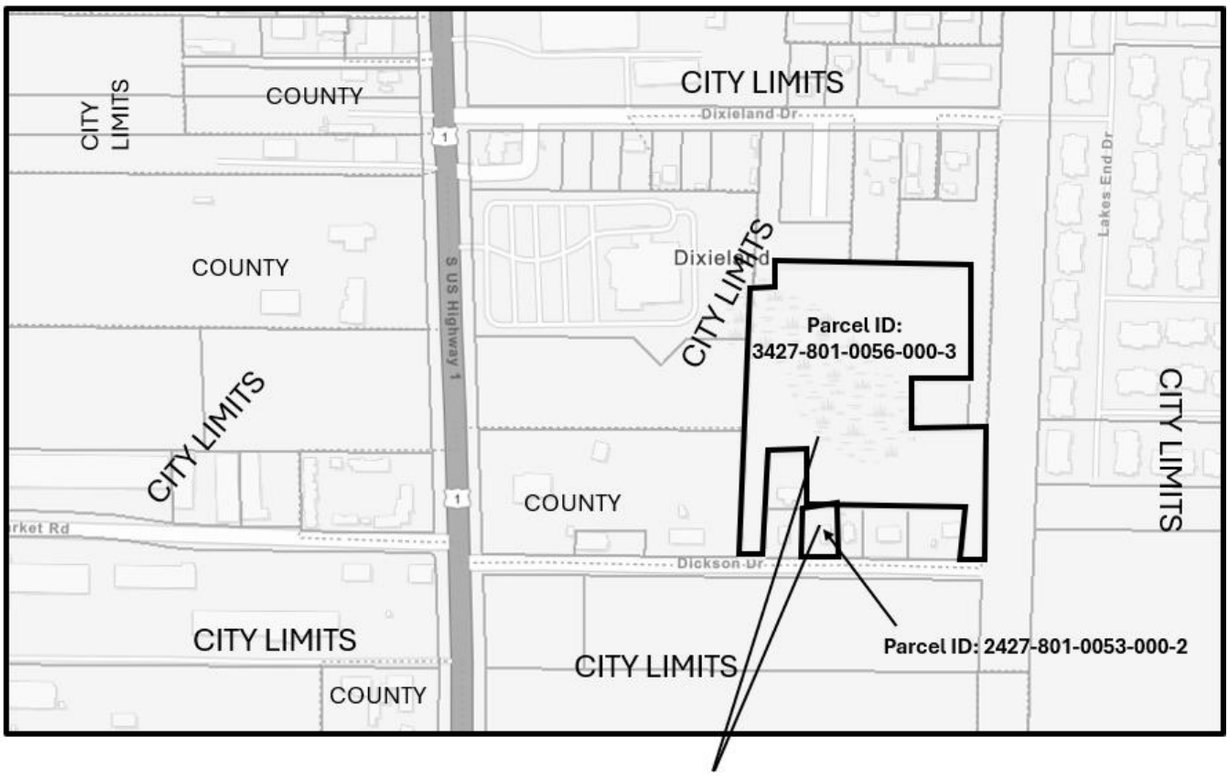
PARCEL TWO: (310 Dickson Dr.)

DIXILAND S/D-AN UNRECORDED PLAT -SECTION 27-35-40 BLK 5 E ½ OF LOTS 1

Said properties containing 7.57 acres, more or less

EXHIBIT B
Zoning & Future Land Use Designation Assignment



ZONING DESIGNATION OF **HIGH DENSITY RESIDENTIAL (R-5)** AND
LAND USE DESIGNATION OF **HIGH DENSITY RESIDENTIAL (RH)**

Planning Board **6. c.**

Meeting Date: 08/12/2024

Re: Annexation - 1835 & 1839 Sandridge Rd.

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Annexation - 1835 and 1839 Sandridge Road

SUMMARY:

Request for review of Voluntary Application for Annexation of two (2) parcels of land at or near 1835 Sandridge Road and 1839 Sandridge Road. The Parcel IDs are: 2404-111-0003-010-1 and 2404-111-0003-000-8. The current County Future Land Use is Commercial (COM) and current County Zoning is Commercial General (CG). The proposed City Future Land Use designation is General Commerical (GC) and City Zoning classification of General Commerical (C-3).

RECOMMENDATION:

Staff recommendation is for Planning Board to move the proposed annexation for Approval to City Commission.

ALTERNATIVES:

1. Recommend approval with conditions.
2. Recommend disapproval.

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant File
Staff Supporting Documents
Drafted Ordinance

Form Review

Form Started By: Kerry Driver Started On: 07/22/2024 11:30 AM
Final Approval Date: 08/02/2024

CITY OF FORT PIERCE

PLANNING BOARD

August 12th, 2024

Annexation

1835 Sandridge Rd. and 1839 Sandridge Road

APPLICANT

Jason Merritt

PROPERTY OWNER(S)

Jason Merritt

PARCEL ID #(S):
2404-111-0003-010-1 and 2404-111-0003-000-8

SUMMARY

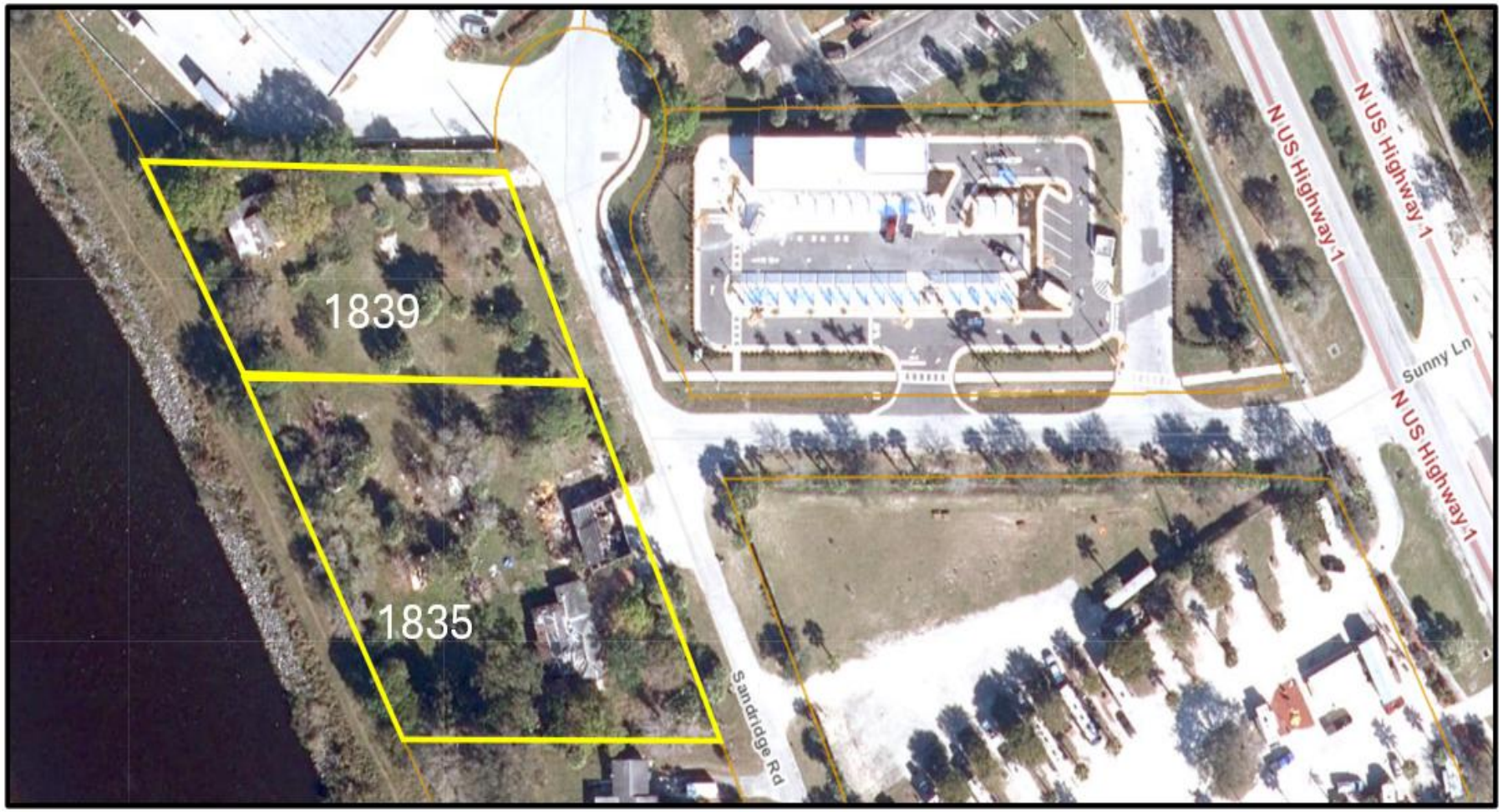
Request to review a Voluntary Application for Annexation for two (2) parcels of land at 1835 Sandridge Rd. and 1839 Sandridge Rd.

BACKGROUND

The applicant is requesting a voluntary annexation of two (2) parcels at or near 1835 and 1839 Sandridge Rd. in Fort Pierce, Florida. The parcel IDs is 2404-111-0003-010-1 and 2404-111-0003-000-8.

The subject property has St. Lucie County Future Land Use designations of Commercial (COM) and a St. Lucie County Zoning classification of Commercial General (CG). The proposed City Future Land Use designation is General Commercial (GC) with a Zoning classification of General Commercial (C-3)

SITE LOCATION



SITE AREA= 2.15 +/- Acres

1835: 1.32 acres

1839: 0.83 acres

1835 & 1839 Sandridge Rd. ANNEXATION

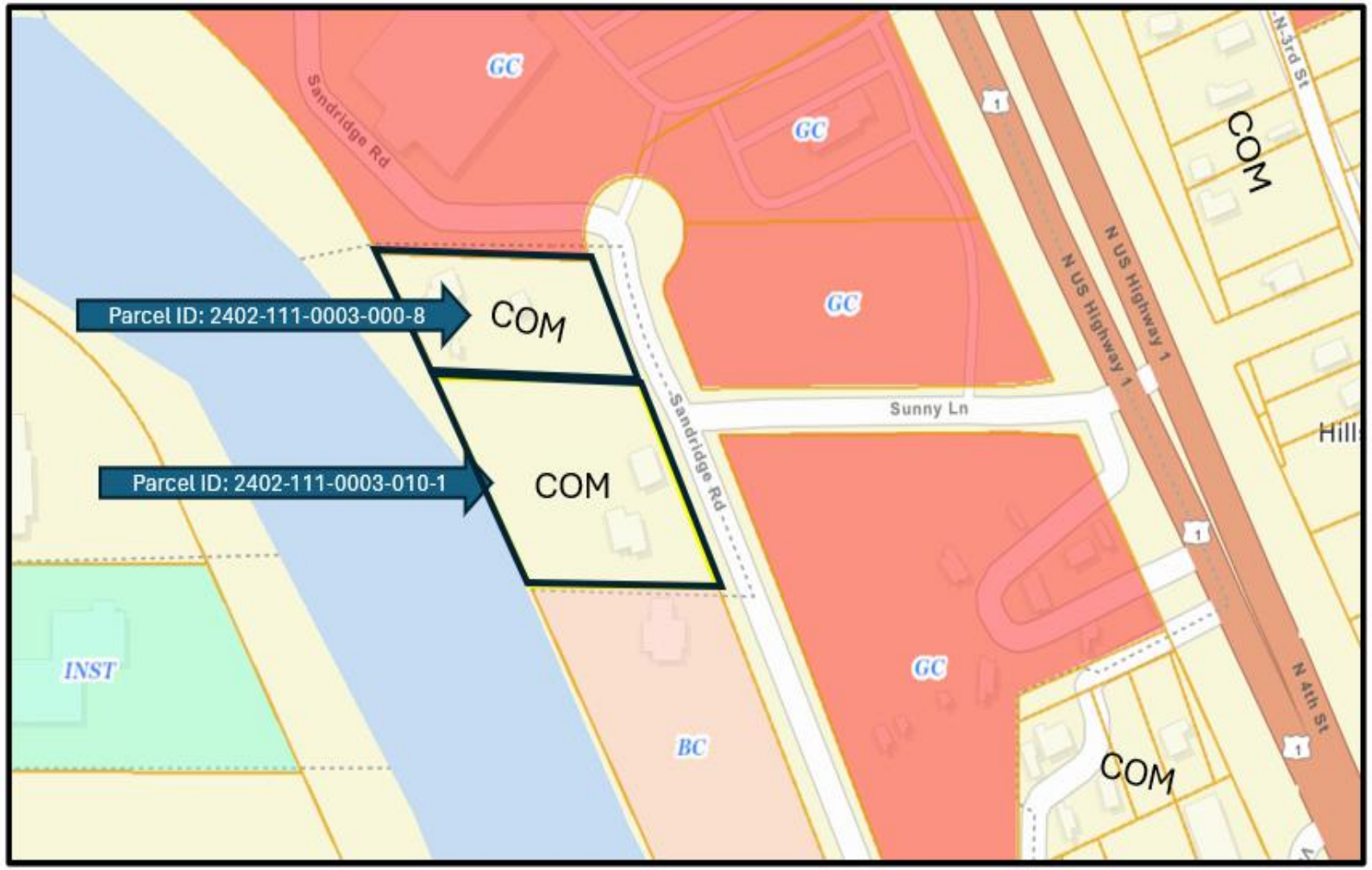
COMPREHENSIVE PLAN

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. Furthermore, pursuant to Chapter 171.046(1), F.S., whereas the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

The current value of the property is $600,000. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

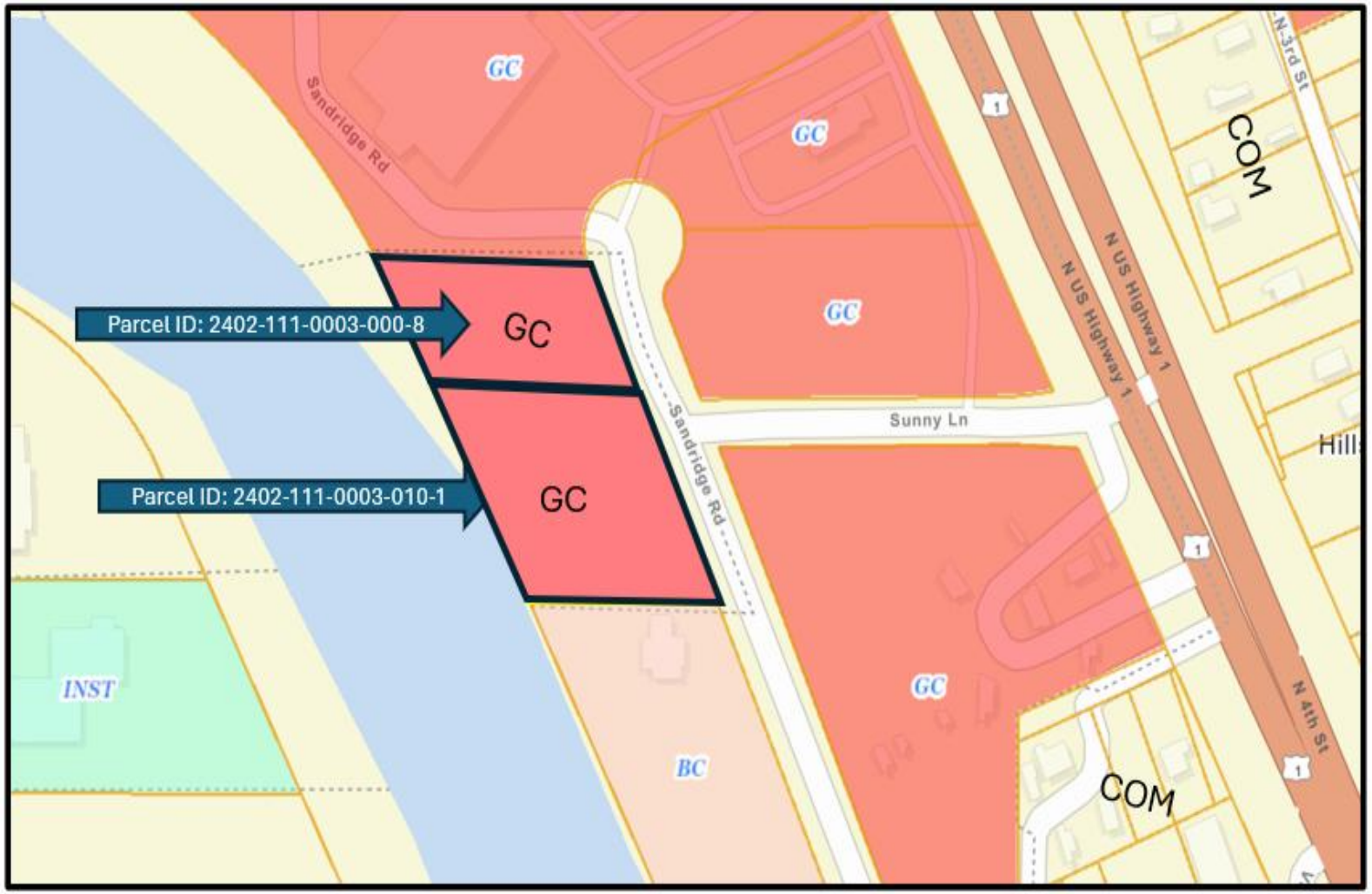
EXISTING FUTURE LAND USE: County

Current FLU: COM
Commercial– St. Lucie County)



PROPOSED FUTURE LAND USE: City

Proposed FLU: GC
(General Commercial –City of Fort Pierce)



1835 & 1839 Sandrdige Rd. ANNEXATION

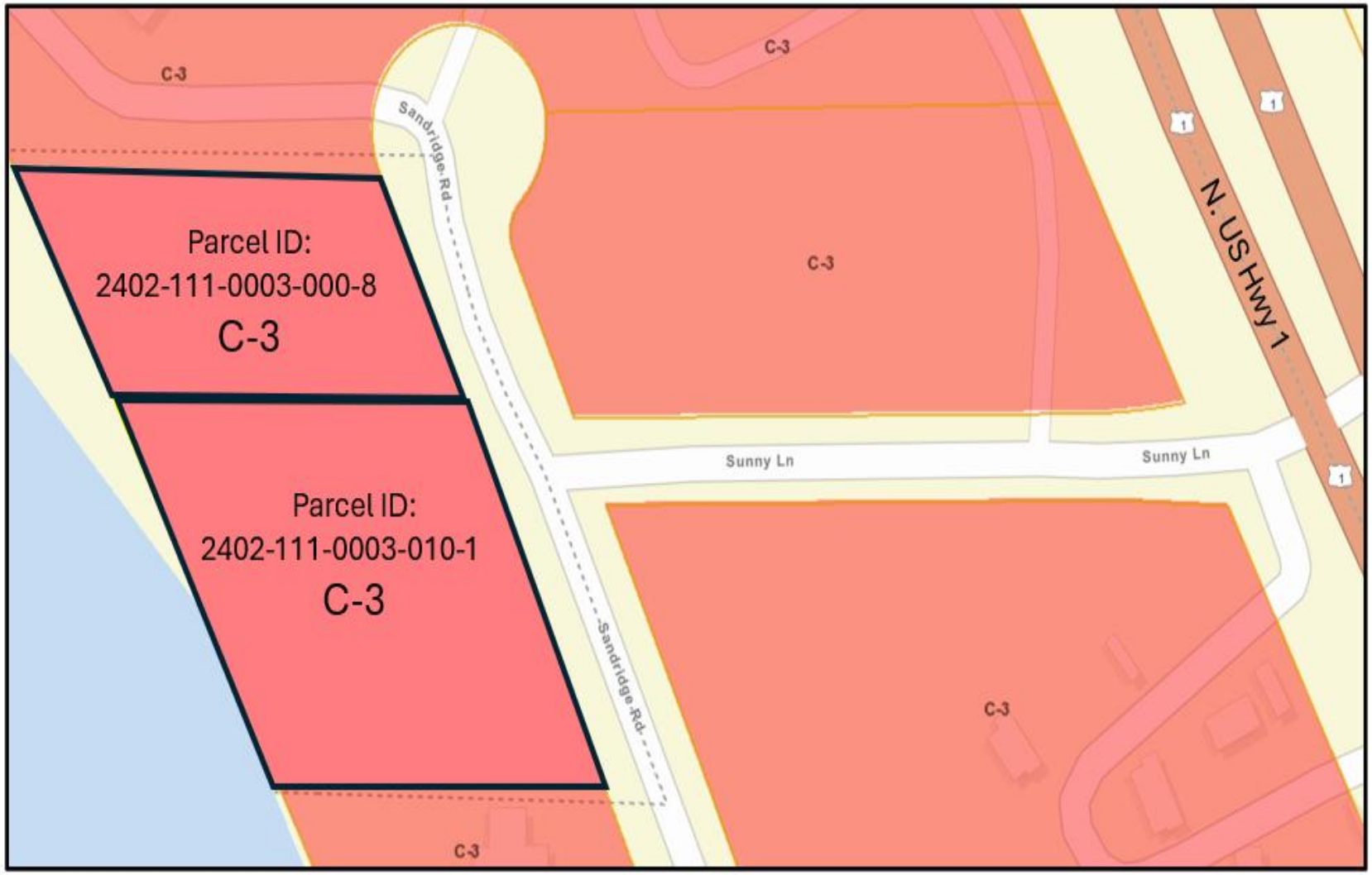
EXISTING ZONING: County

Currently Zoned: CG (Commercial General – St. Lucie County)



PROPOSED ZONING: City

Proposed Zoning: C-3 (General Commercial– City of Fort Pierce)



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

August 12th, 2024

Annexation

1835 Sandridge Rd. and 1839 Sandridge Rd.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: 1835 and 1839 Sandridge Rd Fort Pierce, Fl

2. Legal description of real property for which annexation is being requested:
04 35 40 S 225 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF SFWMD CANAL C-25
4 35 40 S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF CANALC-25-LESS S 225 FT-

   Property Tax ID: 2404-111-0003-000-8 and 2404-111-0003-010-1

3. Size of described property: 2.15 acres

4. Project description: New restaurant with outdoor entertainment area

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

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? No

8. Appraised value: 600,000

9. Name of Owner(s): Jason Merritt
   Signature of Owner(s):
   Mailing Address: 6429 Riverland Dr
   City Fort Pierce State Fl Zip 34982
   Phone 772-260-5720
   E-mail: jason@tntbuilders.net

10. Name of Representative: Jason Merritt
    Signature of representative:
    Mailing Address: 6429 Riverland Dr
    City) Fort Pierce State Fl Zip 34982
    Phone 772-260-5720
    E-mail: jason@tntbuilders.net

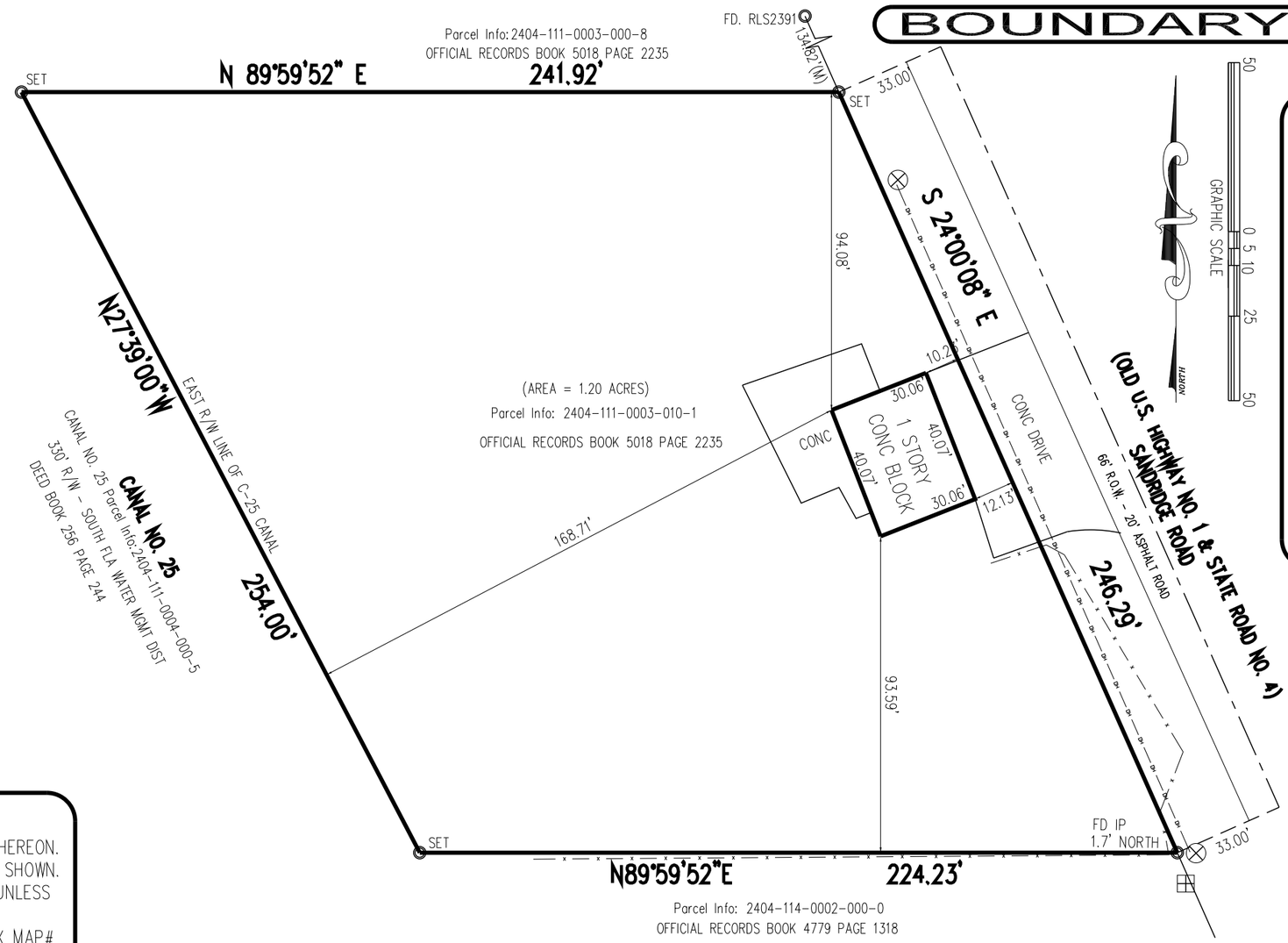
DocuSign Envelope ID: ACF27566-0FB9-4A29-9466-7200A580C2A8

BOUNDARY SURVEY

LEGAL DESCRIPTION:
(Supplied by Client)

BEGINNING AT THE SE CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NE 1/4 AND RUN NORTHERLY 225 ALONG THE EASTERN BOUNDARY, THENCE RUN WEST TO THE WESTERN BOUNDARY, THENCE RUN SOUTHERLY ALONG THE WESTERN BOUNDARY TO THE SOUTHERN BOUNDARY, THENCE RUN EAST TO THE POINT OF BEGINNING ALL LYING WEST OF STATE ROAD NO. 4 IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, LYING WEST OF STATE ROAD #4 AND EAST OF CANAL, IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED TO CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT BY WARRANTY DEED RECORDED IN DEED BOOK 256, PAGE 244, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTE REGARDING LEGAL DESCRIPTION:
THE LEGAL DESCRIPTION IS TOO AMBIGUOUS TO PLOT WITH ANY ACCURACY, EXISTING PROPERTY CORNERS AND IMPROVEMENTS WERE USED TO LOCATE PROPERTY.



ABBREVIATIONS:

SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
FD = FOUND 5/8 IRON REBAR
R/W = RIGHT OF WAY
(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
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OH-OH-OH- = OVERHEAD WIRES
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-□-□-□- = PLASTIC FENCE
O-O-O- = WOOD FENCE
CONC. = CONCRETE
C.P.= CONCRETE PAD
Cov.= COVERED
= DRAINAGE PROPOSED AND EXISTING
POWER POLE
WATER METER

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0179 K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF SANDRIDGE ROAD AS BEING S24°00'08"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS PROPERTY ANEXING. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

1835 SANDRIDGE ROAD

SCALE: 1"=50'
DATE: 6/10/24
DRAWN: SW\JC
2024-0260B

Atlantic Land Designs
of the Treasure Coast, LB7468
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
Mailing Address:
P.O. Box 1421 Jensen Beach, FL 34958
ALD5543@gmail.com (772) 398-4290

DATE:	REVISIONS

LAST FIELD DATE:6/5/24

Certified to: Jason Merrit

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PERSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PERSUANT TO SECTION 472.025, FLORIDA STATUTES.

DocuSigned by:
James Cesiro
A1338D8A59FD4C1...

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

JIM CESIRO CERTIFICATE PSM 5543 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

DocuSign Envelope ID: AB955A5B-356A-41A4-87C9-6D106E0FBA1A

BOUNDARY SURVEY

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(Supplied by Client)

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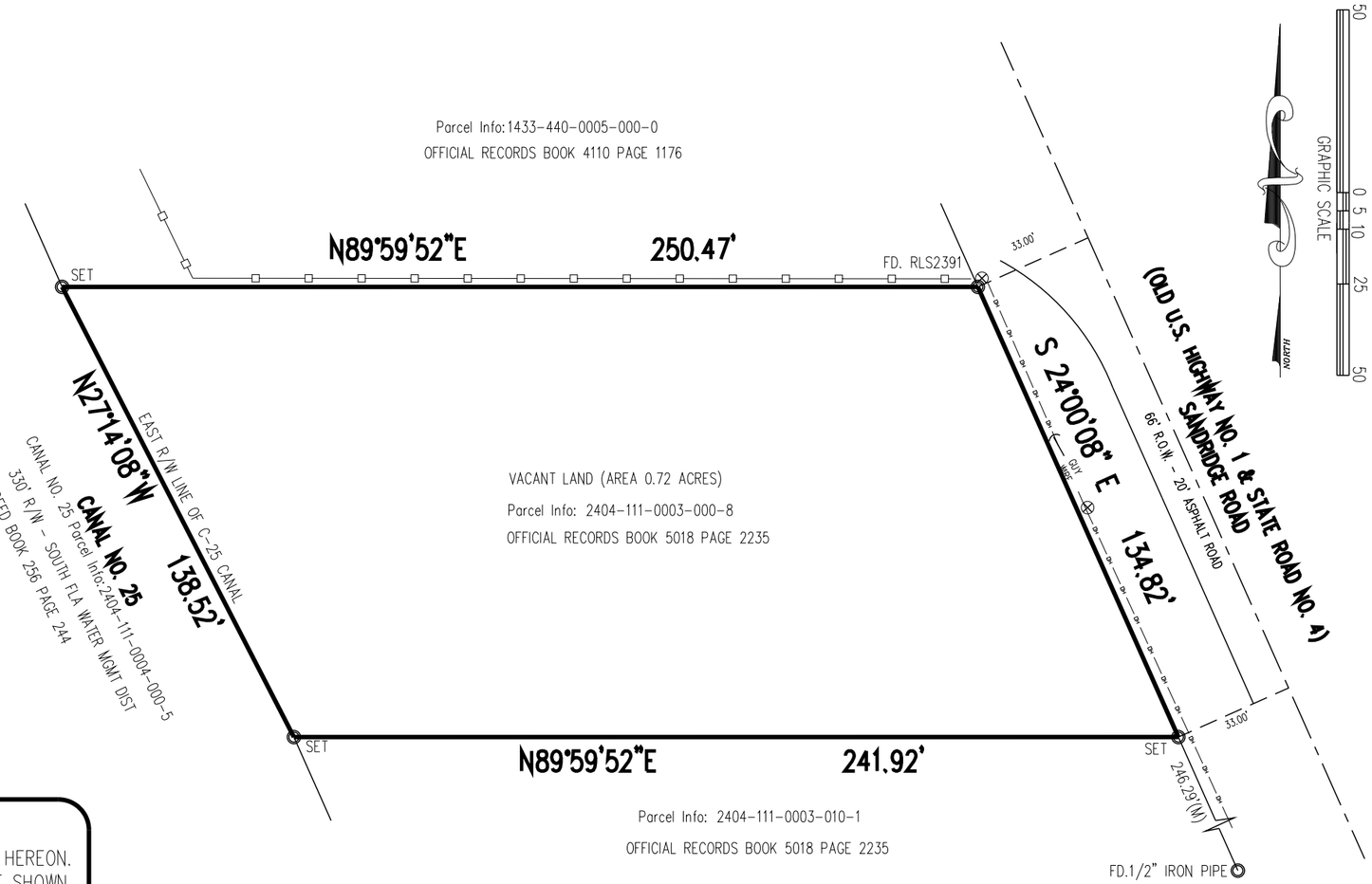

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1839 SANDRIDGE ROAD

SCALE: 1"=50'	Atlantic Land Designs
DATE: 6/10/24	of the Treasure Coast, LB7468
DRAWN: SW\JC	754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
2024-0260A	Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958
	ALD5543@gmail.com (772) 398-4290
DATE:	REVISIONS

LAST FIELD DATE:6/5/24

Certified to: Jason Merrit

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PERSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PERSUANT TO SECTION 472.025, FLORIDA STATUTES.

DocuSigned by:
James Cesiro
A1338D8A59FD4C1...

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

JIM CESIRO CERTIFICATE PSM 5543 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5219116 OR BOOK 5018 PAGE 2235, Recorded 07/19/2023 10:10:56 AM Doc Tax: $4480.00

Prepared by:
Melissa Harnage
Gulfstream Title Services, Inc.
1903 S. 25th Street, Suite 201
Fort Pierce, Florida 34947

File Number: 2092

General Warranty Deed

Made this July 14, 2023 A.D. By **Phillip J. Williams and Joyce E. Williams, husband and wife and Walter Royce Williams, a single man**, hereinafter called the grantor, to **Jason Merrit**, whose post office address is: 6429 Riverland Drive, Fort Pierce, Florida 34982, hereinafter called the grantee:

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

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

Beginning at the SE corner of the South 1/2 of the North 1/2 of the NE 1/4 of the NE 1/4 and run Northerly 225 feet along the Eastern boundary, thence run West to the Western boundary, thence run Southerly along the Western boundary to the Southern boundary, thence run East to the Point of Beginning, all lying West of State Road No. 4 in Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, lying West of State Road #4 and East of Canal, in Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Less and Except that certain parcel conveyed to Central and Southern Florida Flood Control District by Warranty Deed recorded in Deed Book 256, Page 244, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2404-111-0003-010-1**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Melissa Harnage

Witness Printed Name MARK TIERNEY

Phillip J. Williams (Seal)
Phillip J. Williams
Address:

Joyce E Williams (Seal)
Joyce E. Williams
Address:

Walter R Williams (Seal)
Walter Royce Williams
Address:

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 14 day of July, 2023, by Phillip J. Williams and Joyce E. Williams and Walter Royce Williams, who is/are personally known to me or who has produced Drivers License as identification.

Notary Public
Print Name:_____

My Commission Expires:_____

MELISSA HARNAGE
Commission # GG 927430
Expires December 2, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Jason Merritt
6429 Riverland Dr.
Fort Pierce, FL 34982

Project #: 24-02000005: Annexation– Voluntary Application for Annexation at 1835 and 1839 Sandridge Road**– Technical Review Committee Comments for July 18, 2024, TRC Meeting**

City of Fort Pierce Planning Department

Advisory Comments:

1. Please specify if lots will be combined or remain separate lots
2. Any future development plans for lots

Fort Pierce Engineering Department

Annexation: Recommend Approval

Fort Pierce Building Department

No comments at this time.

Fort Pierce Police Department

No comments at this time. However, we reserve the right to provide comment in the future, based upon future submissions of intended developments to this currently vacant and undeveloped property. The intended, future development of this property may cause impact to police operations as it relates to calls for service. However, the type and frequency of police calls for service cannot be projected at this time.

St. Lucie County Planning Department

No comments at this time.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

St. Lucie County PW/Engineering

Sandridge Road is a County owned and maintained local roadway. The proposed annexation will result in 77.8% of properties fronting Sandridge Road being City zoned parcels. The city shall take ownership and maintenance responsibilities of Sandridge Road with this annexation.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: **No comment**
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.
- Gas: Approved. Natural gas available to serve this restaurant.
- FPUA Fiber: FPUAnet **Approves**

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: Virtual – July 2024
Property Address: Annexation - 1835 and 1839 Sandridge Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☐ 4. Building Permit required.

☐ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/11/24

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO: Kerry Driver - Planner

FROM: Selena Griffett, P.E.

Thru: Tracy Telle, Engineering Manager TT

RE: 1835 and 1839 Sandridge Road
TRC No. 24-02000005

DATE: July 10, 2024

This is to advise you that we have completed the review of the following documents as received by this office on July 9, 2024:

- ☐ Development Permit Compliance Review
- ☒ Annexation
- ☐ Executed Construction Contract
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☐ Variance Approval
- ☒ Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See Attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Technical Review Committee meeting

July 18, 2024

Case #: 24-02000005

Planner: City of Ft. Pierce Planning Department.

Annexation.

1835 / 1839 Sandridge Road, Fort Pierce, FL (Gator Trace on the Greens)

Comments:

No comments at this time. However, we reserve the right to provide comment in the future, based upon future submissions of intended developments to this currently vacant and undeveloped property. The intended, future development of this property may cause impact to police operations as it relates to calls for service. However, the type and frequency of police calls for service cannot be projected at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24- 02000005

Annexation - 1835 and 1839 Sandridge Road

Comments

W/WW Engineering: No comment

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Gas: Approved. Natural gas available to serve this restaurant.

FPUAnet Fiber: FPUAnet **Approves.**

Jason Merritt

July 22, 2024

RE: Project 24-02000005

Please find below the responses to the city comments on the annexation application noted above.

Advisory Comments

1. We will be combining the lots upon approval of the annexation and the forming of our new corporation.
2. We intend to develop the property into a restaurant with outdoor seating and entertainment in the near future.

Additionally, if you could please send all correspondence to me at jason@tntbuilders.net and cc my assistant at melissa@tntbuilders.net I would appreciate it.

Thank you.

Jason Merritt

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

ORDINANCE NO. 24-XXX

AN **ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR 1835 SANDRIDGE ROAD AND AT OR NEAR APPROXIMATELY 1839 SANDRIDGE ROAD** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE FORT PIERCE ZONING DESIGNATION OF GENERAL COMMERCIAL (C-3); ESTABLISHING THE FORT PIERCE LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the properties are contiguous to the municipality of the City of Fort Pierce; and

WHEREAS, the properties are located within an enclave and Section 171.046 of the Florida Statutes states that it is the policy of the state to eliminate enclaves; and

WHEREAS, the estimated population of the annexation is two (2); and

WHEREAS, the owner(s) have petitioned for voluntary annexation to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 12, 2024, meeting voted __ to __ recommend approval of the annexation; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation via certified mail to the St. Lucie County Administrator's Office on XXXXX, 2024, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on XXXX, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and the following properties is hereby annexed into the City:

a) PARCEL ONE: 1835 Sandridge Road

Parcel ID: 2404-111-0003-010-1

LEGAL DESCRIPTION:

04 35 40S 225 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF SFWMD CANAL C-25

Containing 1.32 acres (more or less)

b) PARCEL TWO: 1839 Sandridge Road

Parcel ID: 2404-111-0003-000-8

LEGAL DESCRIPTION:

4 35 40 S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF CANALC-25- LESS S 225 FT-

Containing 0.83 acres (more or less)

Said properties containing approximately 2.15 acres and being generally located at 1835 Sandridge Road and, Parcel Two being located at 1839 Sandridge Road, Fort Pierce, FL 34946.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation of abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this Ordinance becoming effective, the lands herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned General Commercial (C-3) and assigned a Future Land Use Designation of General Commercial (GC), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All Ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. **24-XXX** was duly advertised accordance with Section 171.044(2) of the Florida Statues by display advertising St. Lucie News Tribune on Sunday, XXXX, 2024 and Sunday, XXXX, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on XXXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXXX, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this **XX** day of ____ 2024.

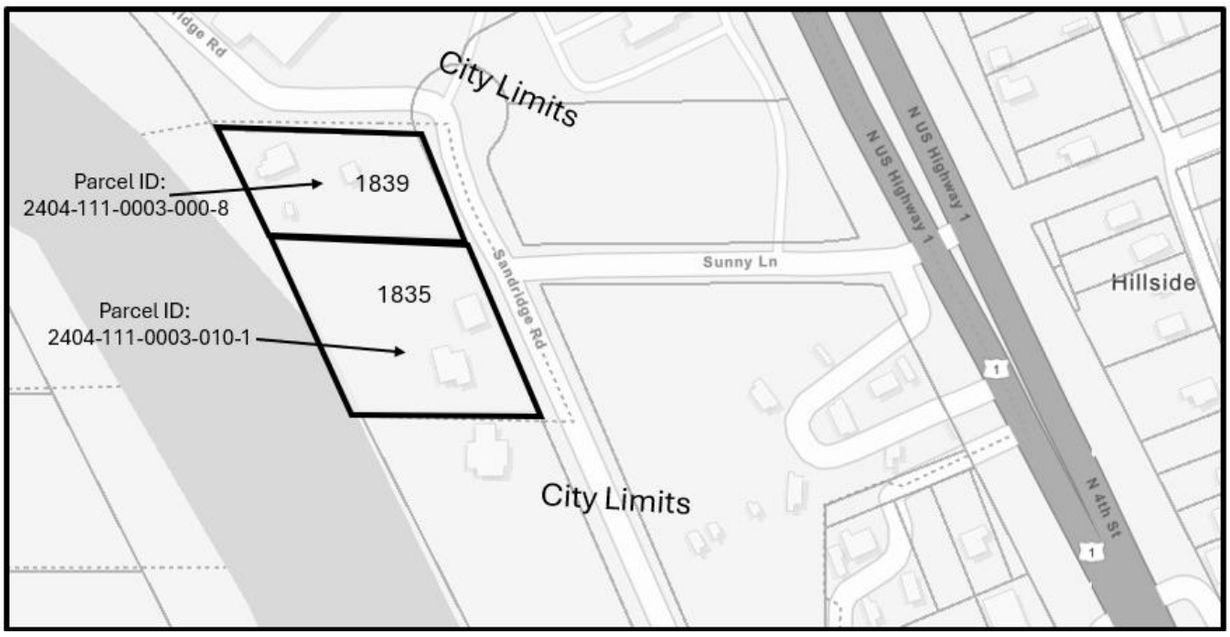
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension



PARCEL ONE: 1835 Sandridge Road

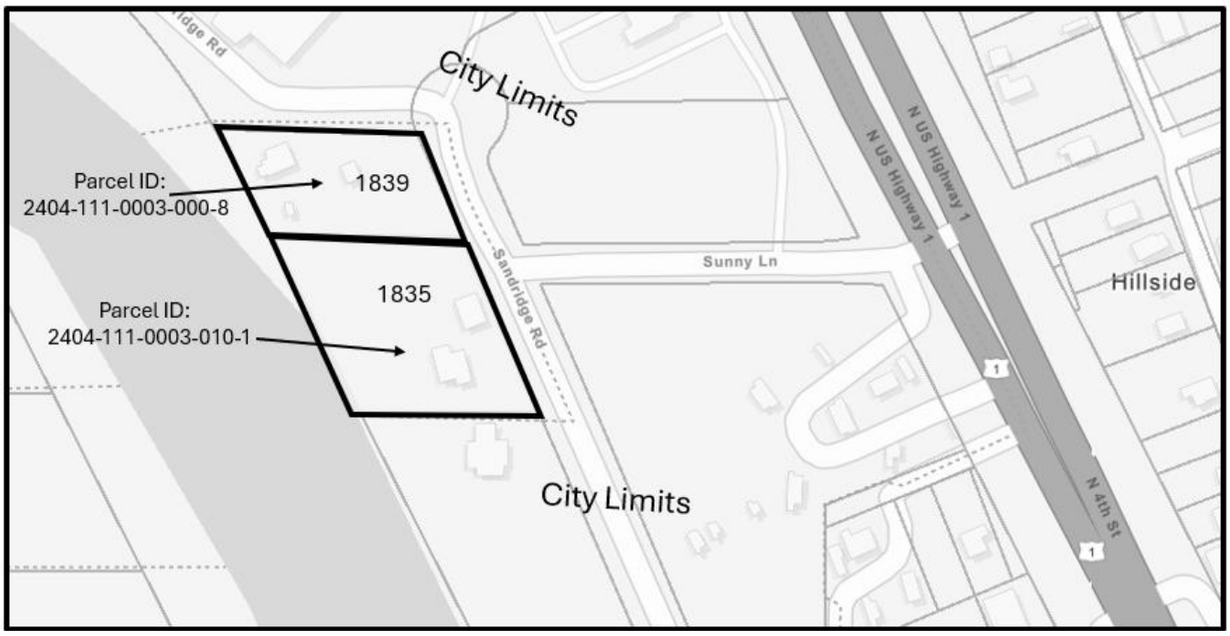
04 35 40S 225 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF SFWMD CANAL C-25

PARCEL TWO: 1839 Sandridge Road

4 35 40 S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF CANALC-25- LESS S 225 FT-

Said properties containing 2.15 acres, more or less

EXHIBIT B
Zoning & Future Land Use Designation Assignment



ZONING DESIGNATION OF **GENERAL COMMERCIAL (C-3)** AND
LAND USE DESIGNATION OF **GENERAL COMMERCIAL (GC)**

Planning Board **6. d.**

Meeting Date: 08/12/2024

Re: Major Amendment to a PD Zone - Sunrise Residential - (2) Parcels: 2334-340-0000-000-7 and 2334-410-0000-000-1

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Major Amendment to Planned Development (Master Planned Development)
Sunrise Residential - 9850 Midway Road

SUMMARY:

On April 4th, 2016, the City Commission of the City of Fort Pierce approved a Zoning Atlas Map Amendment of the two (2) subject parcels from AG-2.5, County Agriculture, AG-1, Agriculture, and PUD, Planned Unit Development to the Village at Midway Planned Development Zone. The largest parcel was annexed in 2010 and retained its County zoning AG 2.5, Agriculture, while the 116-acre parcel was the first annexation of 2015. The intent of the original project was to become a commercial and industrial park with a separate residential component.

As a result of the current real estate market demand, an applicant has come forth with a Major Amendment to the current Planned Development Zone with new Mixed-Use Development Plan named “Sunrise Residential”. 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 Master Planned Development (MPD) 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 Master Planned Development Plan will provide for a cohesive project build-out, it 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 MPD 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.

RECOMMENDATION:

Based on the submittal, staff recommends **APPROVAL** of the proposed Major Amendment to a Planned Development Zone with one (1) condition.

Conditions of Approval:

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***

ALTERNATIVES:

- Recommend APPROVAL of the proposed (Major Amendment) with the associated development plan with the one (1) condition.

- Recommend APPROVAL of the proposed (Major Amendment) with the associated development plan with changes and/or alternative conditions.

- Recommend DENIAL of the proposed (Major Amendment) with the associated development plan.

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report Supporting Documents
Application and Supporting Documents
Application and Supporting Documents
Application and Supporting Documents
Application and Supporting Documents
Application and Supporting Documents
Application and Supporting Documents

Application and Supporting Documents
Additional Applicant Supporting Documents
Draft PD Agreement
Draft Ordinance

Form Review

Form Started By: Vennis Gilmore
Started On: 08/06/2024 03:32 PM
Final Approval Date: 08/06/2024

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **SUNRISE RESIDENTIAL MIXED-USE PD ZONING – MAJOR AMENDMENT TO PD ZONE (MASTER DEVELOPMENT PLAN)**

REVIEWER: **VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR**

DATE: **8/6/2024**

STAFF REPORT

Owner: Walton Acquisitions

Applicant: Derrick E. Phillips Jr. (Lucido and Associates)

Requested Action: A review of an application for a Major Amendment to a Planned Development Zone of two (2) parcels of land to change the Zoning classification from Village at Midway Planned Development (PD) to Sunrise Residential Planned Development (PD).

Location: Generally located at or near the northwest corner of West Midway Road and Interstate 95 and approximately at 9850 West Midway Road in Fort Pierce, FL.

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

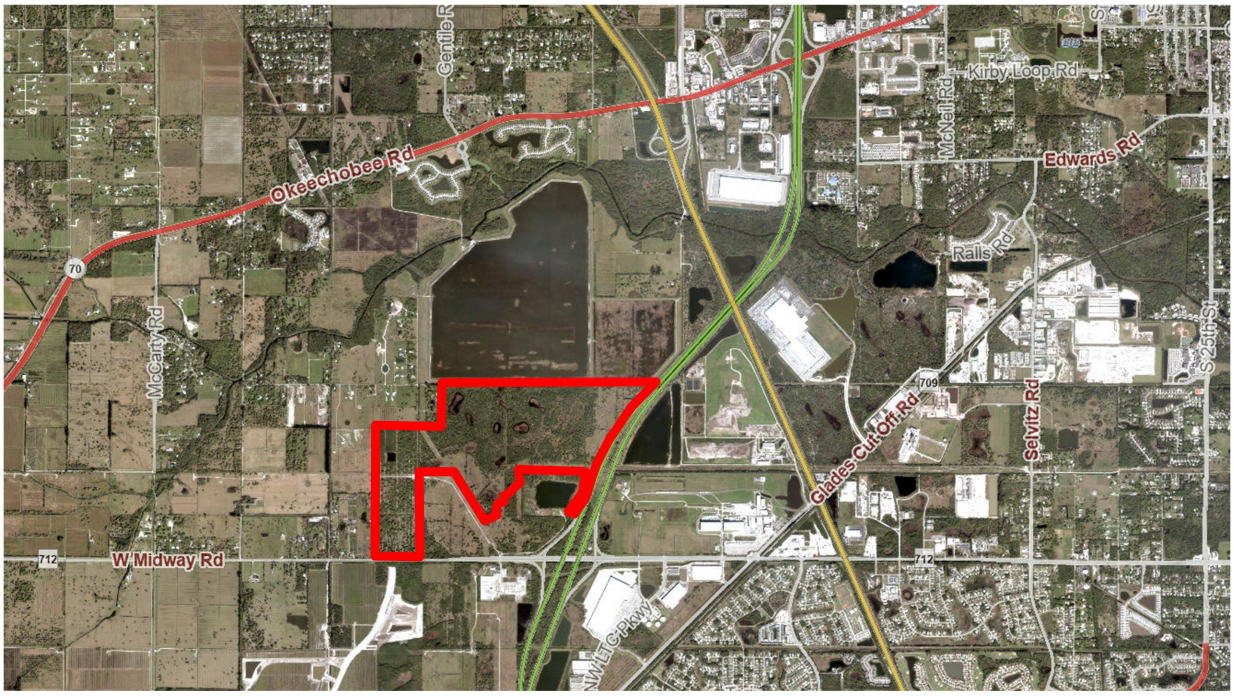
Site Area: 516 +/- Acres.

Current Zoning: PD, Village at Midway Planned Development Zone.

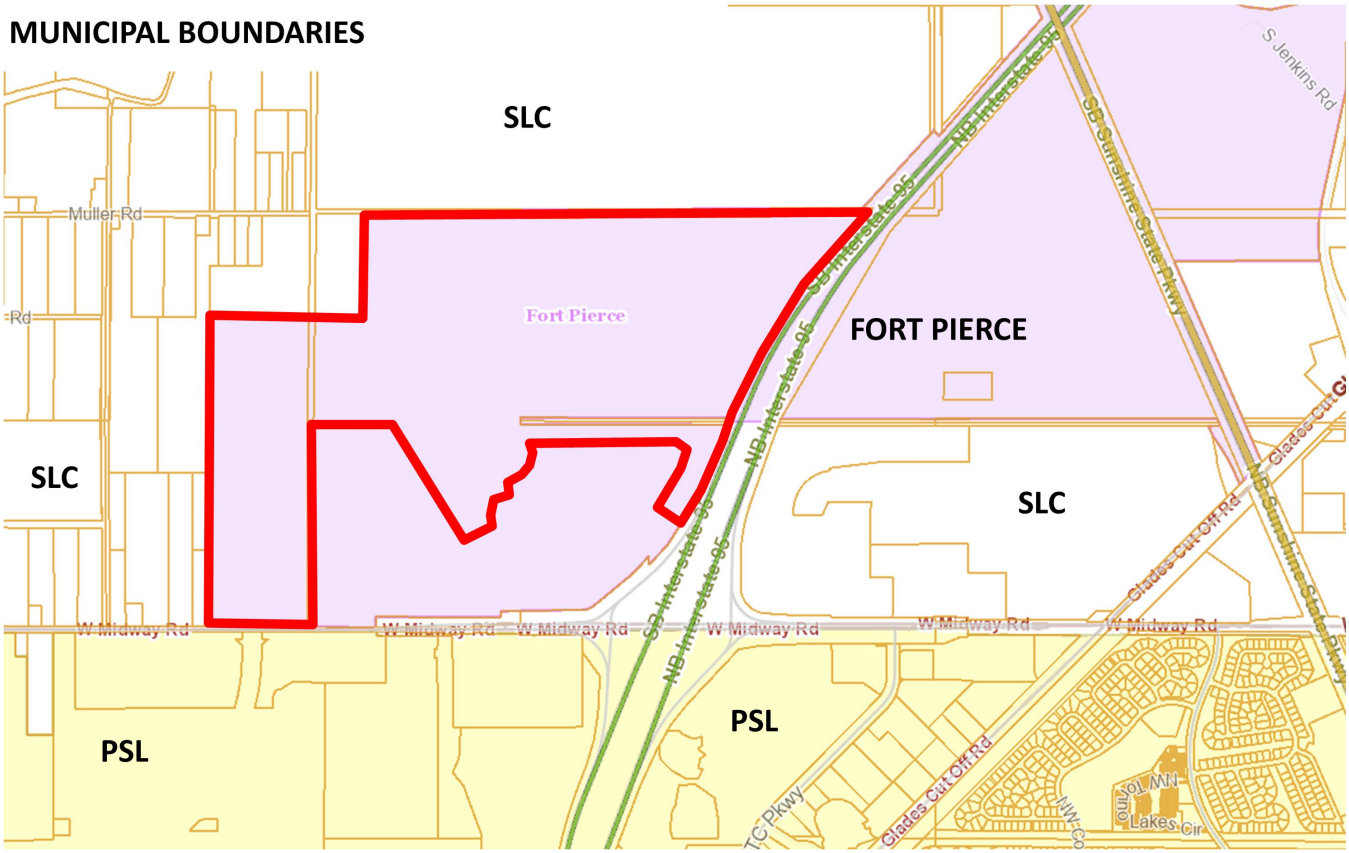
Future Land Use: MXD, Mixed-Use Development

Utilities: Located within the FPL Electric & St. Lucie County Water and Wastewater Service Area

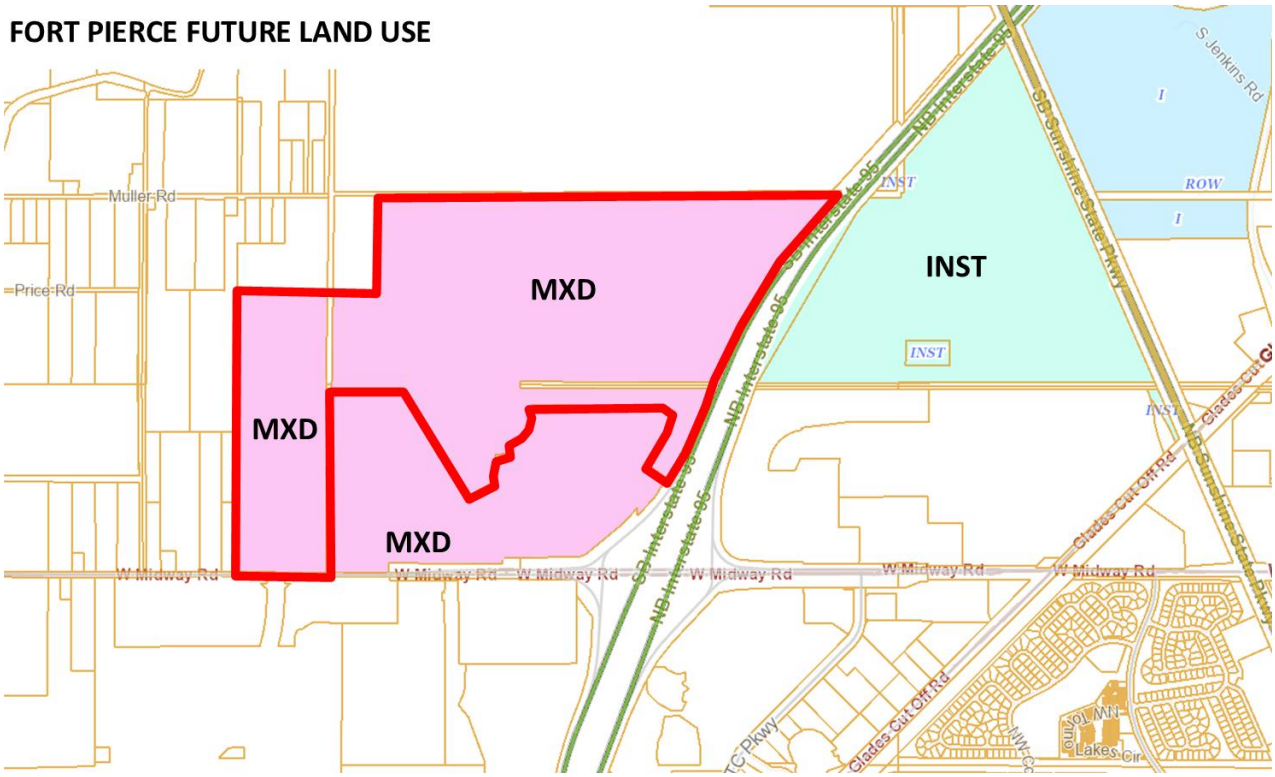
Location Map:



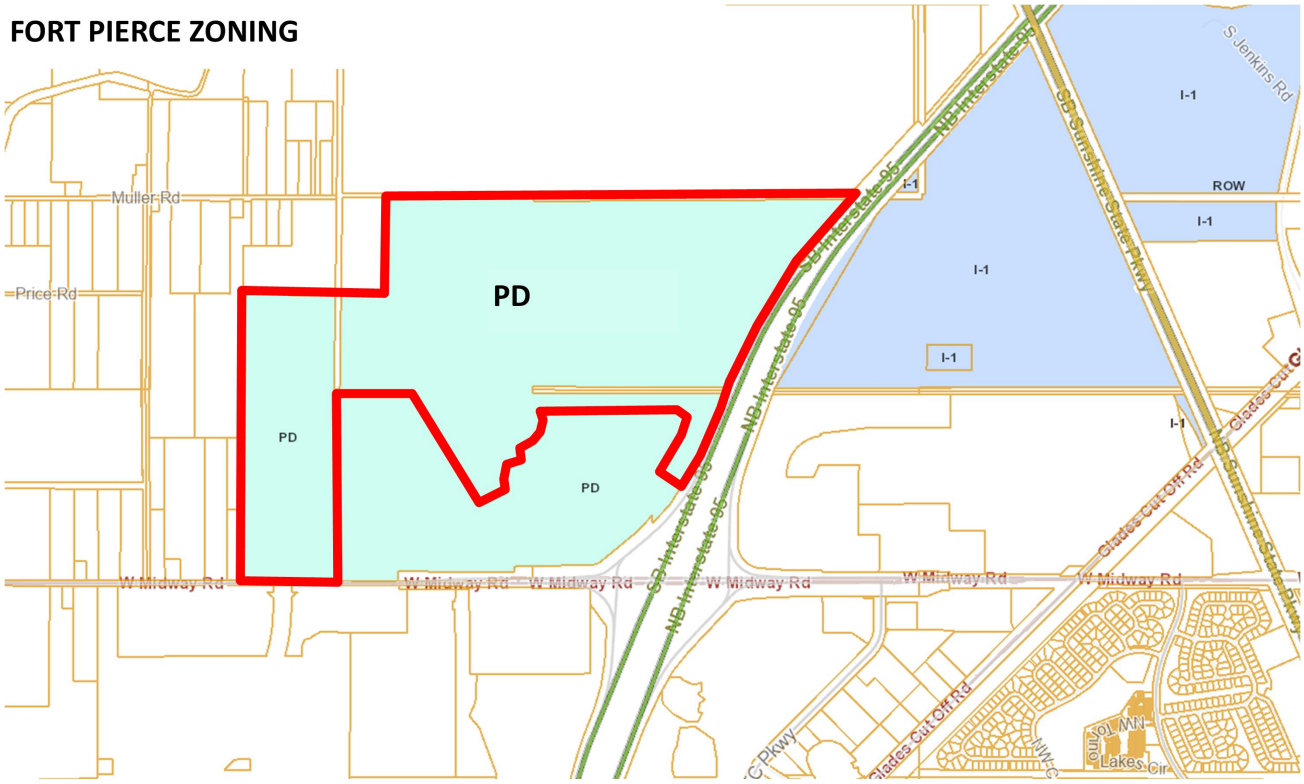
Municipal Boundaries:



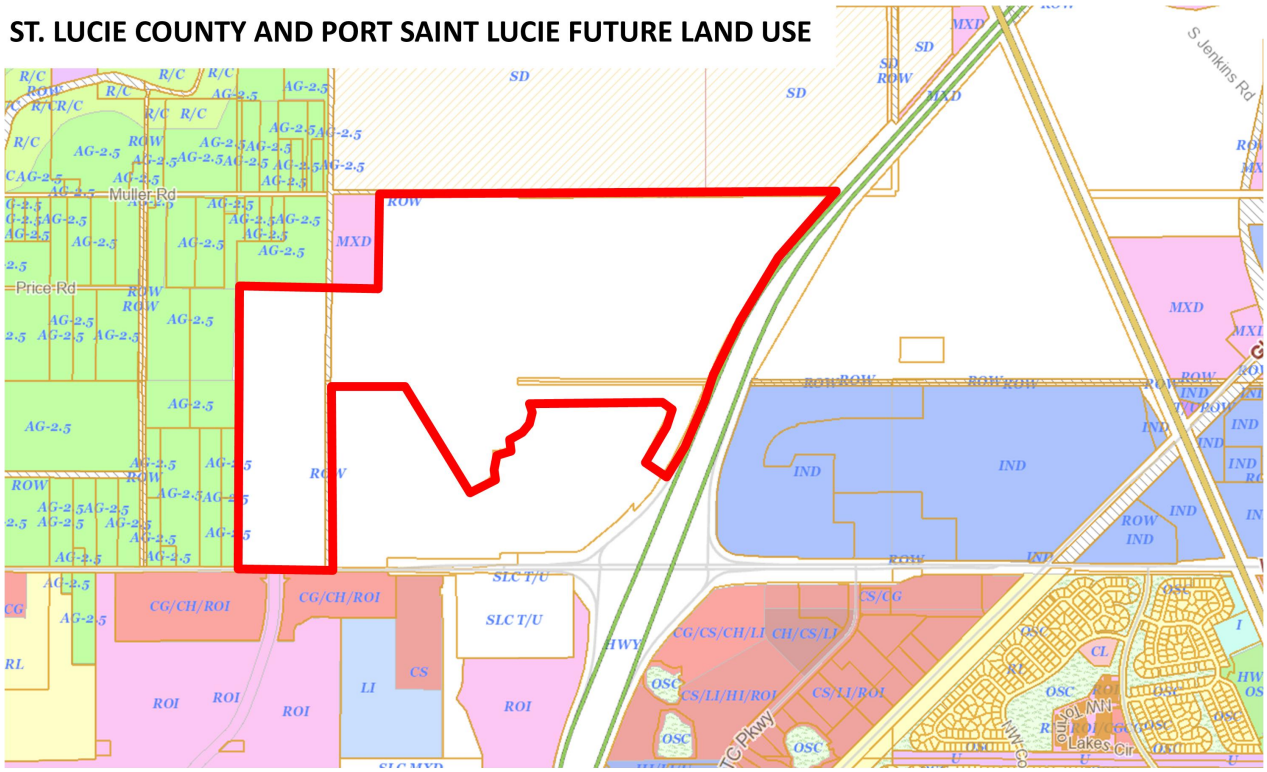
FP Future Land Use Map:



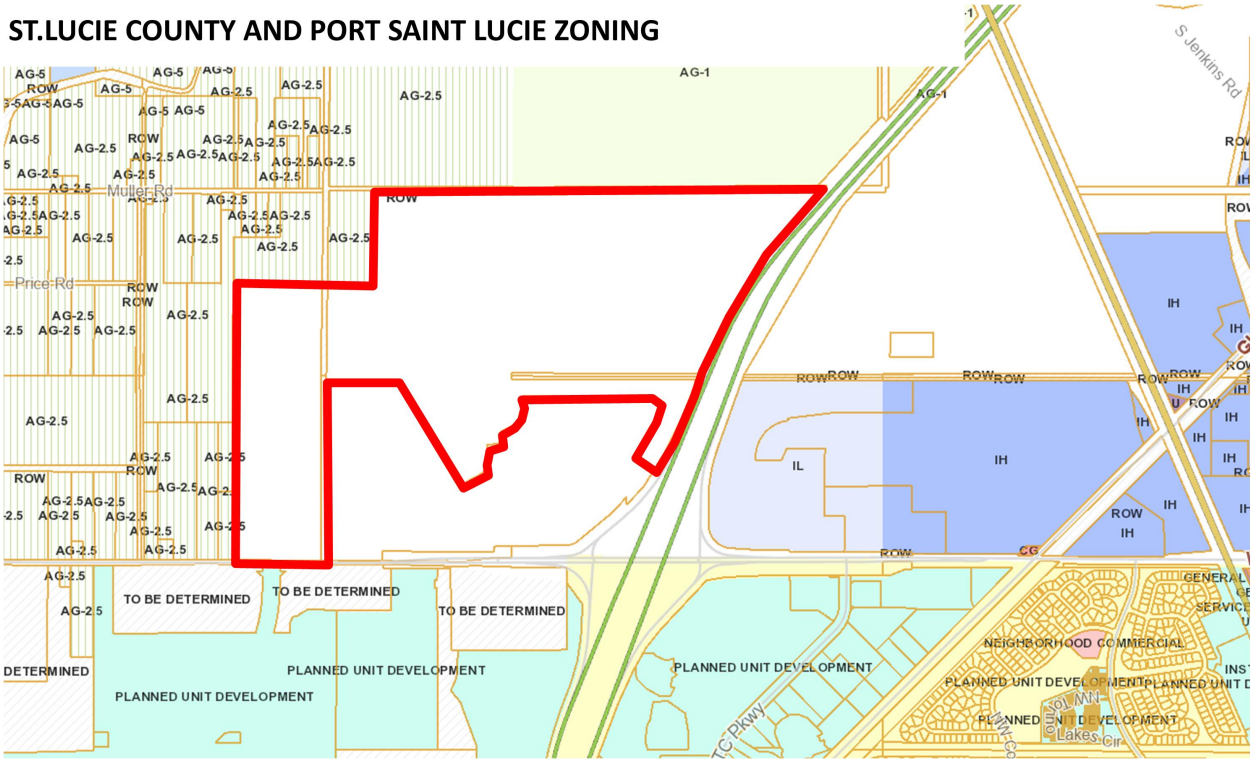
FP Zoning Map:



SLC-PSL Future Land Use Map:



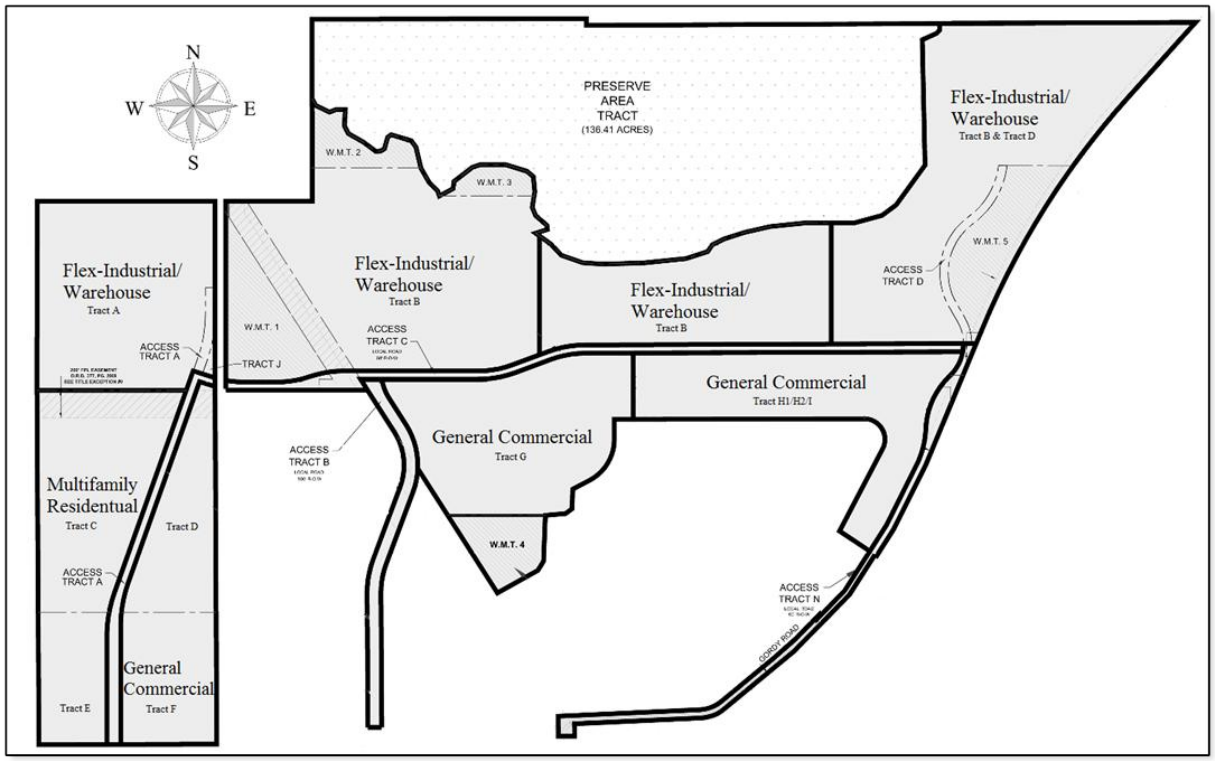
SLC-PSL Zoning Map:



Staff Analysis (First Reading)

On April 4th, 2016, the City Commission of the City of Fort Pierce approved a Zoning Atlas Map Amendment of the two (2) subject parcels from AG-2.5, County Agriculture, AG-1, Agriculture, and PUD, Planned Unit Development to the Village at Midway Planned Development Zone. The largest parcel was annexed in 2010 and retained its County zoning AG 2.5, Agriculture, while the 116-acre parcel was the first annexation of 2015. The intent of the original project was to become a commercial and industrial park with a separate residential component. See exhibits A & B below:

Exhibit A USE AND INTENSITY ALLOCATION		
General Use	**Applicable Lot Type(s)**	**Intensity Allocation**
Warehouse	Flex-Industrial/Warehouse;	1,500,000 sf.
Multifamily Residential	Residential - Multifamily	650 Units
Shopping Center	Commercial General;	160,000 sf.
General Light Industrial	Flex Industrial/Warehouse;;	1,200,000 sf.
Convenience Store	Commercial General;	5,000 sf.
Fast Food Restaurant	Commercial General	10,000 sf.
High Turnover Restaurant	Commercial General	25,000 sf.

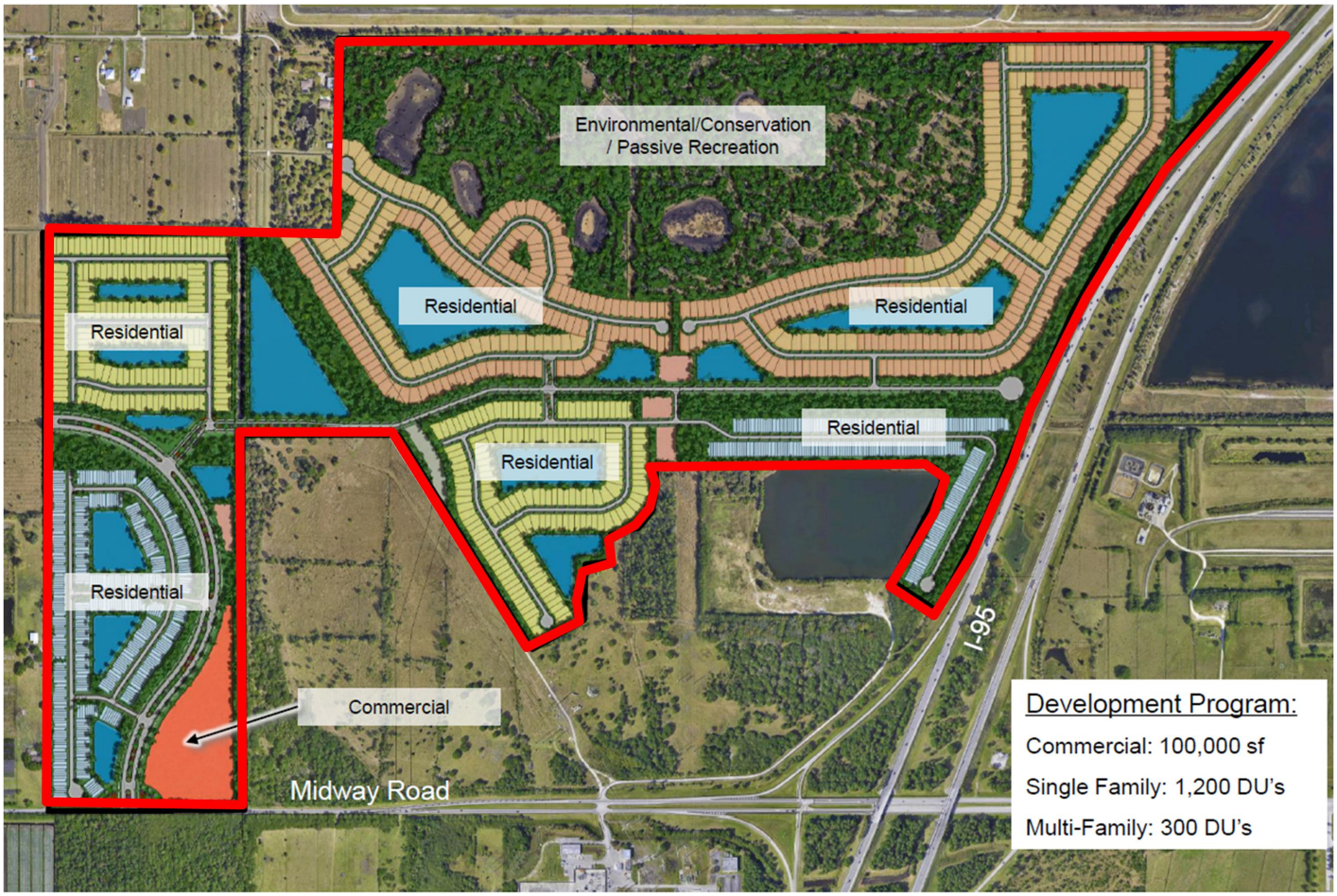


As a result of the current real estate market demand, an applicant has come forth with a Major Amendment to the current Planned Development Zone with new Mixed-Use Development Plan named "Sunrise Residential". The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Master Planned Development (MPD) 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 Master Planned Development Plan will provide for a cohesive project build-out, it 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 MPD 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.

Proposed Planned Development (to include Environmental Conservation/Passive Recreation;
Commercial: 100,000 sf
Single-Family: +/- 1,200 Units
Multi-Family: +/- 300 Units
TOTAL UNITS: +/- 1,590 (Approximately 3.08 units/Acre)



Mills, Short & Associates
Civil & Structural Engineering | Environmental
MacKenzie Engineering and Planning, Inc.
lucido & associates

Development Program

Traffic Analysis & Mitigation Proposal:

Sunrise Residential is a 1,500 unit, mostly single-family residential development located west and north of the Midway Road, Interstate 95 interchange. Access to the project will be from West Midway Road and located approximately 0.75 miles west of I-95.

The project is anticipated to generate 16,274 daily trips on the local road network. Traffic engineering modeling developed by Shaun MacKenzie, PE, transportation engineer, details the impacts on the existing roadway infrastructure and proposes measures to mitigate those impacts.

However, Sunrise Residential is the third major project in this area and the only one awaiting final approval. The other projects, Wylder, and Willow Lakes both have approvals and committed transportation improvements to the roadway network. Wylder is in the City of Port St Lucie and is under construction. Many of the required roadway mitigation requirements for Wylder have been completed, are underway or are being permitted.

Willow Lakes has received final planned development approval from the City of Fort Pierce but has not commenced development. Together, these projects will generate nearly 70,000 trips per day. Total trip generation from all three projects is 86,255. At 16,274 ADT, Sunrise Residential accounts for less than 19% of the new trips to be generated.

Developments, traffic generation and land uses

Trips	Daily	DUs	Hotel	Comm(sf)
Sunrise	16,274	1,500	0	100,000
Willow Lakes	37,828	1,000	600	612,000
Wylder	32,153	4,000	0	725,000

As such, the transportation mitigation developed by MacKenzie Engineering and Planning is commensurate with the impacts and builds upon the improvements required of the other developments.
A summary of transportation mitigation projects required of Wylder and Willow Lakes include:

Wylder

As part of the amended agreement (Resolution 23-R97) with the City of Port St Lucie, the development has already made, is currently making and/or will make in the future the following improvements:

West Midway Road and Delcris Drive Intersection

- Northbound Delcris Lane
  - Northbound Delcris Drive – 1 right and 2 left-turn lanes

- Eastbound West Midway Road
  - 1 though land and 1 right-turn lane

- Westbound West Midway Road
  - 2 through lanes & 1 left-turn lane
- Signalization

Glades Cut-Off Road and Delcris Drive Intersection
- Northbound Glades Cut-Off Road
  - 1 through lane and 1 left-turn lane
- Eastbound Delcris Drive
  - 1 right and 1 left-turn land
- Southbound Glades Cut-Off Road
  - 1 through lane

West Midway Road from Arterial A (Wylder Parkway) to I-95
- Widen to 4 lanes

Glades Cut-Off Road from Arterial A (Wylder Parkway) to I-95
- Widen to 4 lanes

Arterial A (Wylder Parkway) from Glades Cut-Off Road to West Midway Road
- **Construct new 4 lane road**

West Midway Road and Arterial A
- Northbound Arterial A – 1 right and 1 left turn lane
- Eastbound W Midway Rd – 1 through lane
- Westbound West Midway Rd – 1 through and 2 left-turn lanes
- Signalization

West Midway Road & I-95 West
- Add a second southbound left-turn lane
- Add a second westbound left-turn lane
- Signalization

As can be seen, Wylder has been obligated to invest millions in the transportation network improvements based upon the impact of their development.

Willow Lakes

This project has a planned development approval through the City of Fort Pierce and its traffic concurrency requirements are found in Ordinance No. 22-001. In section III Traffic Concurrency states the following:

*"**Analysis/Needs** – A detailed analysis of the intersections and link generally within a 5-mile radius that were significantly impacted by the project was conducted. As a result of that analysis, a series of prop share payments were estimated. The total prop share estimate is $7,358,178. These payments, which are creditable against impact fees, as well as additional impact fees collected, would be used to make improvements in the Midway Road corridor. The impact fees are estimated as $8,696,883, exclusive of the golf and Wave Garden facilities.*

These improvements include widening Midway Road to six lanes from Arterial A through to the northbound on-ramps at I-95. Extensive turn lanes would also be required at the driveways along Midway Road. The construction along Midway Road will be coordinated with the developers of the LTC Ranch and the Villages at Midway, where appropriate."

Sunrise Residential – Proposed Transportation Mitigation

Sunrise Residential is working in conjunction with these other developments and will simply be furthering the already robust transportation improvements being made or proposed to the roadway network.

The Willow Lakes proposal calls for 6-laning West Midway to accommodate their development. However, should that development not proceed, the Sunrise Residential traffic analysis shows that the current 4 lanes can accommodate the new traffic created by our project.

In summary, the Sunrise Residential proposal is a fair and proportionate contribution to the local road network and meets the demand the development will create.

Proposed transportation impact and mitigation for Sunrise Residential is as follows:

1. Construction of a 0.65 mile, 4-lane section of County Road "Arterial A" from Midway Road to the northwest corner of the project - $8,905,191.

2. Arterial A and Midway Road traffic signal modifications - $400,000

Total Sunrise Residential transportation mitigation cost – approx. $ 9,305,191

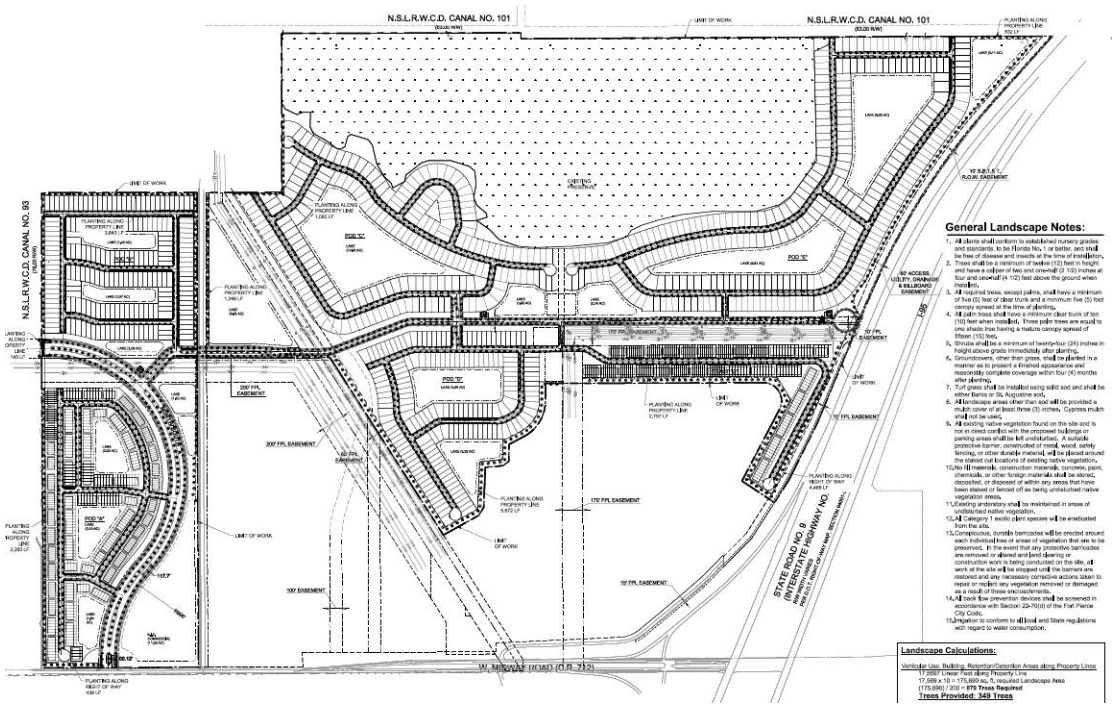
The applicant is continuing discussions with St. Lucie County to ensure all road impacts related to the project are mitigated. In addition, road impact fees paid to St Lucie County are estimated at $7,712,000 and are creditable to the project for transportation improvements installed by the developer. This means that if the developer installs the needed roadway improvements (rather than the County) the County will forgo collection of the road impact fees. The benefit to the City of the road impact fee credit arrangement is that the improvements are made when they are needed. Whereas, the County would have to program, budget, design, permit, bid and construct the project and therefore the timeframe would be much longer and after the project's impacts were already on the existing roadway.

The proposed Major Amendment to a Planned Development Zone is a significant decrease in potential traffic volumes. The previously approved Development Plan approximately 2,700,000 sf of Industrial Uses, 200,000 sf or Commercial Uses, and 650 Multi-Family Units. The current proposal eliminates all Industrial Uses and truck traffic and significantly reduces the commercial estimates by 100,000 sf.

Stormwater Retention & Landscaping

The storm water and conceptual drainage plans have been submitted for review.

Landscape Plan:



Overall Plant Schedule:

OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
AR	159	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	262	Conocarpus erectus	Buttonwood	YES	12` HT	6`W	STD, F, SP	Native	3" Caliper
ED	191	Elaeocarpus decipiens	Japanese Blueberry Tree	.	12` HT			Non-native	
IC	258	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
IE2	107	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR		Native	3" Cal
IE	158	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	12` HT	6`W		Native	
KE	201	Koelreuteria elegans	Golden Rain Tree	.	12` HT			Non-native	
MB	141	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	65G	12` HT	6`W	FTB, SP	Native	
PE	68	Pinus elliotti	Slash Pine	FG	12` HT	6`W		Native	
PC	234	Prunus caroliniana	Carolina Cherry Laurel	.	12` HT			Native	
QV	432	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
RO	30	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
TC	98	Tabebuia caraiba	Yellow Tabebuia	45G	12` HT	7` W	F, SP	Non-native	
TC2	10	Tabebuia chrysotricha	Golden Trumpet Tree	.	12` HT			Non-native	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
CLU	111	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Native	

Landscape Calculations:

Landscape Calculations:

Vehicular Use, Building, Retention/Detention Areas along Property Lines

17,5697 Linear Feet along Property Line
17,569 x 10 = 175,690 sq. ft. required Landscape Area
(175,690) / 200 = **879 Trees Required**
Trees Provided: 349 Trees

Vehicular Use Building, Retention/Detention Areas along Right of Way

4,926 Linear Feet along Right of Way
4,926 x 10 = 49,260 sq. ft. required Landscape Area
(49,260) / 300 = **165 Trees Required**
Trees Provided: 100 Trees

Interior Vehicular Use Area

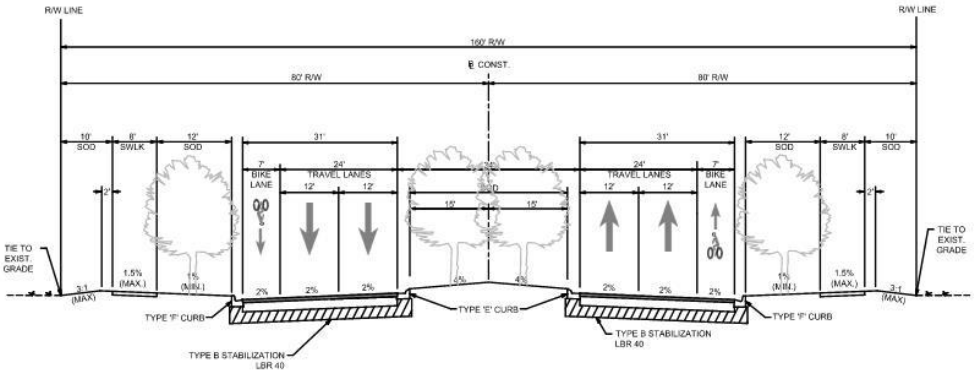
1,504,533 sq. ft. total Vehicular Use Area
1,504,533 / 15 = 100,302 sq. ft. required Landscape Area
(100,302) / 100 = **1003 Trees Required**
Trees Provided: 1,900 Trees

Total Landscape Area Required: 325,252 sq, ft,
Landscape Area Provided:

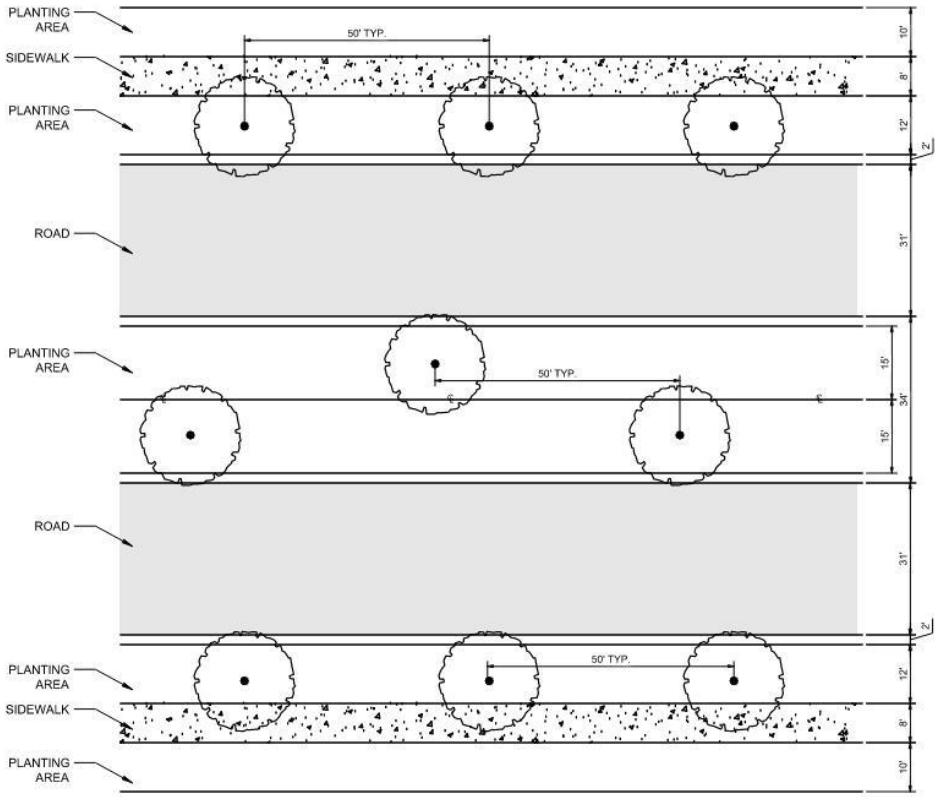
Total Trees Required: 2,047
Trees Provided = 2,349 Canopy Trees

Typical Street Sections:

EXHIBIT 'A'

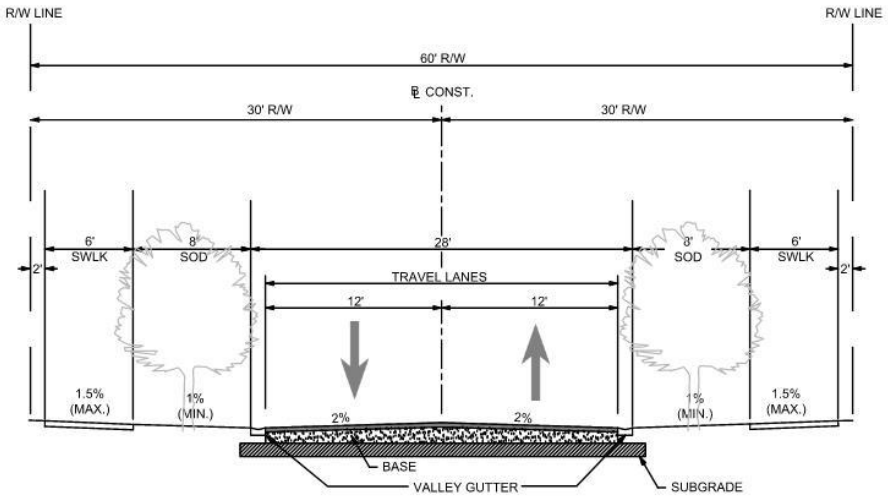


N-S ARTERIAL ROAD "A" TYPICAL SECTION
N.T.S.

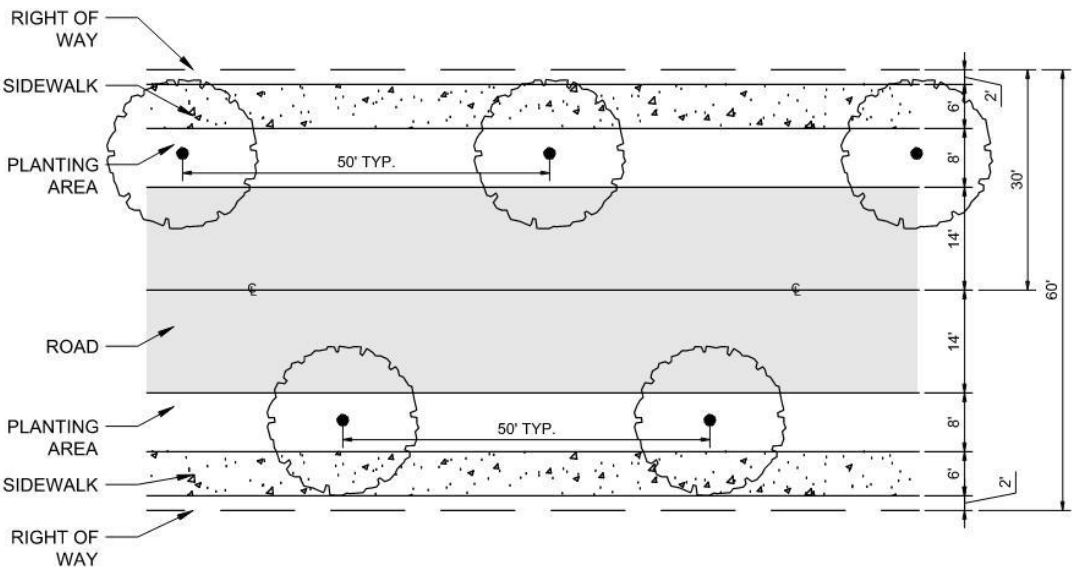


N-S ARTERIAL ROAD "A" TYPICAL PLAN
N.T.S.

EXHIBIT 'B'

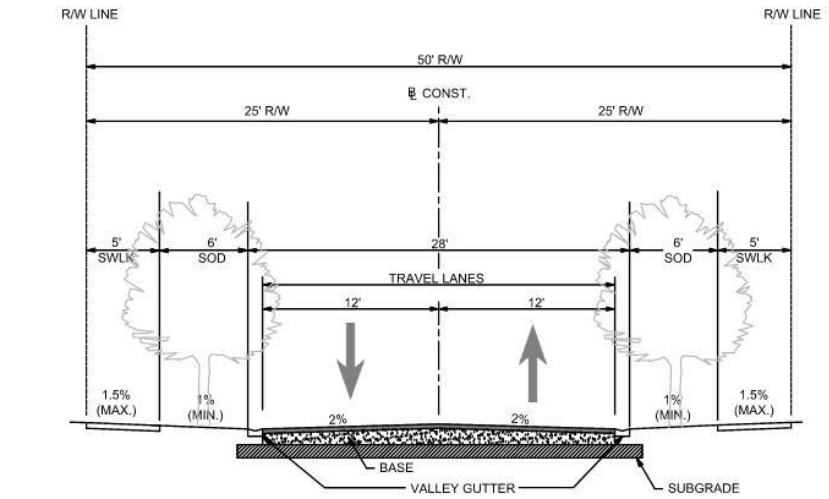


E-W LOCAL ROAD, 60' R/W TYPICAL SECTION
N.T.S.

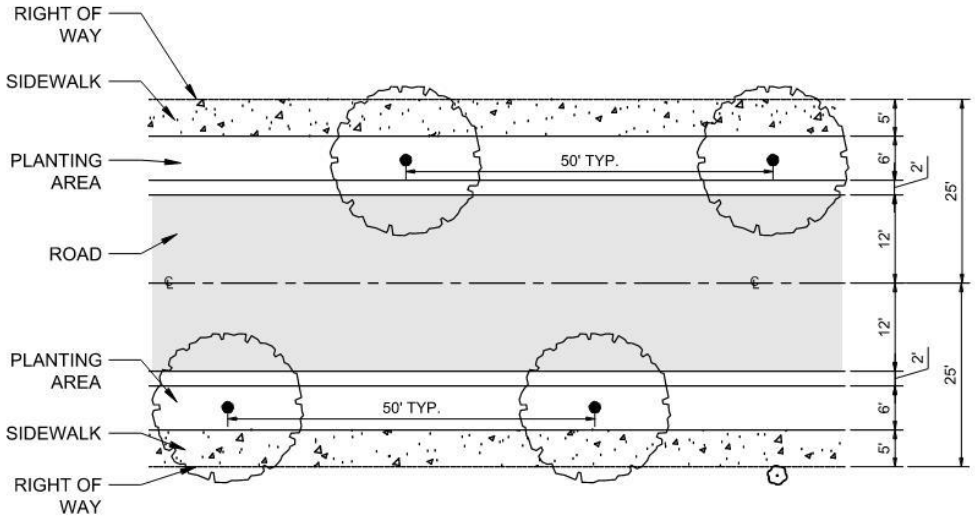


E-W LOCAL ROAD, 60' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'C'

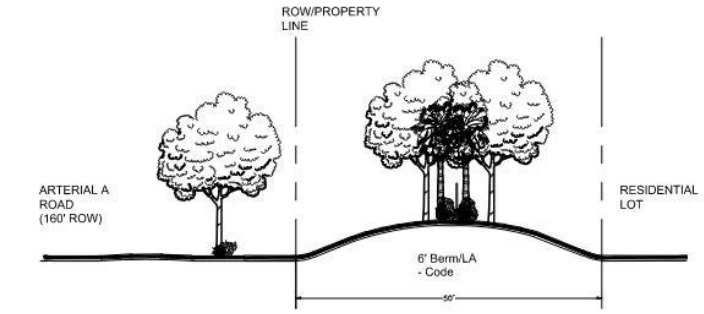


LOCAL ROAD, 50' R/W TYPICAL SECTION
N.T.S.

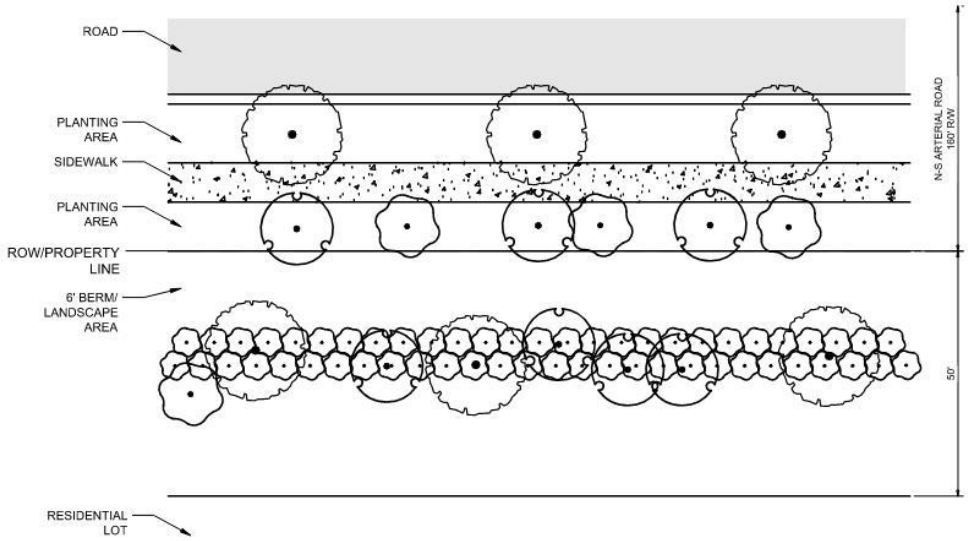


LOCAL ROAD, 50' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'D'



PERIMETER BUFFER SECTION
N.T.S.



PERIMETER BUFFER PLAN
N.T.S.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Site Plan (Development and Design Review). The applicant resubmitted this Site Plan multiple times to meet the Engineering Department's requirements. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

PSL Comments

The following comments are offered by the Port St. Lucie Planning & Zoning Department (Mary F. Savage-Dunham, AICP, CFM by way of Kittleson & Associates):

A Traffic Impact Analysis was conducted to assess the traffic impacts for the proposed Sunrise Residential development. The development program proposed for buildout includes 1,200 single family dwelling units, 300 multi-family dwelling units, and 100,000 square feet of commercial with a buildout year of 2028. The site is approximately 516.95 acres.
Parcel IDs for the property include the following:
- 3302-212-0001-000-4
- 2334-410-0000-000-1
- 2334-340-0000-000-7

Kittelson & Associates, Inc. (KAI) has reviewed the Traffic Impact Analysis prepared by McKenzie Engineering & Planning, Inc. and dated December 2023. Our review comments are provided below:
1. Study Area: Significance of I-95 should be included and further attenuation of the 30% shown on I-95 should be provided to the additional cross streets such as St. Lucie Blvd and Crosstown Parkway. Please include a copy of the model output in the Appendix.
2. Table 1: Trip Generation a. The Single-Family Detached Land-Use should be 25% inbound, 75% outbound in the AM peak period. Please update the directional volumes.
b. Per the Trip Generation Handbook, 3rd Edition, please use the average rate for daily and PM peak period as for Land Use 821, as there are less than 20 data points and the R2 value is less than 0.75.
c. Verify that Pass-by does not exceed 10% of the adjacent street traffic.

3. Table 3: Project Impacts (Significance): Please include St Lucie West Blvd within the significance table and include them in the roadway analysis if project trips are significant on any segment.
4. The TIA states that there are four proposed access points, however, only two are listed (DW1 and DW2) with one of those being for emergency access. Please clarify. There is a concern having all trips from 1,500 residential units and 100,000 sf of commercial coming into and out of a single point of entry. If cross-access to adjacent parcels is assumed, the study should include a phased analysis showing the amount of development that can be constructed with a single access without triggering additional impacts.
5. **Figure 4: Driveway Volumes**: Pass-by trips should be assigned to the site access driveway as a percentage of the background trip distribution, separately from the external trips. As a pass-by trip, the number of vehicles turning into the site can be subtracted from the adjacent through movement.
6. Please include figure(s) within the report showing the background turning movement volume, the vested project trip volume, and the project trip volume at the four study intersections for both the AM and PM peak periods.
7. Please include the signal timing sheets used for the intersection analysis so that the timings, splits, and cycle length can be verified. The coordination of the I-95 ramp signals should be verified as well.
8. Intersection analyses should be conducted using the HCM methodologies from within Synchro. Please provide printouts using HCM methodologies, including the 95th percentile queue lengths. Please note that it is preferred to utilize the HCM 7th Edition methodologies which was published in December 2022.

9. Within the body of the report, please summarize the intersection analysis results for the existing, future background, and build conditions, to include average approach delay, level of service, highest v/c ratio on approach, and longest 95th percentile queue length on approach.
10. Please provide the Synchro outputs using HCM methodologies in addition to the Lanes, Volume, and Timing sheets there were included in the study. Additionally, please check the signal splits as multiple locations show green times not extending the full split phase.

The following comments are offered by SLC PW- Engineering (Diana Alzate):

Corrections:
1. The traffic report will be reviewed by a 3rd party consultant at the cost of the applicant. Please provide written acknowledgement of the cost and authorization to proceed with the review.
2. Please revise the proposed Arterial "A" to match the county's projected alignment.

Conditions:
1. A Site Development Permit is required prior to performing site improvement activities or connections to St. Lucie County Right-of-Way.
2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

The following comments are offered by St. Lucie County Transportation Organization (Stephanie M. Torres, CPM):

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 516.95 acre Planned Unit Redevelopment with 1,200 Single Family units, 300 multi-family units and 80,000 or 100,000 square feet of commercial use on a currently undeveloped property. Based on the review, the following comments are provided:
• Traffic Data: The Traffic Impact Analysis (TIA) utilizes traffic counts from 2022 which are outdated. The TIA should be updated with the latest traffic counts.

• Historical Growth Rate: The growth rate table in the Traffic Study is incomplete and, therefore, should not be used to calculate the historical growth rate. The table should be completed to calculate the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55 percent should be utilized.

• Commitment of Roadway Improvements: The TIA identifies the commitment by Wylder for needed roadway improvements. However, this commitment would be through a local government other than the City of Fort Pierce. Documentation should be provided which confirms the commitment by Wylder to the other local government for the identified roadway improvements.

• Inconsistent Information: The proposed sizes of the square footage of commercial space identified in the TIA (100,000 square feet) are inconsistent with the sizes identified on the Development Review Application (80,000 square feet). The TIA should be revised to be consistent with the submitted application.

• Build Out Year Justification: The TIA identifies a Build Out Year of 2028. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2028. Therefore, justification should be provided for the use of a 2028 Build Out Year.

• Smart Moves 2045 Long Range Transportation Plan (LRTP): The proposed 1,500 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 Smart Moves LRTP. Consequently, an amendment to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

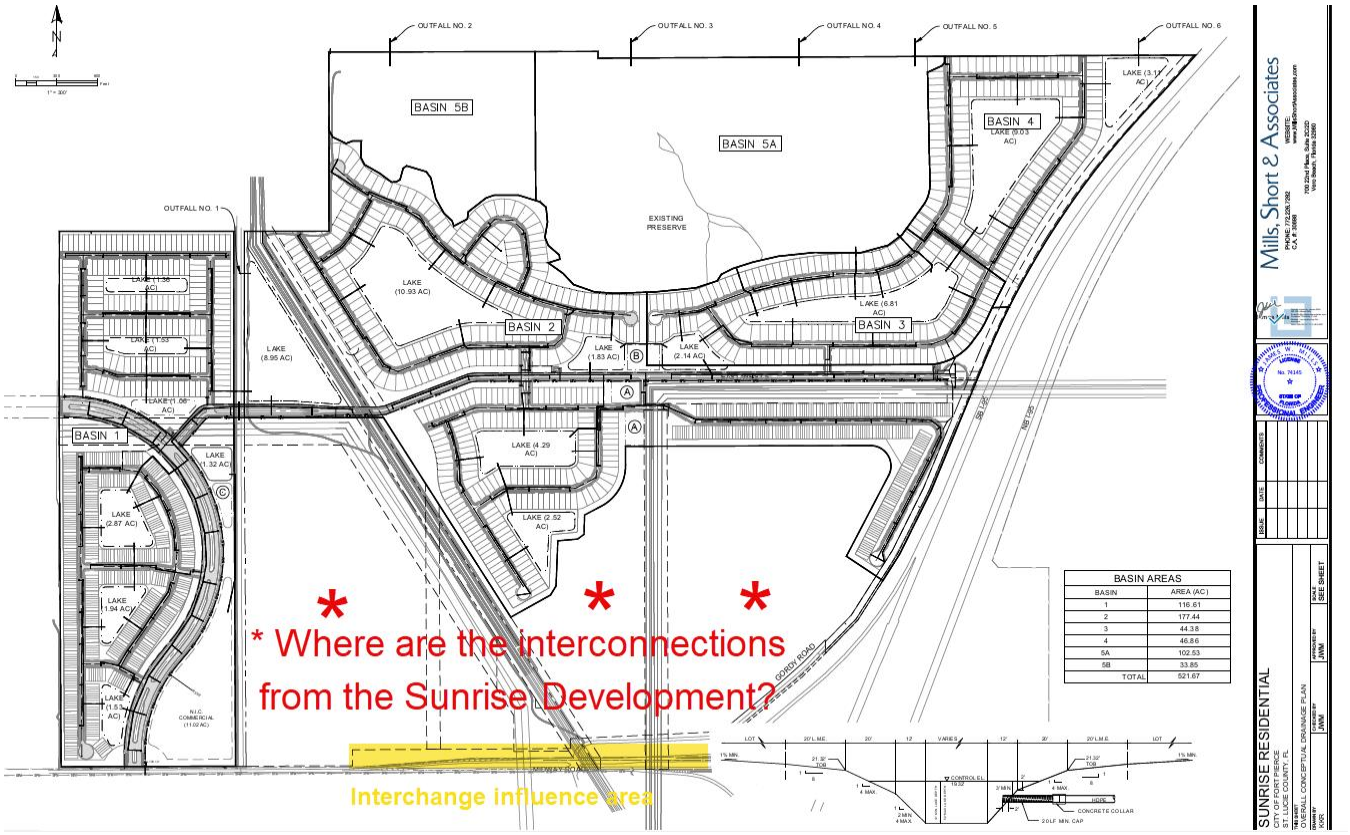
- **Local Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts will extend to the St. Lucie County and City of Port St. Lucie transportation networks. Therefore, coordination with the County and the City is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

- **Internal Roadway Network and Connections:** Details of the internal roadway network of the development are unclear such as right-of-way widths, number of lanes, and ownership/maintenance responsibilities. In addition, the connections of the internal roadway network, such as "Arterial A", to the external roadway network are unclear. The details of the internal roadway and its connections to the external roadway network should be clearly identified.

The following comments are offered by the Florida Department of Transportation (Larry Hymowitz):

Thank you for the Sunrise Residential development information that was transmitted yesterday. I screened the information to determine how the Sunrise Residential development and the property to the south would interact from a transportation and land use perspective. Can you provide additional information in this regard? I could not determine those relationships from the information provided.

Should there be a lack of interconnectivity between the two developments, there could be traffic consequences, not only to Midway Road west of I-95, but also potentially to the I-95 interchange. Any steps the City can take to require cross access (internalization) between the properties could result in reduced transportation impacts for the developers and traffic operational benefits to the aforementioned roadways.



St. Lucie County Planning & Development Services and Traffic Consultant: Kimley-Horn and Associates, Inc.:

Currently in review with Traffic Consultant: Kimley-Horn and Associates, Inc. (Resubmittal on July 2,2024).

Staff Recommendation

Based on the submittal, staff recommends **APPROVAL** of the proposed Major Amendment to a Planned Development Zone with one (1) condition.

Alternative Planning Board Action

- Recommend APPROVAL of the proposed (Major Amendment) with the associated development plan with the one (1) condition.
- Recommend APPROVAL of the proposed (Major Amendment) with the associated development plan with changes and/or alternative conditions.
- Recommend DENIAL of the proposed (Major Amendment) with the associated development plan.

Conditions of Approval:

1. ***The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.***

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4/18/24
Property Address: Planned Unit Redevelopment (2nd Submittal) - Sunrise Residential - 9850 W. Midway Road

Please be advised that the project may trigger the requirements indicated below:

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☑ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/19/24

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

March 21, 2024

Case #: 23-43900003

Planner: City of Ft. Pierce Planning Department

Planned unit redevelopment

9850 West Midway Road, Fort Pierce, FL (Sunrise Residential)

Comments:

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. Thank you for your attention and consideration.

.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-43900003

Planned Unit Redevelopment (2nd Submittal) - Sunrise Residential - 9850 W. Midway Road

Comments

W/WW Engineering: This submission is outside of the FPUA water/wastewater service area.

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved. Project is projected to utilize natural gas.

FPUAnet Fiber: N/A

PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

April 16, 2024

PROJECT: **Sunrise Residential - 9850 Midway Road**

REF: 23-43900003

TO: Vennis Gilmore

FROM: Grant Chambers

Corrections:

1. The traffic report will be reviewed by a 3rd party consultant at the cost of the applicant. Please provide written acknowledgement of the cost and authorization to proceed with the review. Addition comments may be provided.

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities or connections to St. Lucie County Right-of-Way.
2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Sunrise Planned Unit Redevelopment

REVIEW DATE: 3/27/2024

PLANNER: VENNIS GILMORE

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**

8. **The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**

9. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**

10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***

12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**

13. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**

14. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**

15. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**

17. **Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 1 Section 13.3, NFPA 13D or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). (NFPA 1.18.2.3.2.1.1)**

18. **Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)**

19. **Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)**

20. **Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption. (NFPA 1 18.2.3.4)**

21. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

22. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

23. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction.**

The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

24. **Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.**

25. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**

26. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

27. **Minimum Size of Water Mains**
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

28. **Where fire department access roads are provided with median dividers incapable of being crossed by fire apparatus, or where fire department access roads have traffic counts of more than 30,000 vehicles per day, hydrants shall be placed on both sides of the fire department access road on an alternating basis, and the distances specified by Section 18.5 shall be measured independently of the hydrants on the opposite side of the fire department access road.**

29. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½**

inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

30. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

St. Lucie Transportation Planning Organization

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

April 16, 2024 **VIA EMAIL**

Mr. Vennis Gilmore, Assistant Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review (PTIR)
Sunrise Residential – Planned Unit Redevelopment (2nd Submittal)
9850 Midway Road
Parcel ID 2334-340-0000-000-7; 2334-410-0000-000-1
Fort Pierce, Florida

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 516.95 acre Planned Unit Redevelopment with 1,200 Single Family units, 300 multi-family units and 80,000 SF of commercial use, on a currently undeveloped property. Based on the review, the following comments are provided:

- **Level of Service (LOS) Analysis:** The Traffic County and Level of Service (LOS) Report are outdated (2022)

- **Historical Growth Rate:** The growth rate table in the Traffic Study is incomplete which is why it should not be used to calculate the historical growth rate. In addition, a historical growth rate of 2.55 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

- **Commitment of Roadway Improvements:** Documentation should be provided which confirms the commitment of Wylder for the identified roadway improvements.

- **Inconsistent Information:** The proposed sizes of the square footage of commercial space identified in the TIA (100,000SF) are inconsistent with the sizes identified on the Development Review Application (80,000SF). The TIA should be revised to be consistent with the submitted application.

- **Build-Out Year Justification:** Justification should be provided for the 2028 Buildout year when nothing has been approved with regard to this development to date and based on historical experiences in the area.

- **Smart Moves 2045:** Comparing to the proposed 1,500 house unit from application, the TCRPM 5.1 only projected 300 new households to two traffic analysis zones where the development will be located. In addition, zero employment data was allocated to the two TAZs in the 2045 SmartMoves LRTP.

Please contact me should any additional information or clarification be required regarding this review.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department

Derrick E. Phillips Jr., Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

Re: Planned Unit Redevelopment (Rezoning)/Concept Site Plan – Sunrise Mixed-Use Planned Unit Redevelopment

Dear Derrick E. Phillips Jr.,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):

Because this application is considered a preliminary redevelopment plan phase, most comments could be considered advisory in nature.

1. **Per City Code Section 125-213. – Planned Unit Redevelopment:**
   Within a year of the date of approval of a preliminary redevelopment plan or approval of the plan with conditions, the applicant shall file with the planning department a final redevelopment plan containing in final form the information required in the preliminary plan. This plan may be for the entire development or, when submission in stages has been authorized, for the first stage of the redevelopment. If the planned unit redevelopment involves the subdividing of land which is regulated by the city, the final plat should be reviewed concurrently with the final redevelopment plan.

2. **When a Final Site Plan is submitted, please provide a detailed site plan narrative, detailed design review narrative, colored landscape plans, and colored elevations.**

3. **Any Final Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.**

4. **Per City Code Section 125-213(n), Prior to submittal of Final PUR Site Plan, the following documents are required: (1) Written documents. a. A statement of planning objectives to be achieved by the planned unit redevelopment through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed redevelopment. b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit redevelopment, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations. c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit redevelopment, such as land areas and dwelling units. d. A redevelopment schedule indicating: 1. The**

   approximate date when renovation or construction of the project can be expected to begin. 2. The stages in which the project will be built and the approximate date when each stage can be expected to begin. 3.The anticipated rate of redevelopment. 4. The approximate date when each stage in the redevelopment will be completed. 5. The area, location and degree of development of common open space that will be provided at each stage. e. Quantitative data for the following. Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

f. A statement indicating the justification for a gross density in excess of 18 units per acre if such a density is being proposed. g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit redevelopment and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) Site plan and supporting maps. Maps with the following minimum information must be submitted: a. The existing site conditions, shorelines, floodplains, unique natural features and forest cover. b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two feet. c. A general landscape plan for the planned unit redevelopment. d. Proposed lot lines and other divisions of land for management, use or allocation purposes. e. The approximate location of present and proposed buildings and structures. f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses. g. The existing and proposed vehicular circulation system, including off-street parking and loading areas. h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict. i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. j. Enough information on land areas
adjacent to the proposed planned unit redevelopment to indicate the relationship between the proposed redevelopment and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape. k. The proposed treatment of the perimeter of the planned unit redevelopment, including materials and techniques used such as screens, fences and walls.

5. **Prior to development, a Final PUR site plan application shall be submitted as a Major Amendment to the PUR zoning.**

6. **The Final PUR plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Unit Redevelopment Zoning.**

7. **Prior to submittal of Final PUR site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.**

8. **Prior to submittal of Final PUR site plan, a Gopher Tortoise Survey shall be carried out on site.**

9. **Prior to submittal of Final PUR site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.**

10. **A detailed stormwater and drainage plan and statement shall be submitted at time of Final PUR site plan.**

11. **The Final PUR site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.**

12. **The Final PUR site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.**

13. **The Final PUR site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.**

14. **The Final PUR site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.**

15. **The Final PUR site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 123-4. c. of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.**

16. **A Subdivision Application must be submitted in the future, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.**

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Assistant Planning Director

From : Tracy Telle, Assistant City Engineer

Re : Sunrise Residential (Village at Midway) Conceptual PUR
9850 W. Midway Road

Date : April 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2023:

- [x] Rezoning Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Rezoning
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\S\Sunrise Residential FKA Village at Midway\PUR\Submittal No. 1 - 040524\PUR Comments - 041724.docx

ENGINEERING COMMENTS:

1. Update the survey's location map to clearly identify the property location.
2. The provided Environmental Summary, dated May 2023, indicates that there are an estimated 192 gopher tortoise burrows located on the site which support a population of 96 tortoises. Prior to any land clearing activities all appropriate gopher tortoise offsite relocations shall have been completed along with remittance of a copy of the FFWCC permit. In addition, site placement of the Eastern Indigo Snake protection procedures signage, submittal of the appropriate alligator nesting survey, and an updated Sandhill Crane nesting survey if clearing operations are proposed during the nesting season will be required.
3. The appropriate tree mitigation plan is required to be provided for review prior to commencement of any land clearing activities.
4. Site Plan Comments:
    a. The eastern property boundary than what is shown on the boundary survey; please make the necessary corrections.
    b. 50' wide street rights-of-way are proposed. Please update the R/W to reflect a minimum right-of-way width of 60' as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 121-11(e)(5).
    c. Add tract boundary dimensions to sheets 4 through 14.
    d. The proposed cul-de-sacs will need to be large enough to construct 50' of pavement along with the required 2' of curb/gutter, and a 5' wide sidewalk for a total minimum radius of 57'.
    e. Add 5' minimum sidewalks along both sides of the proposed roadways.
    f. Add impervious/pervious area breakdown.
    g. Provide a typical lot layout with side, front, and rear setbacks.
    h. Add the legal description.
    i. The plan shall reflect the paved roadway widths.

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

KITTELSON & ASSOCIATES

MEMORANDUM

Date:	May 31, 2024	Project #: 29311.012
To:	Clyde Cuffy, P.E. Regulatory Division Director City of Port St. Lucie Public Works Dept. 121 SW Port St. Lucie Blvd, Building B Port St. Lucie, FL 34984	
From:	Stephanie Shealey, PE, PTP, PTOE	
Project:	Sunrise Residential	
Subject:	Traffic Impact Analysis Technical Review	

A Traffic Impact Analysis was conducted to assess the traffic impacts for the proposed Sunrise Residential development. The development program proposed for buildout includes 1,200 single family dwelling units, 300 multi-family dwelling units, and 100,000 square feet of commercial with a buildout year of 2028. The site is approximately 516.95 acres.

Parcel IDs for the property include the following:

- 3302-212-0001-000-4
- 2334-410-0000-000-1
- 2334-340-0000-000-7

Kittelson & Associates, Inc. (KAI) has reviewed the Traffic Impact Analysis prepared by McKenzie Engineering & Planning, Inc. and dated December 2023. Our review comments are provided below:

1. **Study Area:** Significance of I-95 should be included and further attenuation of the 30% shown on I-95 should be provided to the additional cross streets such as St. Lucie Blvd and Crosstown Parkway. Please include a copy of the model output in the Appendix.
2. **Table 1: Trip Generation**
    a. The Single Family Detached Land-Use should be 25% inbound, 75% outbound in the AM peak period. Please update the directional volumes.
    b. Per the Trip Generation Handbook, 3rd Edition, please use the average rate for daily and PM peak period as for Land Use 821, as there are less than 20 data points and the R^2 value is less than 0.75.
    c. Verify that Pass-by does not exceed 10% of the adjacent street traffic.
3. **Table 3: Project Impacts (Significance):** Please include St Lucie West Blvd within the significance table and include them in the roadway analysis if project trips are significant on any segment.

4. The TIA states that there are four proposed access points, however, only two are listed (DW1 and DW2) with one of those being for emergency access. Please clarify. There is a concern having all trips from 1,500 residential units and 100,000 sf of commercial coming into and out of a single point of entry. If cross-access to adjacent parcels is assumed, the study should include a phased analysis showing the amount of development that can be constructed with a single access without triggering additional impacts.
5. **Figure 4: Driveway Volumes**: Pass-by trips should be assigned to the site access driveway as a percentage of the background trip distribution, separately from the external trips. As a pass-by trip, the number of vehicles turning into the site can be subtracted from the adjacent through movement.
6. Please include figure(s) within the report showing the background turning movement volume, the vested project trip volume, and the project trip volume at the four study intersections for both the AM and PM peak periods.
7. Please include the signal timing sheets used for the intersection analysis so that the timings, splits, and cycle length can be verified. The coordination of the I-95 ramp signals should be verified as well.
8. Intersection analyses should be conducted using the HCM methodologies from within Synchro. Please provide printouts using HCM methodologies, including the 95th percentile queue lengths. Please note that it is preferred to utilize the HCM 7th Edition methodologies which was published in December 2022.
9. Within the body of the report, please summarize the intersection analysis results for the existing, future background, and build conditions, to include average approach delay, level of service, highest v/c ratio on approach, and longest 95th percentile queue length on approach.
10. Please provide the Synchro outputs using HCM methodologies in addition to the Lanes, Volume, and Timing sheets there were included in the study. Additionally, please check the signal splits as multiple locations show green times not extending the full split phase.

We appreciate the opportunity to provide these comments to the City of Port St. Lucie. If you have any questions or concerns, please contact me at kmah@kittelson.com or 407.373.1127.

St. Lucie Transportation Planning Organization

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

April 18, 2024 **VIA EMAIL**

Mr. Vennis Gilmore, Assistant Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review (PTIR)
Sunrise Residential – Planned Unit Redevelopment (2nd Submittal)
9850 Midway Road
Fort Pierce, Florida

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 516.95 acre Planned Unit Redevelopment with 1,200 Single Family units, 300 multi-family units and 80,000 or 100,000 square feet of commercial use on a currently undeveloped property. Based on the review, the following comments are provided:

- **Traffic Data:** The Traffic Impact Analysis (TIA) utilizes traffic counts from 2022 which are outdated. The TIA should be updated with the latest traffic counts.

- **Historical Growth Rate:** The growth rate table in the Traffic Study is incomplete and, therefore, should not be used to calculate the historical growth rate. The table should be completed to calculate the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55 percent should be utilized.

- **Commitment of Roadway Improvements:** The TIA identifies the commitment by Wylder for needed roadway improvements. However, this commitment would be through a local government other than the City of Fort Pierce. Documentation should be provided which confirms the commitment by Wylder to the other local government for the identified roadway improvements.

- **Inconsistent Information:** The proposed sizes of the square footage of commercial space identified in the TIA (100,000 square feet) are inconsistent with the sizes identified on the Development Review Application (80,000 square feet). The TIA should be revised to be consistent with the submitted application.

- **Build Out Year Justification:** The TIA identifies a Build Out Year of 2028. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2028. Therefore, justification should be provided for the use of a 2028 Build Out Year.

- **Smart Moves 2045 Long Range Transportation Plan (LRTP):** The proposed 1,500 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development

is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amendment to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

- **Local Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts will extend to the St. Lucie County and City of Port St. Lucie transportation networks. Therefore, coordination with the County and the City is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

- **Internal Roadway Network and Connections:** Details of the internal roadway network of the development are unclear such as right-of-way widths, number of lanes, and ownership/maintenance responsibilities. In addition, the connections of the internal roadway network, such as "Arterial A", to the external roadway network are unclear. The details of the internal roadway and its connections to the external roadway network should be clearly identified.

Please contact me should any additional information or clarification be required regarding this review.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 9850 Midway Road; TBD

Parcel ID #(s): 2334-340-0000-000-7; 2334-410-0000-000-1

Project description: Sunrise Residential Master PD

Application Type

- ☒ Site Plan
- ☐ Minor Site Plan
- ☐ Innovative Residential Development
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 100,000 SF Site Acreage: +/- 10 acres

Residential: Proposed Units: 1590 Proposed Sq. Ft.: TBD Site Acreage: TBD

Walton Acquisitions	Derrick E Phillips Jr (Lucido and Associates)
Property Owner(s)	**Applicant/Representative, Title, Company**
4800 North Scottsdale Road STE 4000	701 SE Ocean Blvd
Street Address	Street Address
Scottsdale AZ 85251	Stuart FL 34994
City State Zip	City State Zip
407.904.9054	772.220.2100
Phone Number	Phone Number
rpbellinger@legacygroupfl.com	dphillips@lucidodesign.com
Email Address	Email Address

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

_____ _____

Property Owner(s) Signature(s) *Date*

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING@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.**
- Appointments are required for application hard copy 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, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.

- ■ Complete application
- ■ Warranty Deed
- ■ SLC Property Record Card
- ■ Detailed project description
- ■ General location map (see Section 125-313)
- ■ Survey (see Section 125-313)
- ■ Site Plan (see Section 125-313)
- ■ Landscaping Plan (see Section 123-37)
- ■ Conceptual Drainage Plan (see Section 125-313)
- ■ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 125-313)
- ❑ Lighting Plan (see Section 125-313)
- ❑ Design Review submittals (see Design Review application)
- ■ Traffic Impact Report
- ■ Concurrency Review submittals (see Concurrency Review application)

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: Master Planned Development
7. Other applications being submitted concurrent with this application, if any: Cap Analysis;Development Review

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:

	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	1590	516.32	x
Proposed	MXD	MPD	1590	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 = 425,900 GPD
Current Zoning	Total gallons per day 413,400 GPD
Proposed Zoning	Total gallons per day 425,900 GPD
Change in Demand	**Total gallons per day** +12,500

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 423,400 GPD
Current Zoning	Total gallons per day 413,400
Proposed Zoning	Total gallons per day 423,400
Change in Demand	**Total gallons per day** + 10,000

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	967 AC	967 AC	NO CHANGE
Urban District	5 acres per 1,000 people	242 AC	242 AC	NO CHANGE
Community	2.5 acres per 1,000 people	121 ac	121 ac	No change
Neighborhood	1.36 acres per 1,000 people	66 AC	66 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 Enrollment Demand	384 Students	164 Students
Proposed Zoning Enrollment Demand	384 Students	164 Students
Change in Demand	+0	+0

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

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
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

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 FI, LLC
Mailing Address: 4800 North Scottsdale / 200 E Robinson Street STE 1120
City Scottsdale State AZ Zip 85251
Phone # 800.959.6048
E-mail:

13. Name of Applicant: Richard Bellinger
Mailing Address: 200 E Robinson St.
City Stuart State FL Zip 34994
Phone # 407.904.9054 Fax #
E-mail: rpbellinger@legacygroup.com

14. Name of Representative: Lucido 7 Associates - Derrick Phillips
Mailing Address: 701 Se Ocean blvd
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
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

4800 North Scottsdale Road	Arizona	85251
Address	State	Zip

rpbellinger@legacygroupfl.com

Phone Fax E-mail Address

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

Please Refer to Owner's Authorization Attached

Property Owner's Name (Please Print) Phone

4800 North Scottsdale Road	Arizona	85251
Address	State	Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

SIGNATURE PAGE

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

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

By: _____
Name: Todd Woodhead
Title: Vice President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 5th day of December, 2023, before me, a Notary Public in and for said State of Arizona, personal appeared Todd Woodhead, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Vice President 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.

IN WITNESS WHEREOF, I have hereunto set my and hand affixed my seal the day and year last above written.

_____
Notary Public

My Commission expires: 08/05/2026

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

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	1590	516.32	x
****Proposed**	MXD	MPD	1590	516.32	N/A

II. Public Facilities Information:

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(Du x 2.6 = persons + 44,227 = population /LOS)

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Urban District	5 acres per 1,000 people	242 AC	242 AC	NO CHANGE
Community	2.5 acres per 1,000 people	421 AC	121 AC	NO CHANGE
Neighborhood	1.36 acres per 1,000 people	66 AC	66 AC	NO CHANGE

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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 1590= 212
****Proposed Zoning/FLU**	(2/15) X 1590= 212
***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: 1590 Single Family: 878 Multifamily: 712
Non-residential (square footage): TBD
Mixed-use (describe use): TBD
(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**
TBD	TBD	TBD	+/- 11 acres	TBD	TBD

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

Sunrise Residential MPD

Master Planned Development (MPD) Zone

APPLICATION FOR PLANNED DEVELOPMENT

(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

June 25, 2024

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 Master Planned Development (MPD) 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 Master Planned Development Plan will provide for a cohesive project build-out, it 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 MPD 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.

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: Master Planned Development (MPD)

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 wastewater 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 a general outline of the Phases of infrastructure construction and are subject to change.

PHASE SCHEDULE	
Phase Identification	General Description of Improvements
Phase 1	• Roadwork to future ingress/egress • 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	• 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
Future Phases	• To Be Determined

QUANTITATIVE DEVELOPMENT DATA

DEVELOPMENT DATA:

See attached Master Planned Development (MPD) 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	878 Units
Multifamily Residential	Residential - Townhome	712 Units
Shopping Center	Commercial General;	100,000 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 Master Planned Development (MPD) 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 Unit Redevelopment. 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 Unit Redevelopment 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 Unit Redevelopment Area in total does not exceed the allotted units/acre for the overall development. This Planned Unit Redevelopment 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. The 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)

Transportation/ Roadways:

Sunrise PD is responsible for all interior roadways (public roads/right-of-ways) within the limits of the Sunrise PD per the established roadway sections and phasing schedule included within this PD document. Sunrise PD is also responsible for the construction of N/S 'A' (Arterial A) within the limits of the Sunrise PD development per the established phasing schedule within this document.

Sunrise PD is not responsible for and is subordinate to two existing approved projects; LTC Ranch (Wylder) and Willow Lakes Ordinance 22-001 roadway improvements.

The projected traffic generation for Sunrise PD does not require any additional roadway improvements beyond providing turn-lanes from Midway Road on to N/S 'A' at this current time nor in the future with both LTC Ranch/Wylder and Willow Lakes roadway improvements complete.

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 Master Planned Development (MPD) subject to all applicable conditions and requirements set forth herein. The Declaration of Covenants and Restrictions for the Sunrise Residential Master Planned Development (MPD) 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 Unit Redevelopment 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 stationery.

(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) Childcare 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 Unit Redevelopment:

- 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 Master Planned Development (MPD) 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 Master Planned Development (MPD), 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 the 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 Master Planned Development (MPD) 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 the 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 areas 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 the 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 the sign area, may be installed as needed to ensure adequate wayfinding.

(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 the sign area.
5. One rear entrance wall sign per tenant, which shall not exceed six (6) square feet in the 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 the sign area may be installed as needed to ensure adequate wayfinding.
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 Master Planned Development (MPD) project boundary. The billboards are located approximately where shown on the attached Master Planned Development (MPD) Site Plan. The 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 Master Planned Development (MPD). 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 Master Planned Development (MPD). 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 Master Planned Development (MPD) 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 Master Planned Development (MPD):

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., driveways, 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.

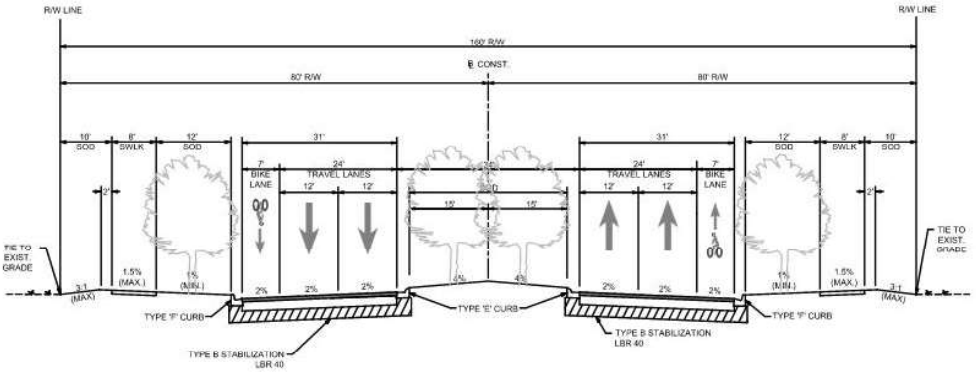
Lighting plan submittal requirements, along with applicable review and approval guidelines, shall be in accordance Section 125-313(d)(8) & 125-313(g)(6)– Design Review, City of Fort Pierce Code of Ordinances.

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 Master Planned Development (MPD); 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 Master Planned Development (MPD).

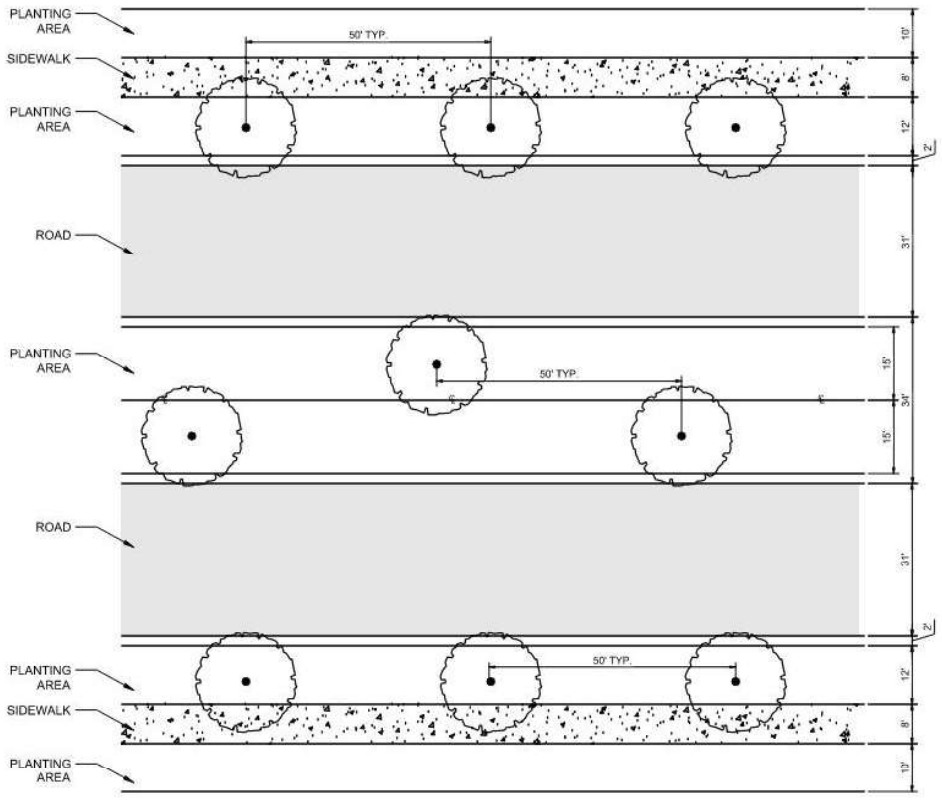
Private Access Tract Street Sections:
Please refer to the typical street sections below for dimensional requirements for the private internal streets proposed within the development:

Refer to Exhibits A, B, C

EXHIBIT 'A'

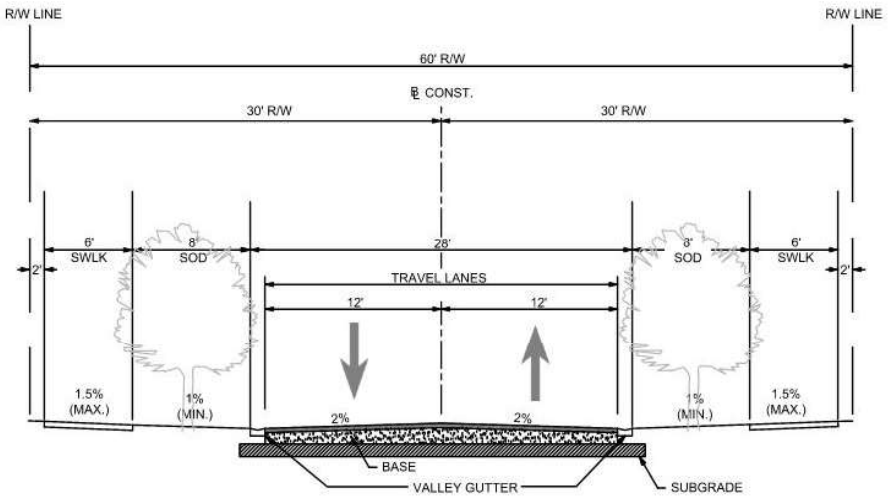


N-S ARTERIAL ROAD "A" TYPICAL SECTION
N.T.S.

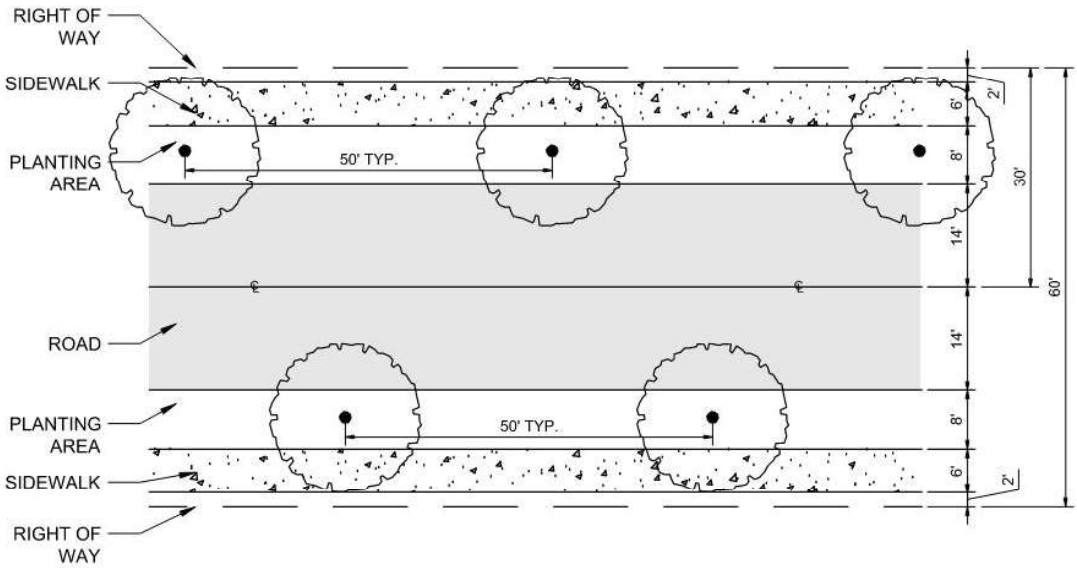


N-S ARTERIAL ROAD "A" TYPICAL PLAN
N.T.S.

EXHIBIT 'B'

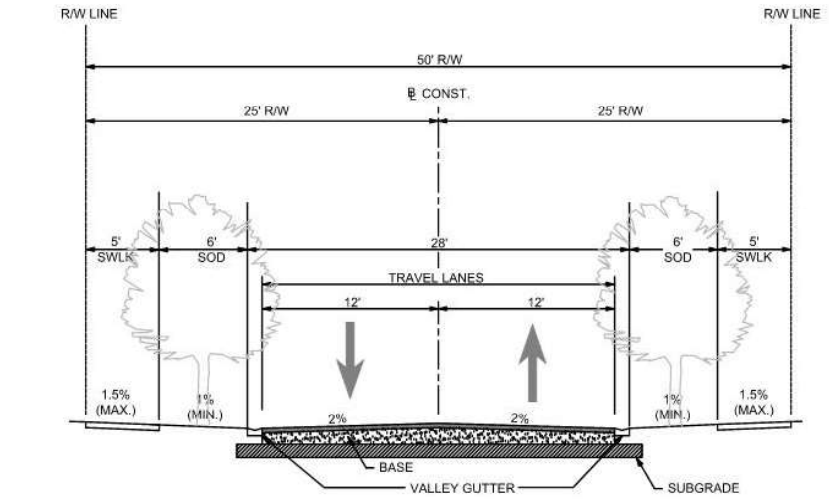


E-W LOCAL ROAD, 60' R/W TYPICAL SECTION
N.T.S.

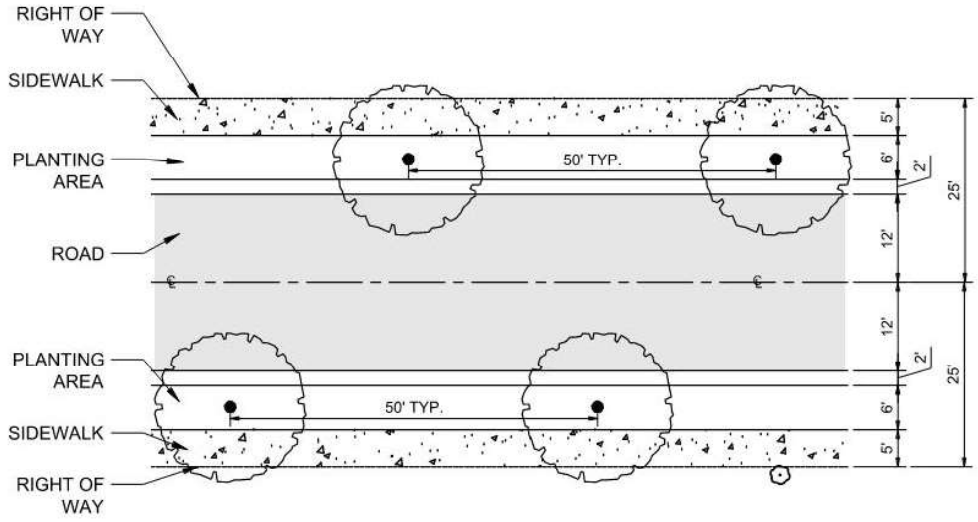


E-W LOCAL ROAD, 60' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'C'

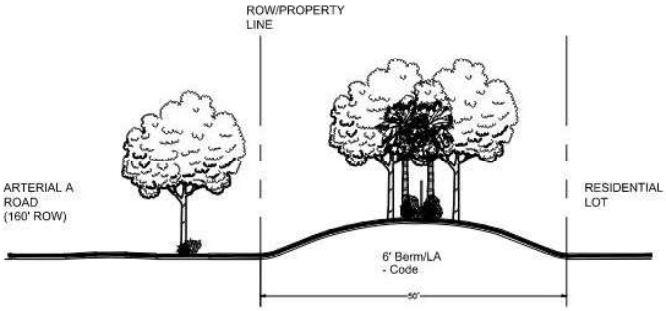


LOCAL ROAD, 50' R/W TYPICAL SECTION
N.T.S.

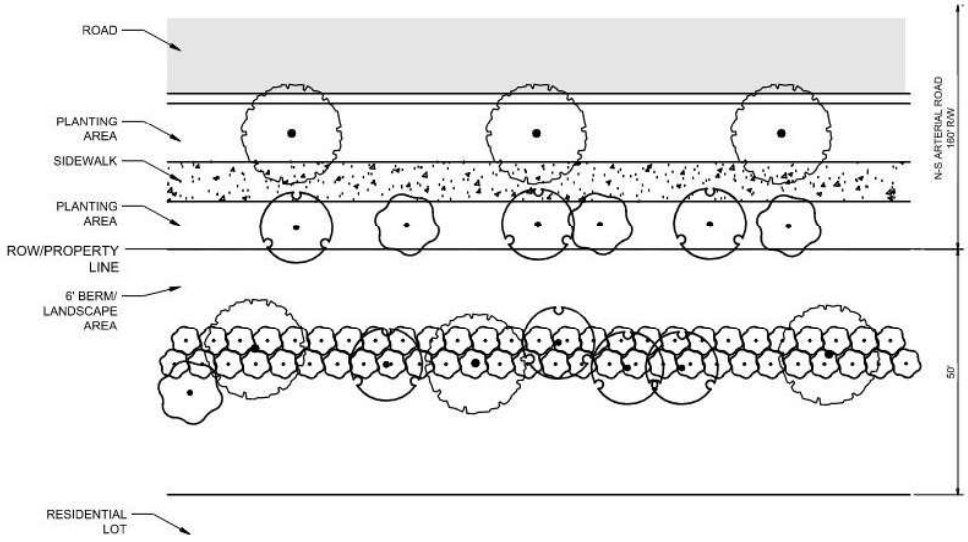


LOCAL ROAD, 50' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'D'



PERIMETER BUFFER SECTION
N.T.S.



PERIMETER BUFFER PLAN
N.T.S.

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

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

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 2 5 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:

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

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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.

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

PROJECT SITE



LOCATION MAP
NOT TO SCALE

OWNER OF RECORD

WALTON ACQUISITIONS FL, LLC

8800 N. GAINEY CENTER DRIVE
SUITE 345
SCOTTSDALE, ARIZONA 85258

LAND SURVEYOR

GSS SURVEYING AND MAPPING

700 22nd PLACE, SUITE 2A
VERO BEACH, FLORIDA 32960
TEL (321) 914-3978

DEVELOPER

SUNRISE RESIDENTAL, LLC

200 E. ROBINSON STREET
ORLANDO, FLORIDA 32801

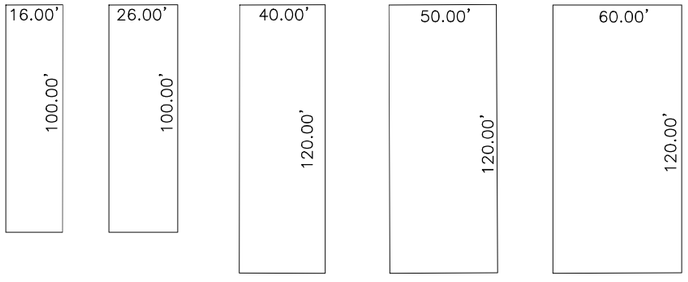
CIVIL ENGINEER

MILLS, SHORT AND ASSOCIATES

700 22nd PLACE, SUITE 2C &2D
VERO BEACH, FLORIDA 32960
TEL (772) 226-7282

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE
(NOT TO SCALE)



PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:
(16.00' AND 26.00' LOT SET BACKS TO BE DETERMINED)

TYPICAL 40' LOT		TYPICAL 50' LOT		TYPICAL 60' LOT	
FRONT	20'	FRONT	20'	FRONT	20'
SIDE	5'	SIDE	5'	SIDE	5'
REAR	10'	REAR	10'	REAR	10'

(SETBACKS MUST BE VERIFIED WITH
THE CITY OF FORT PIERCE BUILDING DEPARTMENT
PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

LANDSCAPE ARCHITECT-LAND PLANNER

LUCIDO AND ASSOCIATES

701 S.E OCEAN BOULEVARD
STUART, FLORIDA 34994
TEL (772) 220-2100

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL
TERRY H. DRUM, PSM



SURVEYORS NOTES:

1.1500 TOTAL LOTS TO BE PLATTED.

2. UTILITY EASEMENTS TO BE DETERMINED AT FINAL PLAT SUBMITTAL

3. DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL

4. LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT

5. THE NORTH LINE OF SECTION 3 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS SURVEYING & MAPPING

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

SECTIONS 2,3,34, & 35
TOWNSHIP 35 & 36 SOUTH,
RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

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 OF624.96 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 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.

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. 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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 PROVISIONSOF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDEDAND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE2ND 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.

PARCEL 2:

A PARCEL OFLAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 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 N 89°46'35" W ALONG THE NORTH LINE OF SAID SECTION3 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); THENCE S 00°03'49" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAIDN.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED OM OR377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 89°46'35"E 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 A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S 32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N 61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N 31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N 02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N 85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N 53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N 01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N 62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N 00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S 89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S 27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S 56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGH-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S 32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S 44°46'35"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N 00°04'30" E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 44°46'35" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N 00°04'43" E A DISTANCE OF 535.11 FEET' THENCE S 89°59'23" W A DISTANCE OF 166.33 FEET; THENCE S 00°04'55" W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 50°43'56" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S 87°40'44" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S 00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S 89°58'10" W A DISTANCE OF 1,610.26 FEET; THENCE S 00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N 89°52'26" W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO 93; THENCE N 00°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 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;
THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95. PF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
CONTAINING 2.33 ACRES, MORE OR LESS
SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS

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772-696-5300

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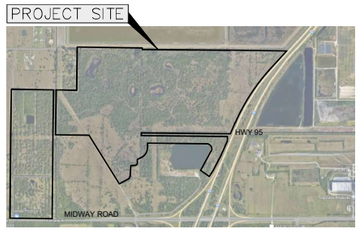
SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

SURVEY PAGE



LOCATION MAP
NOT TO SCALE

PARCEL ID. NO. 2326-231-0001-000-4

N.S.L.R.W.M.D. CANAL No. 101 63.00' R/W

N.S.L.R.W.M.D. CANAL No. 101 98' R/W

N.S.L.R.W.M.D. CANAL No. 101 94' R/W

NW CORNER OF THE SW 1/4 OF SECTION 35

S 89°53'24" W 1987.60 (M)'

S 89°53'24" W 624.05'

S 00°12'49" E 49.00'

1/4 SECTION LINE

S 89°41'25" W 2664.42'

N 00°18'35" W 2.00

S 89°48'11" W 1750.19 (M)'

1331.59'(D)

418.59'(D)

FIR 1"

FIR 5/8"

FIRC 5/8" LB 4286

PARCEL ID. NO. 2334-422-0000-000-8

WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 (NOT INCLUDED)

N 00°00'43" E 1318.99'

N 00°20'49" W 1319.04'

EAST LINE OF W 1/2 HALF OF NW 1/4 OF SE 1/4 OF SECTION 34

PARCEL ID. NO. 2334-701-0004-000-2

PARCEL ID. NO. 2334-311-0000-000-7

3"x3" CONC MONUMENT FIR 5/8"

N 89°59'41" E 1288.71'

SW 1/4 OF SECTION 34

FIRC 5/8" LB 4286

3"x3" CONC MONUMENT

N 89°53'41" E 625.35'

FENCE 0.5' W 0.3' S

SOUTH LINE OF W 1/2 HALF OF NW 1/4 OF SE 1/4 OF SECTION 34

SE 1/4 OF SECTION 34

SECTION LINE

PARCEL 1

S 1/2 OF SECTION 35

1/4 SECTION LINE

PARCEL A

SE 1/4 OF THE SW 1/4 OF SECTION 34

N 00°04'51" E 1318.47'

S 00°00'43" W 1319.22'

S 00°00'43" W 1318.99'

CONCRETE POLES (TYP.) PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39

PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39

TO BE VACATED BY WATER DISTRICT

WEST R/W LINE CANAL No. 93 N.S.L.R.W.C.D. CANAL No. 93 78.00' R/W

EAST R/W LINE CANAL No. 93

78.00'

P.O.B. NORTH 1/4 CORNER SECTION 3 3"x3" CONC MONUMENT

S 89°46'42" W 170.00'

S 89°51'44" W 60.02' (D)

170' FP&L R/W ORB. 119, PGS. 405, 408, 411, 414 ,417 ,420 ,423 ,426

FPL EASE OR 547 PGS 1431-1432

P.O.C. ORB 2035, PAGE 1427, NE CORNER SECTION 3

S 89°46'42" W 329.65'

S 89°46'42" W 2660.11' (D)

S 00°12'49" E 42.50'

S 89°46'42" W 2630.08

FIRC 5/8" LB 4286

FIR 5/8"

FIR 1/2"

SECTION 34 TOWNSHIP 35 SOUTH RANGE 39 EAST SOUTH SECTION LINE 34

S 00°02'49" W(D) S 00°16'38" E(C) 52.50'(M)

N 89°53'55" E 2661.04'

N 89°53'55" E 2621.95'

SOUTH SECTION LINE 34

34 35 3 2

S 00°12'49" E 42.50'

N 89°46'42" E 2630.08'

SECTION 3 TOWNSHIP 36 SOUTH RANGE 39 EAST

N 89°53'55" E 1026.62'(C)

FPL EASE PARCEL 50A ORB 377, PGS. 2069-2076

PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39

FP&L R/W ORB 96,PAGE 58, AND ORB 97, PAGE 174

PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39

N00°00'00"E(D) N 00°19'30" W 142.45'(C)

N89°53'40"E(D) N 89°49'40" E 1811.20'(C)

A365.80' R335.00' D62°33'46"

A308.52' R150.00' D117°50'41"

N62°33'43"E(D) N 62°14'13" E 139.15'(C)

N01°56'01"E(D) N 01°36'31" E 142.19'(C)

N53°53'44"E(D) N 53°38'14" E 58.71'(C)

N85°17'03"E(D) N 84°57'33" E 146.97'(C)

N02°03'14"E(D) N 02°17'44" E 332.85'(C)

N31°56'58"E(D) N 31°36'57" E 78.35'(C)

N85°32'43"E(D) N 85°12'43" E 335.12'(C)

PARCEL ID. NO. 3302-212-0001-000-4

POND TOP WATER ELEVATION=16.0±

PARCEL ID. NO. 3303-224-0006-000-9

PARCEL 2

EAST 1/2 OF THE NW 1/4 OF SECTION 3

SE 1/4 OF SECTION 3

N 00°16'38" E 2617.16'

N 00°18'53" W 2622.25'

1/4 SECTION LINE

S 27°27'47" E 1146.02'(C)

S27°27'47"E(D)

S27°40'21"W(D)

S 27°40'21" W 671.72'(C)

S27°59'58"E(D) S 27°39'25" E 323.59'(C)

S 32°39'48" E 230.02'

S 20°31'11" E 516.68'

N 20°31'11" E 516.68'

N 27°40'21" E 671.72'(M)

N 27°59'58" W 323.59'(M)

N 32°39'48" W 230.02'

N 20°31'11" W 516.68'

N 27°27'47" W 1146.02'(M)

N 27°34'47" E 727.08'

N 22°31'12" E 383.01'

N 22°31'12" E 472.37'(M)

N 00°16'38" W 128.69'

S 00°16'38" W 1664.62'(C)

S 00°16'38" W 1788.62'(C)

1435.79'

PARCEL ID. NO. 3303-231-0001-000-6

S 89°48'08" W 1288.56'

FIRC 5/8" LB 4286

MIDWAY ROAD

70' PUBLIC R/W PER ORB 44, PAGE 447

FIRC 5/8" LB 4286 BM1 EL=23.51

STATE ROAD 9 (INTERSTATE HIGHWAY No. 95) (RIGHT OF WAY VARIES)

ARC=1997.79'(D) RADIUS=5901.41' DELTA=19°23'46"

10.00' 167' FEET EASEMENT OR 587, PGS. 235-236

60.00' 60' ACCESS EASEMENT O.R.B. 1324, PG. 936 O.R.B. 1330, PG. 2972 O.R.B. 1333, PG. 1940 O.R.B. 2035, PG. 1430 EASEMENT 2

30' R/W O.R. 116 PAGE 379

15' FPL OR 547, PG. 1431

TEMPORARY EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS RECORDED IN ORB 2035, PAGE 1436 EASEMENT 1

150.00'

110.00'

200.00'

60.00' 60' FPL EASE OR 118, PG. 404, 407, 410, 413, 416, 419, 422, 425

FPL EASE PARCEL 50A ORB 377, PGS. 2069-2076

NE 1/4 OF SECTION 3

NOT INCLUDED

NW 1/4 OF SECTION 2

NOT INCLUDED

GRAPHIC SCALE

300 0 150 300

(IN FEET)

1 inch = 300 ft.

NORTH

SHEET 3 OF 14

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
ELEV = ELEVATION ALCOR ELEVATION
SEPT = SEPTIC TANK
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
EOPI EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TRB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS

= CENTERLINE
= STREET LIGHT
= LIGHT POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= CHAIN LINK FENCE
= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

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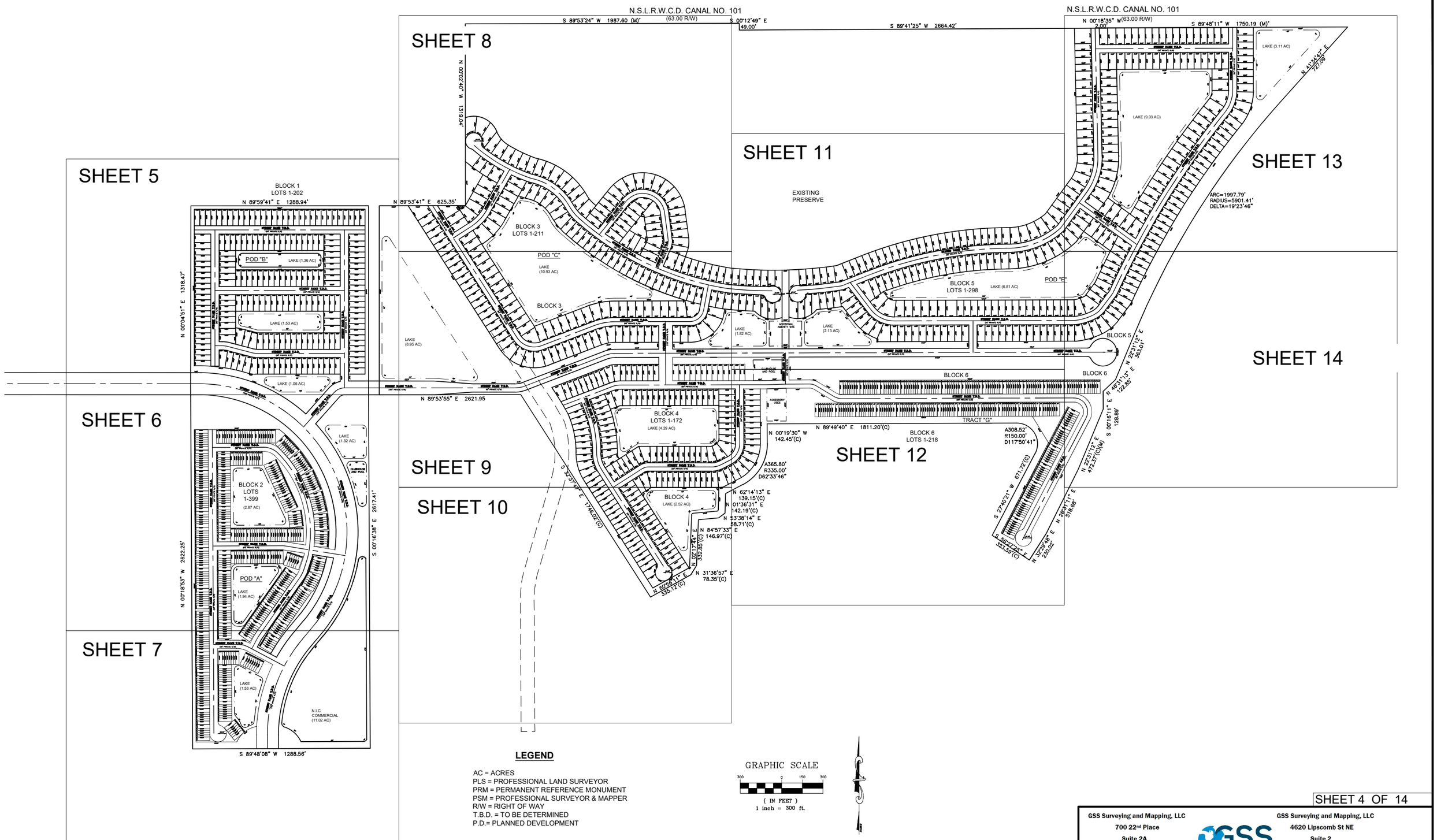
Palm Bay, FL 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.
MASTER PAGE



LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED
P.D.= PLANNED DEVELOPMENT

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

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SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

BLOCK 1
LOTS 1-202

N 89°59'41" E 1288.94'

N 00°04'51" E 1318.47'

N 89°53'41" E

STREET NAME T.B.D.
(60' PRIVATE R/W)

POD "B"

LAKE (1.36 AC)

LAKE (1.53 AC)

LAKE (1.06 AC)

LAKE
(8.95 AC)

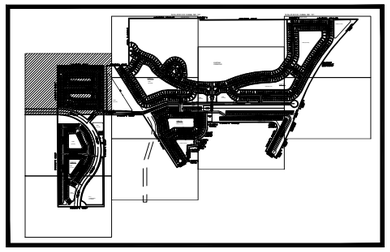
STREET NAME T.B.D.
(100' PRIVATE R/W)

STREET NAME T.B.D.
(160' PRIVATE R/W)

MATCH TO SHEET 8

MATCH TO SHEET 9

MATCH TO SHEET 6



KEY MAP
(NOT TO SCALE)

LEGEND

AC = ACRES
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PSM = PROFESSIONAL SURVEYOR & MAPPER
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P.D.= PLANNED DEVELOPMENT

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

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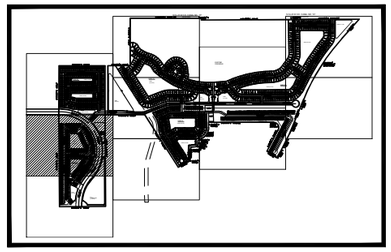
SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 5

MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 7



KEY MAP
(NOT TO SCALE)

STREET NAME T.B.D.
(160' PRIVATE R/W)

STREET NAME T.B.D.
(100' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(160' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(160' PRIVATE R/W)

BLOCK 2
LOTS
1-399
(2.87 AC)

LAKE
(1.32 AC)

CLUBHOUSE
AND POOL

POD "A"

LAKE
(1.94 AC)

N 89°

N 00°18'53" W 2622.25'

S 00°16'38" E 2617.41'

LEGEND

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

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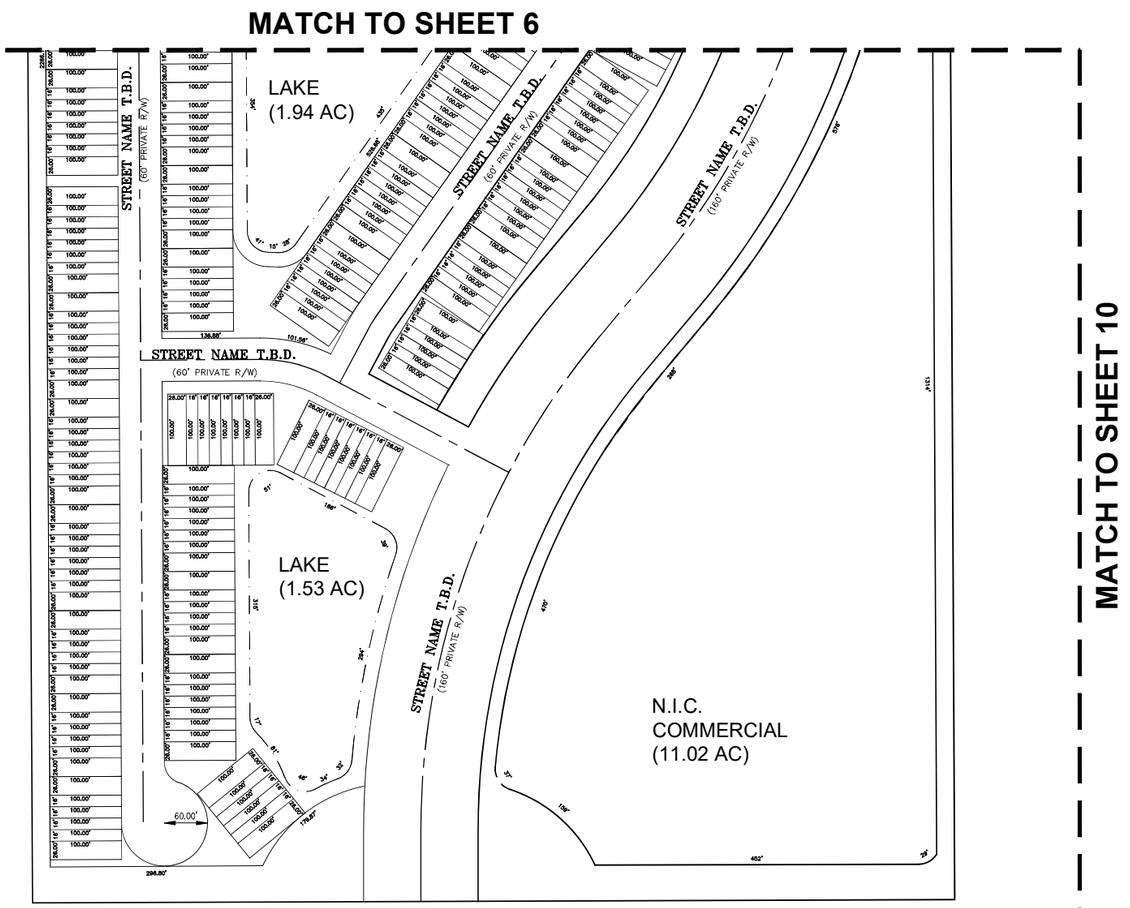

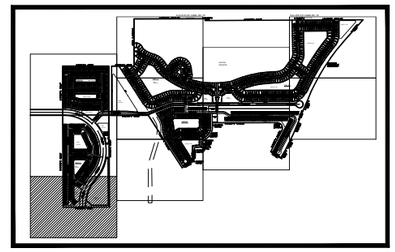

KEY MAP
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LEGEND

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

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SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

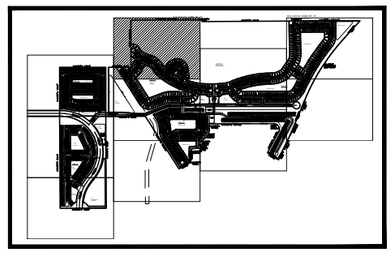
N.S.L.R.W.C.D. CANAL NO. 101
(63.00 R/W)

S 89°53'24" W 1987.60 (M)'

S 00°12'49" E
49.00'

N 00°02'40" W 1319.04'

N 89°53'41" E 625.35'



KEY MAP
(NOT TO SCALE)

BLOCK 3
LOTS 1-211

POD "C"

LAKE

STREET NAME T.B.D.
(60' PRIVATE R/W)

MATCH TO SHEET 5

MATCH TO SHEET 11

MATCH TO SHEET 9

LEGEND

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R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED
P.D.= PLANNED DEVELOPMENT

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

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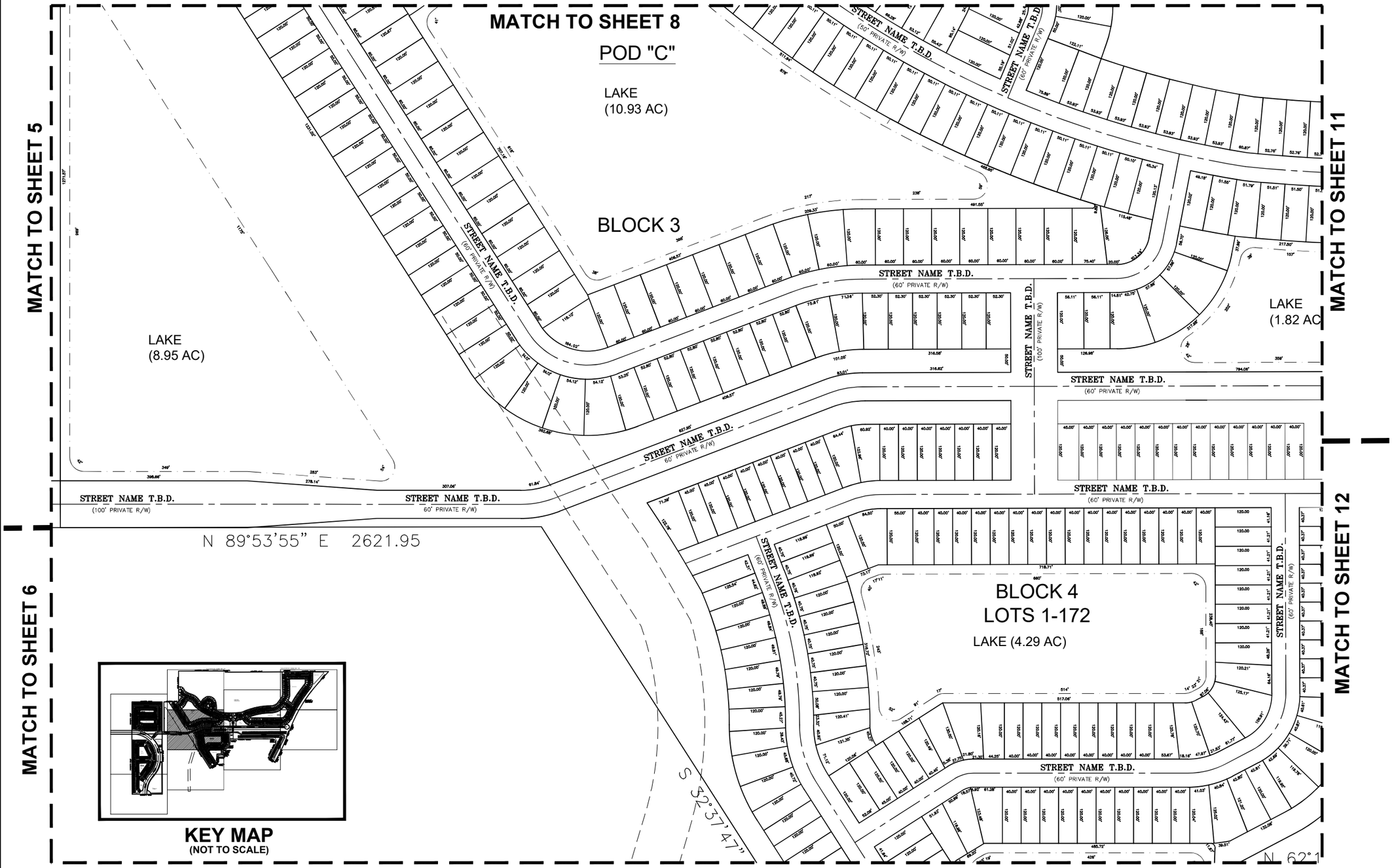

KEY MAP
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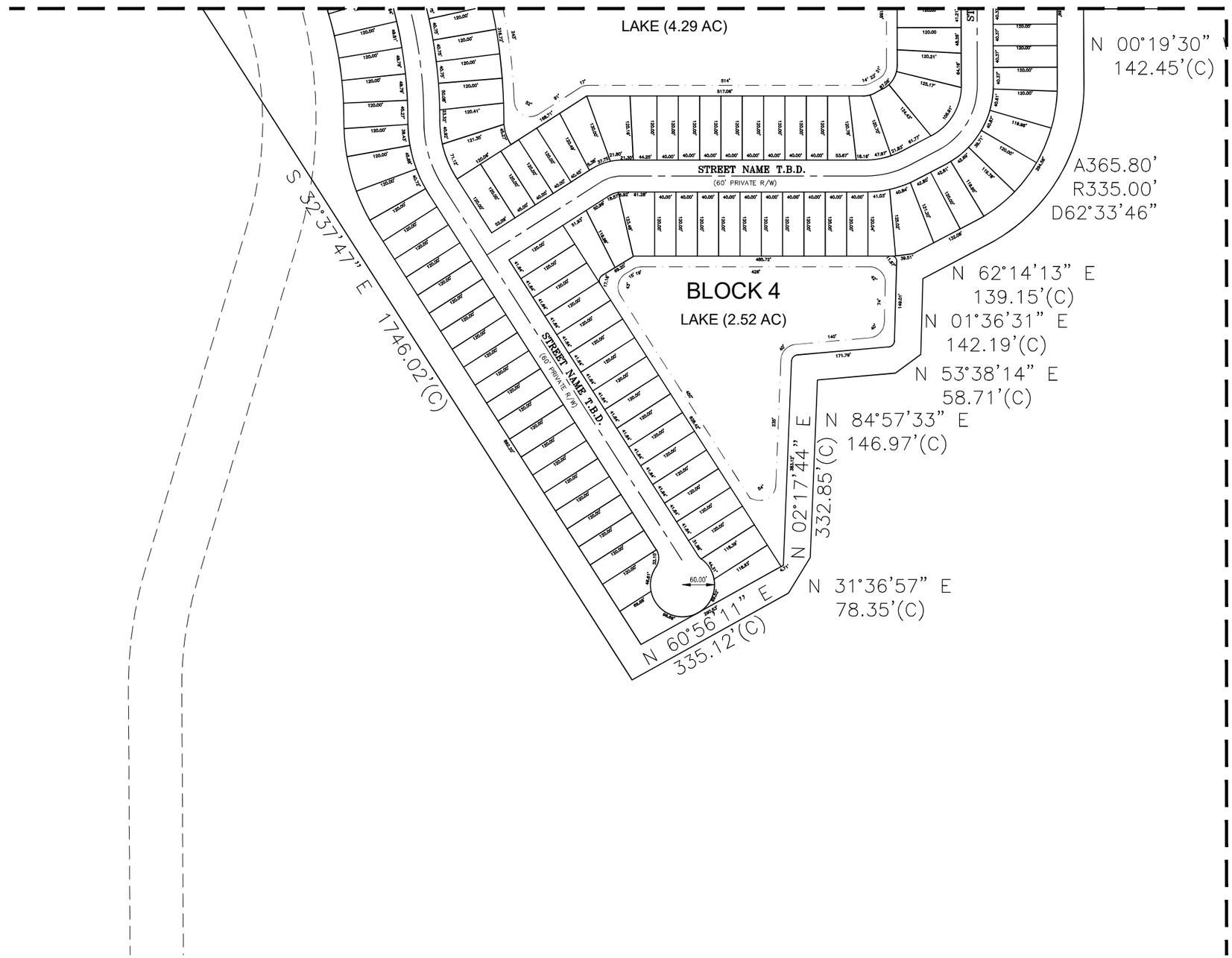
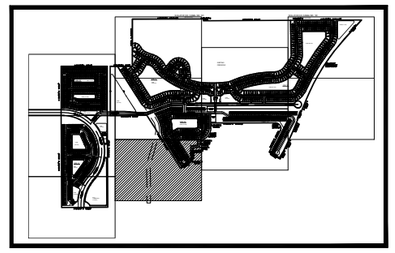
SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 9





KEY MAP
(NOT TO SCALE)

LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED
P.D.= PLANNED DEVELOPMENT

GRAPHIC SCALE

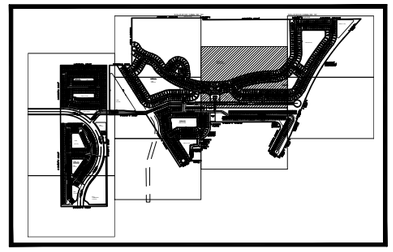
100 0 50 100

(IN FEET)
1 inch = 100 ft.

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, Fl 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, Fl 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.



KEY MAP
(NOT TO SCALE)

EXISTING
PRESERVE

MATCH TO SHEET 8

MATCH TO SHEET 9

MATCH TO SHEET 13

MATCH TO SHEET 14

STREET NAME T.B.D.
(50' PRIVATE R/W)

BLOCK 5
LOTS 1-298

LAKE (6.81 AC)

POD "E"

LAKE
(1.82 AC)

ADDITIONAL
AMENITY SITE

LAKE
(2.13 AC)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

CLUBHOUSE
AND POOL

BLOCK 6

STREET NAME T.B.D.

MATCH TO SHEET 12

LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
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GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

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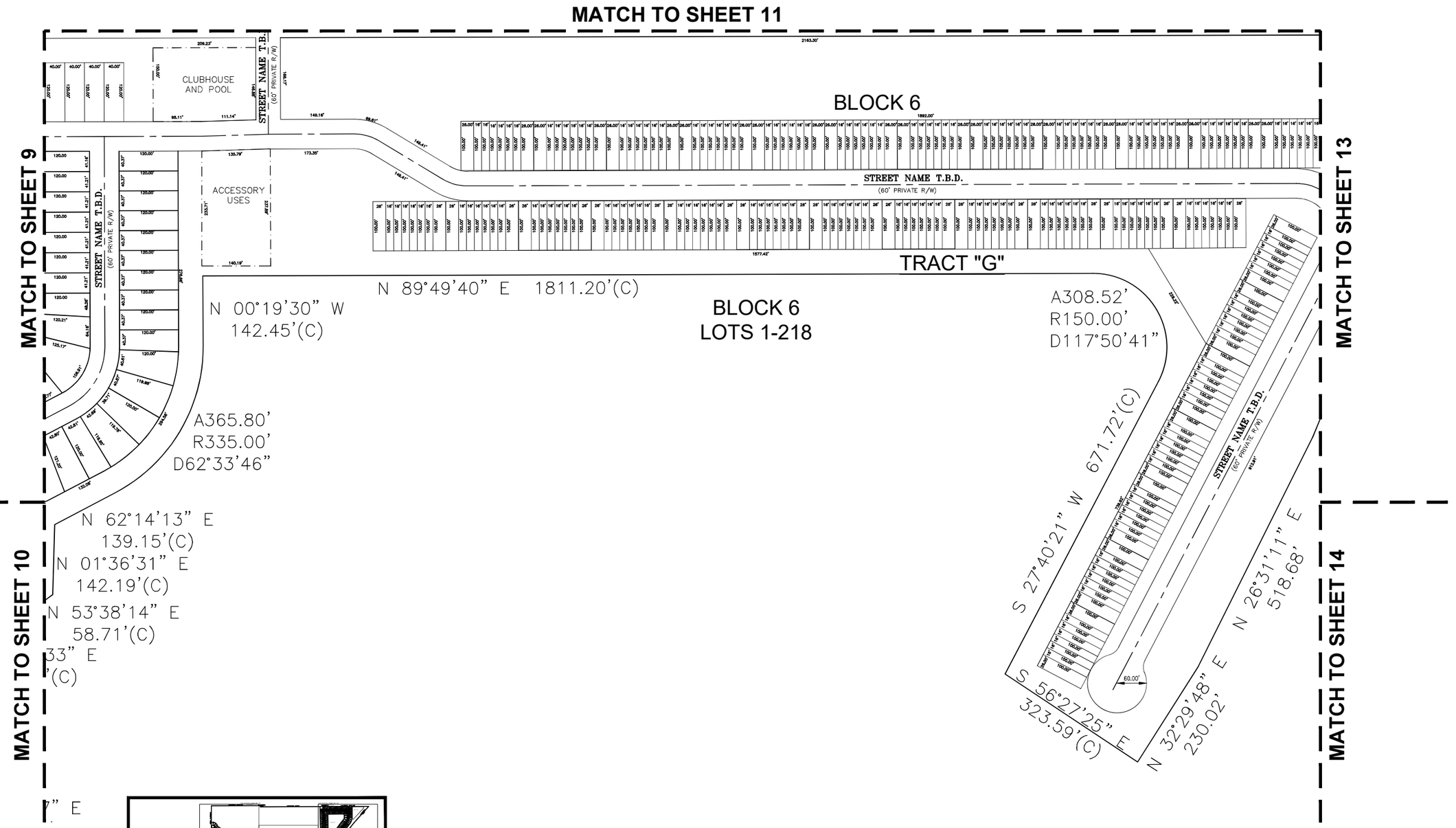

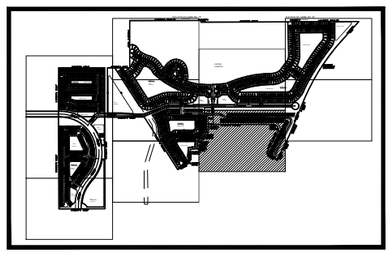

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321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

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

N 00°18'35" W (63.00 R/W)
2.00'

S 89°48'11" W 1750.19 (M)'

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

LAKE (9.03 AC)

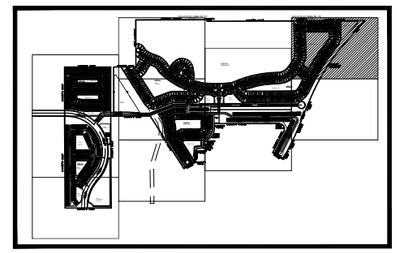
LAKE (3.11 AC)

N 41°34'47" E
727.09'

ARC=1997.79'
RADIUS=5901.41'
DELTA=19°23'46"

MATCH TO SHEET 11

MATCH TO SHEET 14



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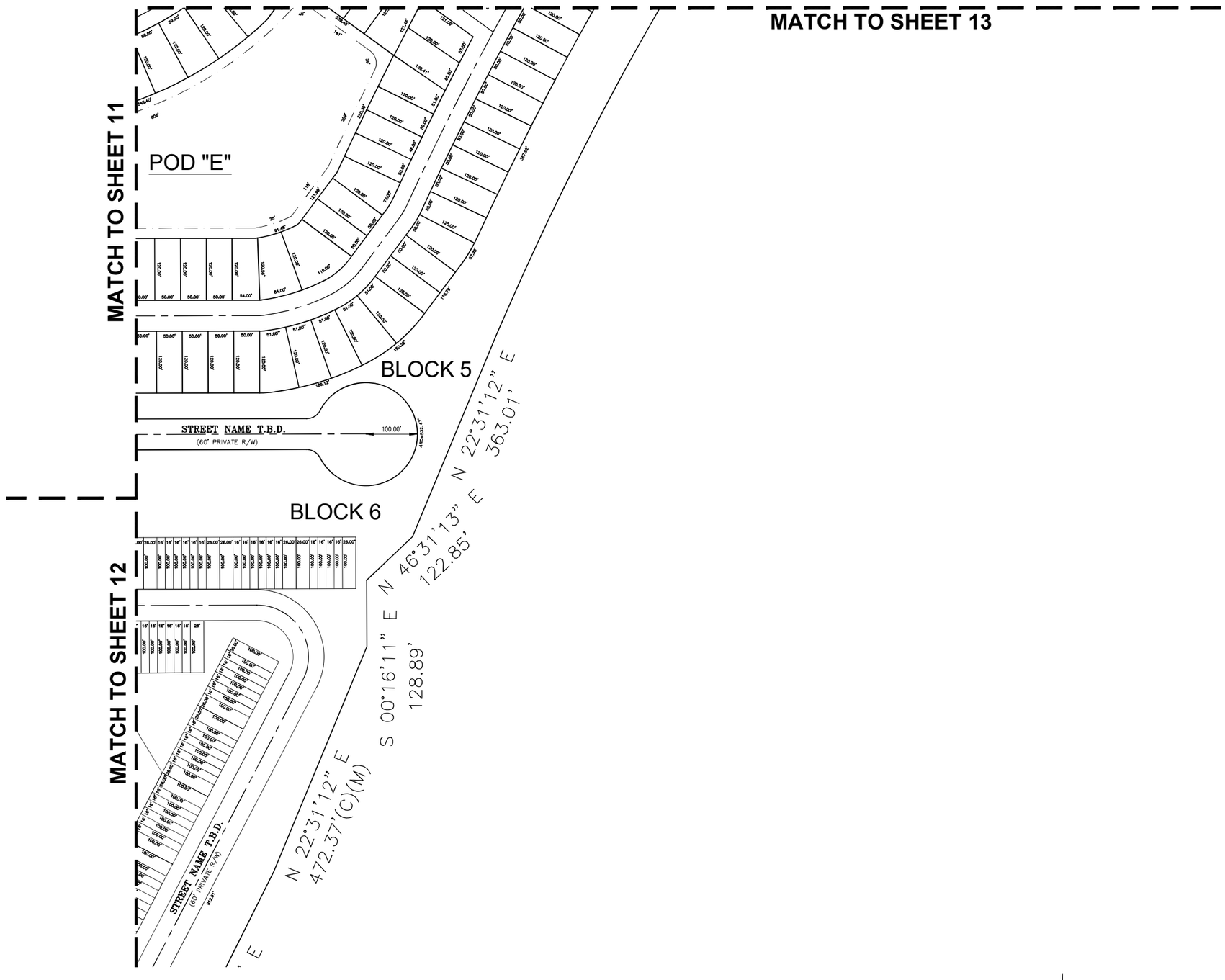

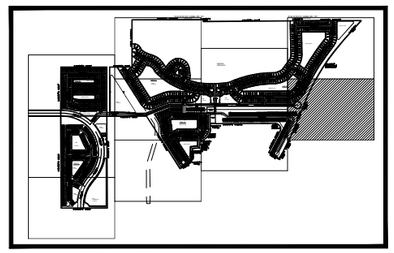

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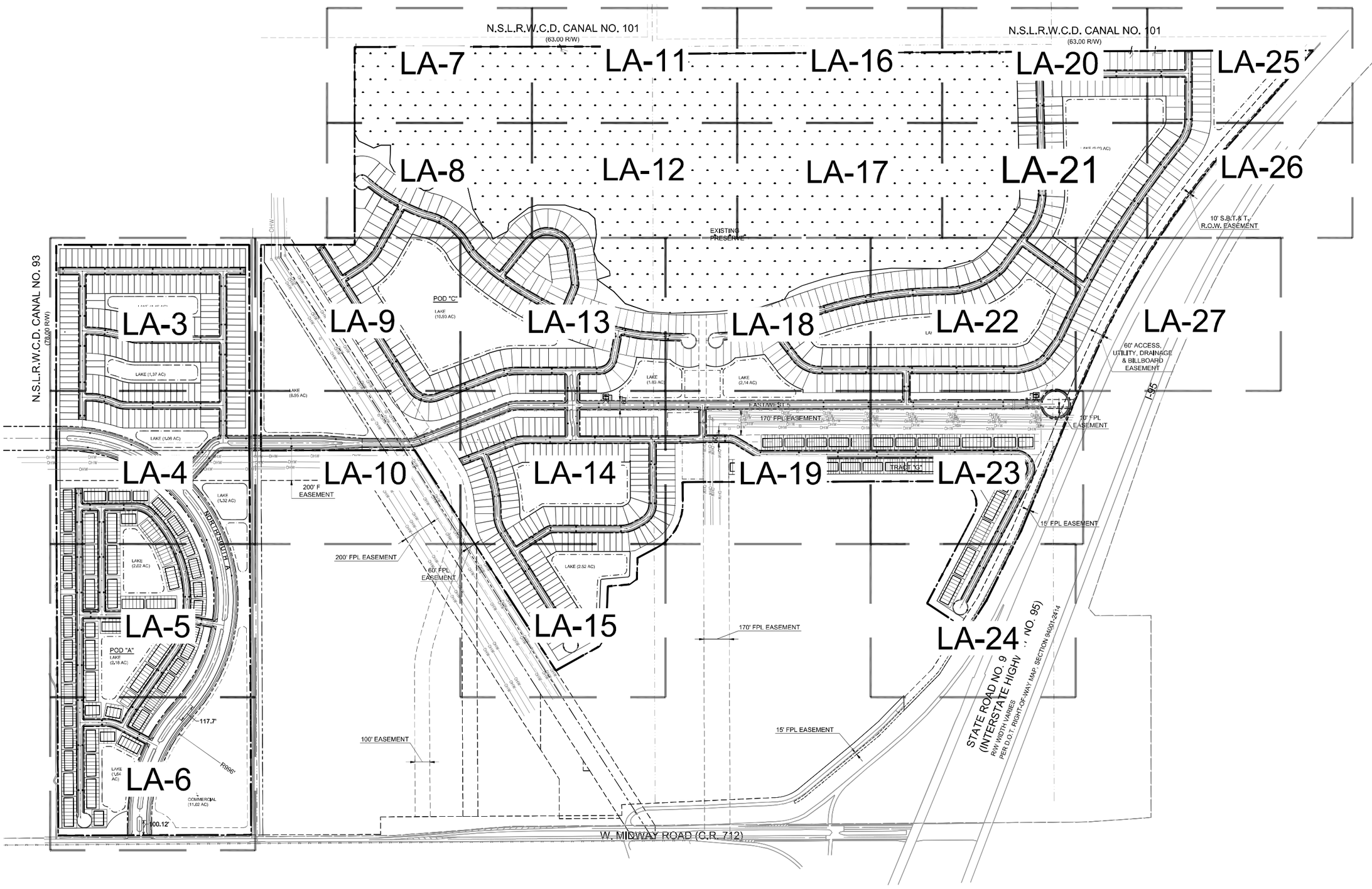
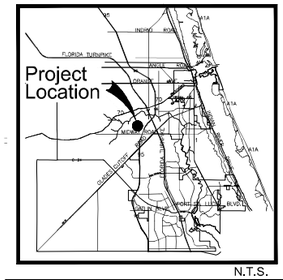


Site Keymap
SCALE: 1"=300'-0"

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 225-0220

Key / Location:



N.T.S.

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Orlando, FL 32801

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Vero Beach, FL 32960
772-226-7282

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan Key Map

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-1
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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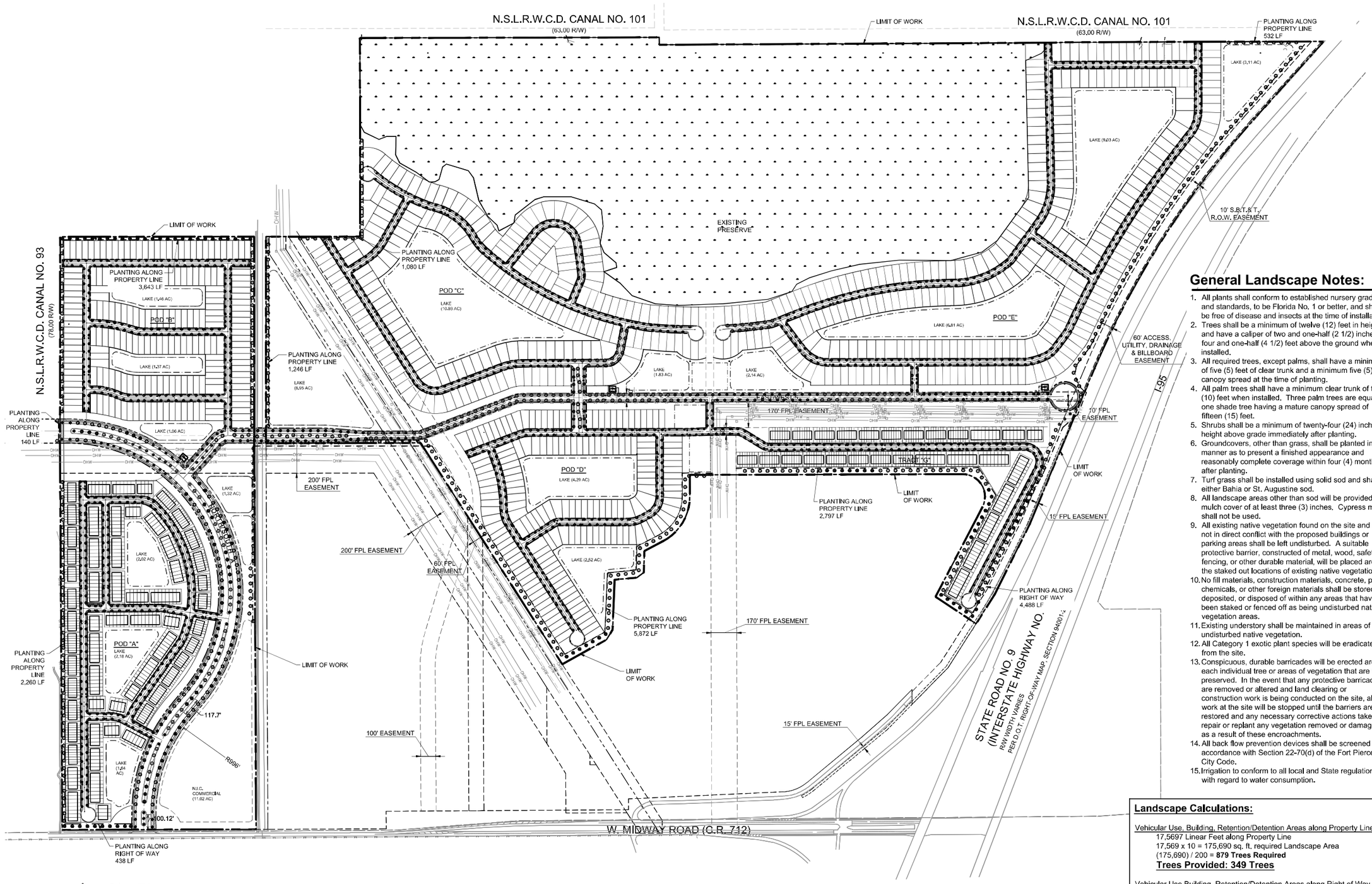

Site Plan

SCALE: 1"=300'-0"

Sheet Index:

COVER/KEYMAP	LA1
SITE PLAN	LA-2
LANDSCAPE PLANS	LA-3 - LA-27
PLANT SCHEDULE	LA-28
LANDSCAPE DETAILS	LA-29
LANDSCAPE SPECIFICATIONS	LA-30

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use, Building, Retention/Detention Areas along Property Lines
17,5697 Linear Feet along Property Line
17,569 x 10 = 175,690 sq. ft. required Landscape Area
(175,690) / 200 = **879 Trees Required**
Trees Provided: 349 Trees

Vehicular Use Building, Retention/Detention Areas along Right of Way
4,926 Linear Feet along Right of Way
4,926 x 10 = 49,260 sq. ft. required Landscape Area
(49,260) / 300 = **165 Trees Required**
Trees Provided: 100 Trees

Interior Vehicular Use Area
1,504,533 sq. ft. total Vehicular Use Area
1,504,533 / 15 = 100,302 sq. ft. required Landscape Area
(100,302) / 100 = **1003 Trees Required**
Trees Provided: 1,900 Trees

Total Landscape Area Required: 325,252 sq. ft.
Landscape Area Provided:

Total Trees Required: 2,047
Trees Provided = 2,349 Canopy Trees

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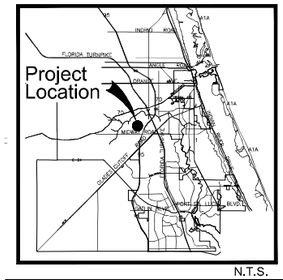
Project Location
FLORIDA TURNPIKE
INDIAN RIVER
OKEECHOBEE
ST. LUCIE
MARTIN
PALM BEACH
BROWARD
DADE
MONROE
I-95
A1A
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98
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710
76
441
27
80
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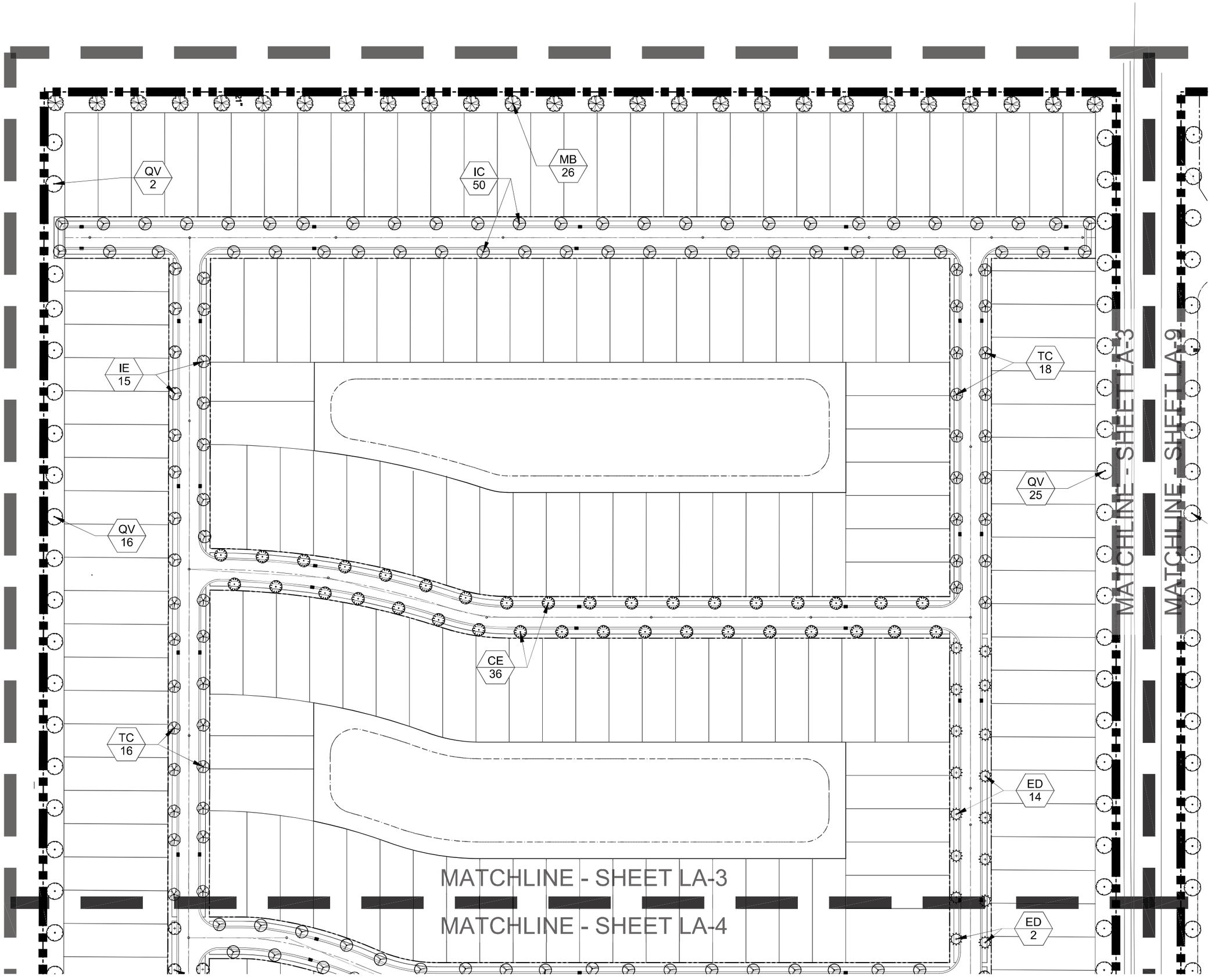
441
441



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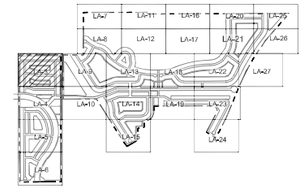

Project Team:

Owner/Developer:
Sunrise Residential, LLC
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Orlando, FL 32801

Civil Engineer:
Mills, Short & Associates
700 22nd Place
Vero Beach, FL 32960
772-226-7282

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-3
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-3

MATCHLINE - SHEET LA-4

QV 4
KE 7
IC 36
ED 2
PC 9
RO 5
MB 3
QV 7
AR 4
MB 3
QV 1
IE 4
CLU 38
KE 4
QV 4
PC 5
PC 3
QV 3
QV 2
KE 4
AR 2
PC 11
IC 7
IE 3
IC 4
PC 3
IC 6
TC2 10
MB 2
AR 2
QV 8
PC 29
QV 8
QV 4
MB 2
MB 3
QV 4
AR 4
MB 3
IC 10
IE2 10
MB 1
MB 2
MB 1

NORTH/SOUTH

MATCHLINE - SHEET LA-10

MATCHLINE - SHEET LA-4

MATCHLINE - SHEET LA-5

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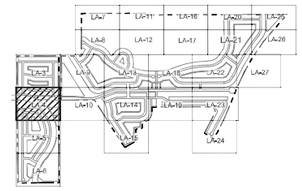

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0 25' 50' 100'

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Steve Garrett

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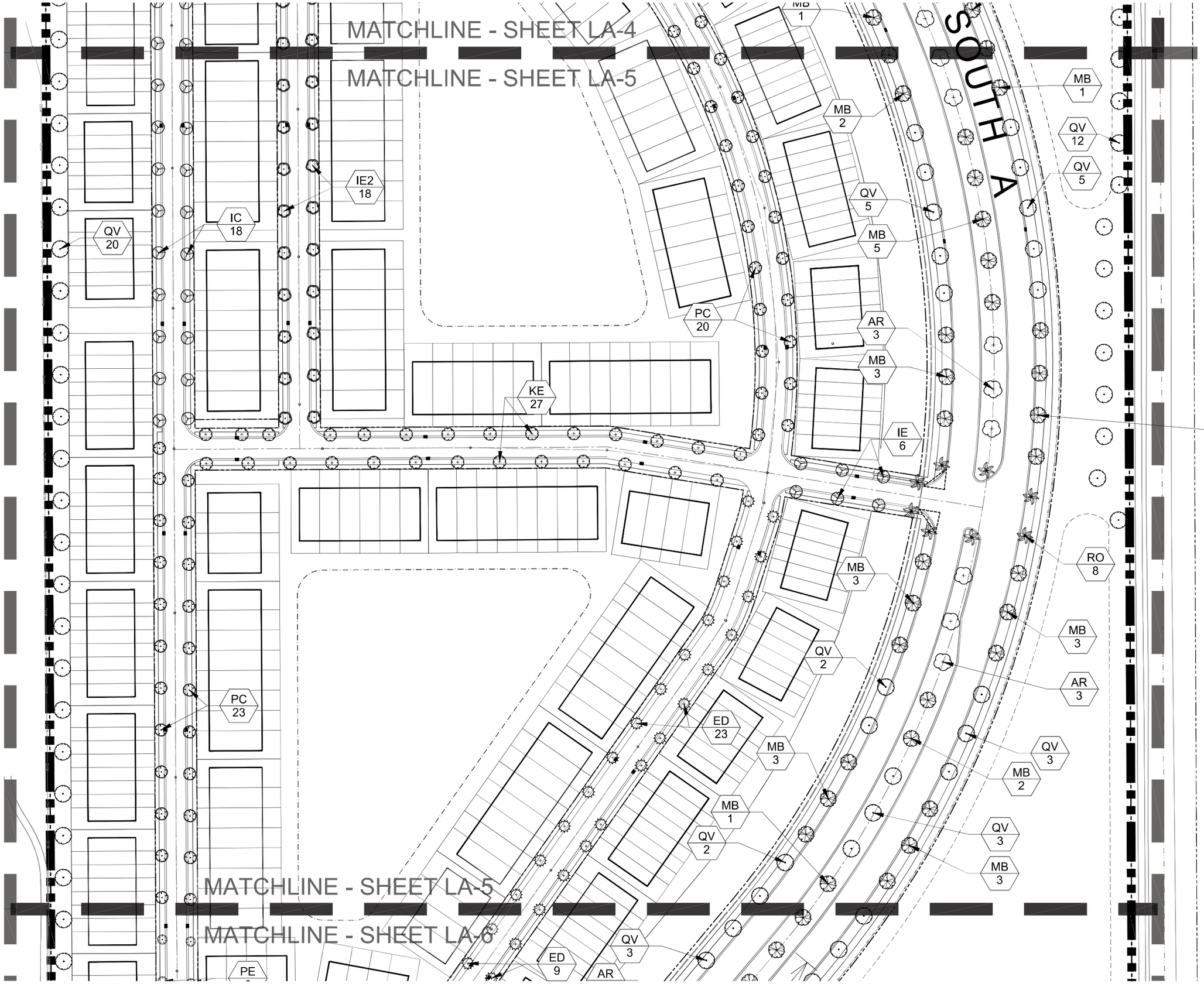

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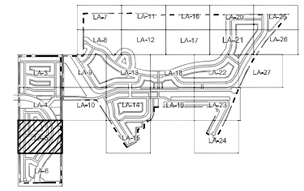

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MATCHLINE - SHEET LA-5

MATCHLINE - SHEET LA-6

PE 6

ED 9

AR 4

QV 3

MB 3

QV 5

MB 3

MB 3

IC 18

QV 18

PC 25

MB 4

RO 8

MB 4

AR 4

MB 4

QV 5

QV 4

MB 10

RO 9

MB 3

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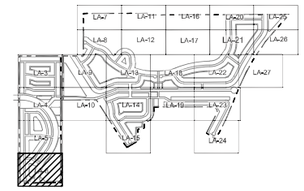

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N.S.L.R.W.C

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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-12

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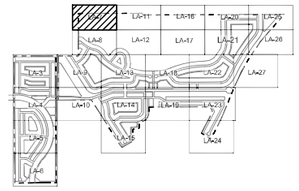

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MATCHLINE - SHEET LA-7

MATCHLINE - SHEET LA-8

PE
11

QV
12

CE
32

IC
10

QV
10

IC
15

XE
10

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-13

PLANTING ALONG
PROPERTY LINE
1,080 LF

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

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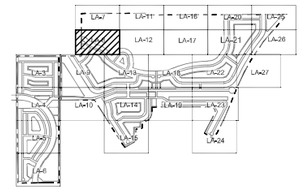

Project Team:

Owner/Developer:
Sunrise Residential, LLC
200 E. Robinson St., Ste. 1120
Orlando, FL 32801

Civil Engineer:
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700 22nd Place
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Landscape Architect/Land Planner:
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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-8
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-3

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

QV
19

QV
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KE
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IC
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IC
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IE
34

PC
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MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

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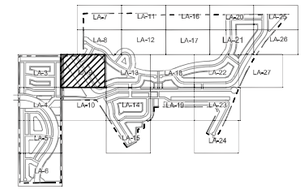

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Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

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0 25' 50' 100'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-9
Project Number	--	
Municipal Number	--	
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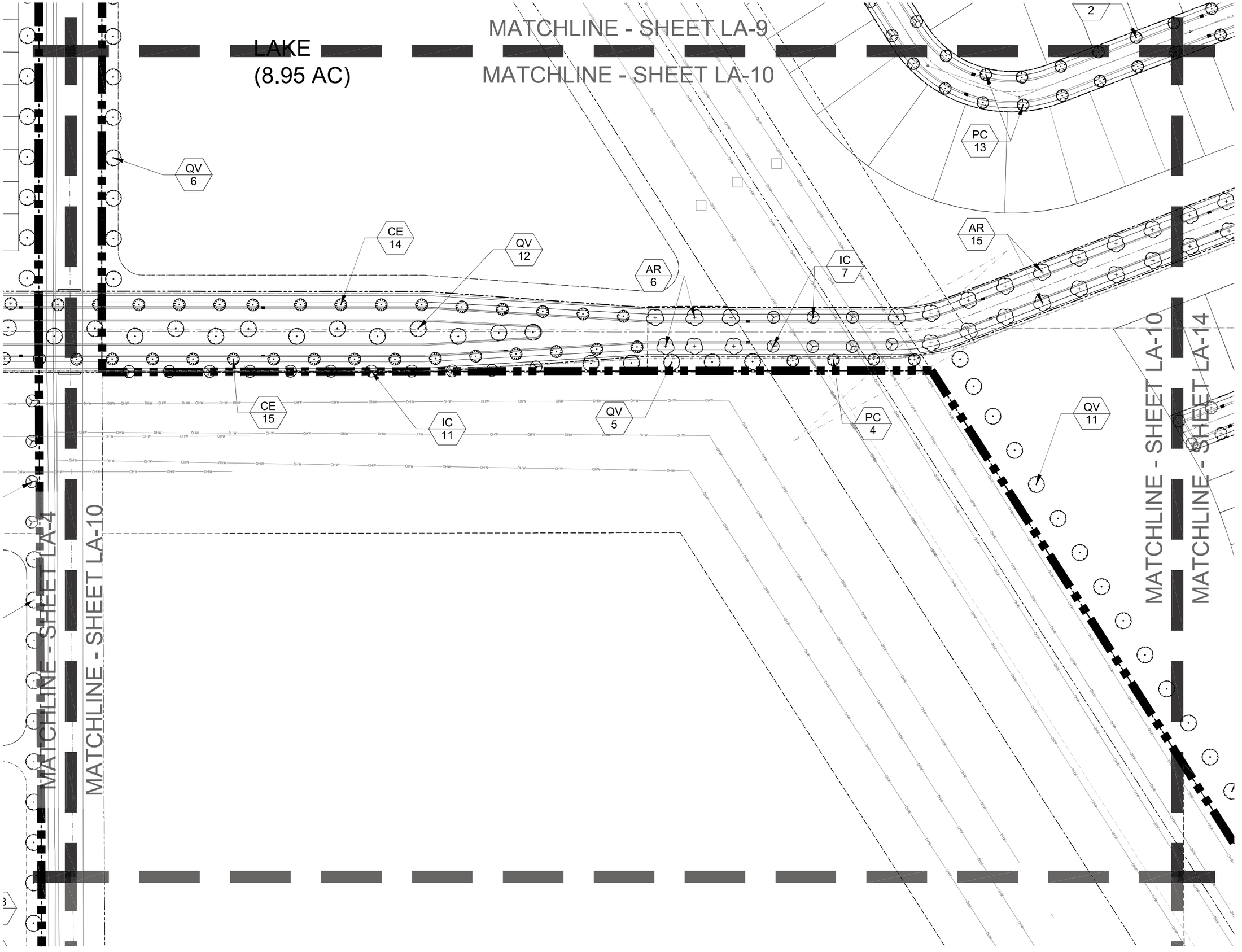

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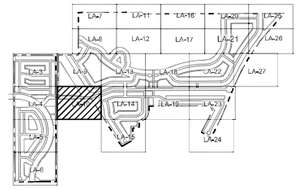

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Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-10
Project Number	--	
Municipal Number	--	
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(63.00 R/W)

MATCHLINE - SHEET LA-7

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

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MATCHLINE - SHEET LA-17

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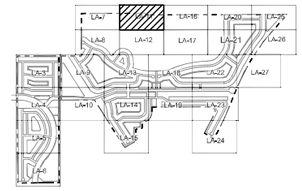

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-11
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-12

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MATCHLINE - SHEET LA-12

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MATCHLINE - SHEET LA-17

EXISTING PRESERVE

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MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-13

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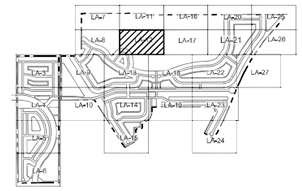

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City of Fort Pierce, FL

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Designer	JE	Sheet
Manager	SG	LA-12
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-12

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MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-18

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MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-14

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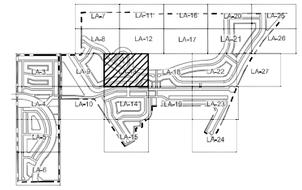

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Landscape Plan

City of Fort Pierce, FL

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MATCHLINE - SHEET LA-14

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MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

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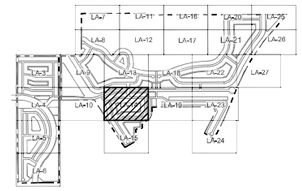

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-14
Project Number	--	
Municipal Number	--	
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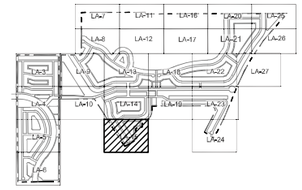

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-15
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-12

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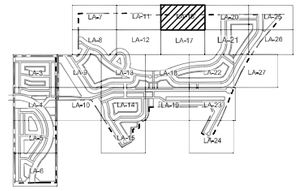

Project Team:

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	**LA-16**
Project Number	--	
Municipal Number	--	
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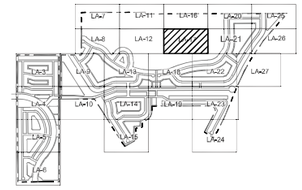

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Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-17
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-18

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MATCHLINE - SHEET LA-18

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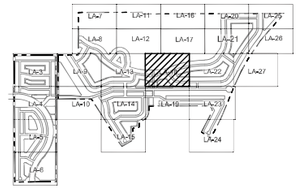

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Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	**LA-18**
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-19

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MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-23

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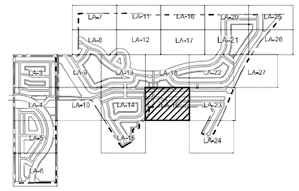

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NORTH

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-19
Project Number	--	
Municipal Number	--	
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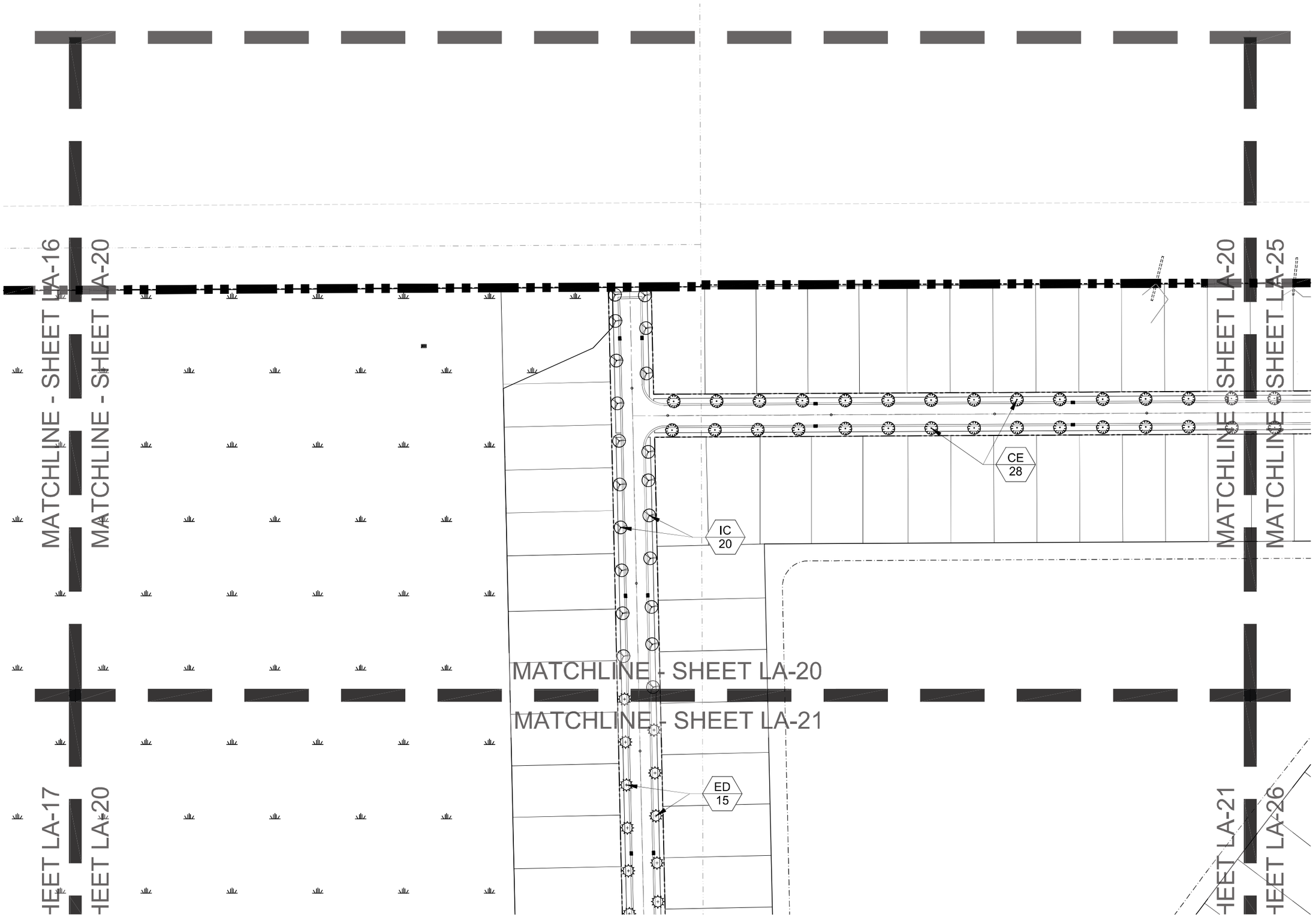

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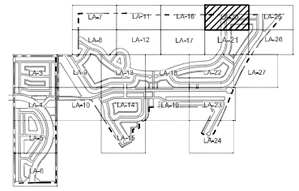

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NORTH

SCALE: 1" = 50'

0 25' 50' 100'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	**LA-20**
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-21

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·17 MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-21

·22 MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-27

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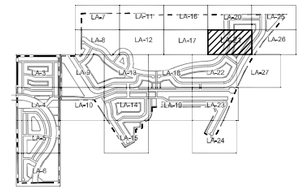

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NORTH

SCALE: 1" = 50'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-21
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MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-22

PC
14

IE2
32

PE
18

TC
24

ED
8

IE
31

QV
5

KE
6

KE
2

MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-23

CLU

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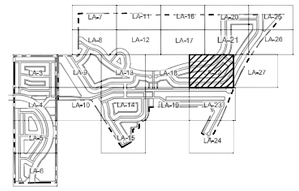

Project Team:

Owner/Developer:
Sunrise Residential, LLC
200 E. Robinson St., Ste. 1120
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Civil Engineer:
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Landscape Architect/Land Planner:
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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-22
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-24

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KE 2

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ED 24

KE 43

QV 9

QV 16

MB 8

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15' FPL EASEMI

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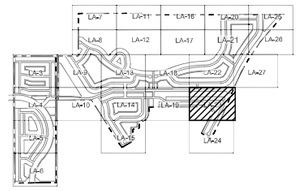

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MATCHLINE - SHEET LA-24

QV 8

PE 18

QV 9

MB 8

ROAD NO. 9

TATE HIGHWAY NO.

IES

T-OF-WAY MAP, SECTION 94001-2414

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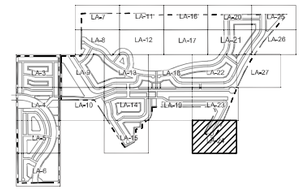

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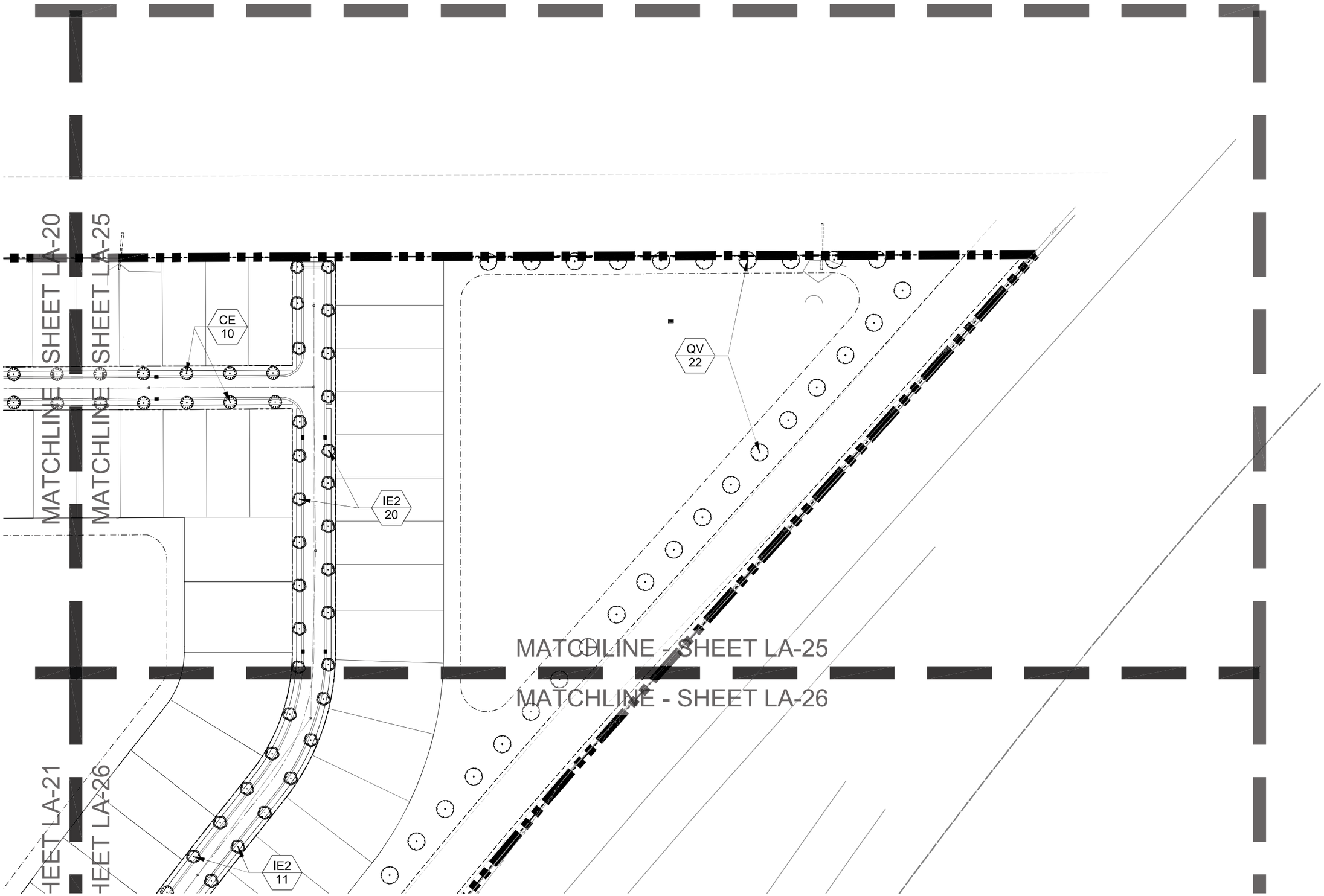

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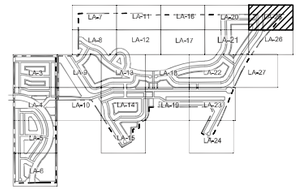

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

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MATCHLINE - SHEET LA-25

MATCHLINE - SHEET LA-26

MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-26

IE2
11

CE
9

QV
19

MATCHLINE - SHEET LA-26

MATCHLINE - SHEET LA-27

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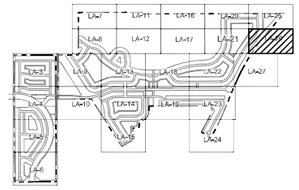

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MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-27

MATCHLINE - SHEET LA-26

MATCHLINE - SHEET LA-27

CE
15

PE
2

TC
5

QV
18

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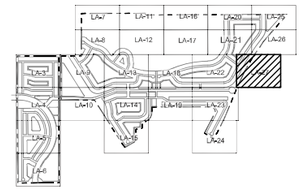

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

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OVERALL PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
AR	159	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	262	Conocarpus erectus	Buttonwood	YES	12` HT	6`W	STD, F, SP	Native	3" Caliper
ED	191	Elaeocarpus decipiens	Japanese Blueberry Tree	.	12` HT			Non-native	
IC	258	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
IE2	107	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR		Native	3" Cal
IE	158	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	12` HT	6`W		Native	
KE	201	Koelreuteria elegans	Golden Rain Tree	.	12` HT			Non-native	
MB	141	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	65G	12` HT	6`W	FTB, SP	Native	
PE	68	Pinus elliotti	Slash Pine	FG	12` HT	6`W		Native	
PC	234	Prunus caroliniana	Carolina Cherry Laurel	.	12` HT			Native	
QV	432	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
RO	30	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
TC	98	Tabebuia caraiba	Yellow Tabebuia	45G	12` HT	7` W	F, SP	Non-native	
TC2	10	Tabebuia chrysotricha	Golden Trumpet Tree	.	12` HT			Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
CLU	111	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Native	

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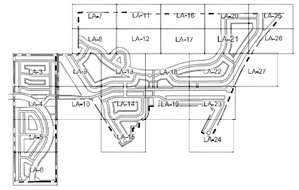

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan
Planting Schedule

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = -

0 - - -

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Steve Garrett

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Project Number	--	
Municipal Number	--	
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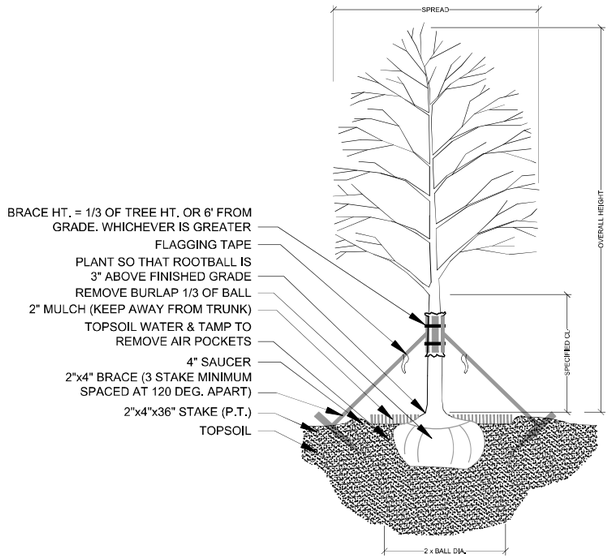
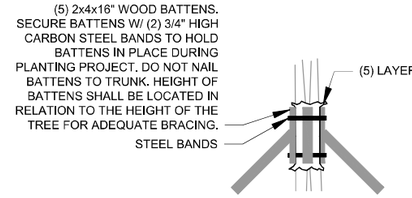


TREE PLANTING & STAKING

NOT TO SCALE

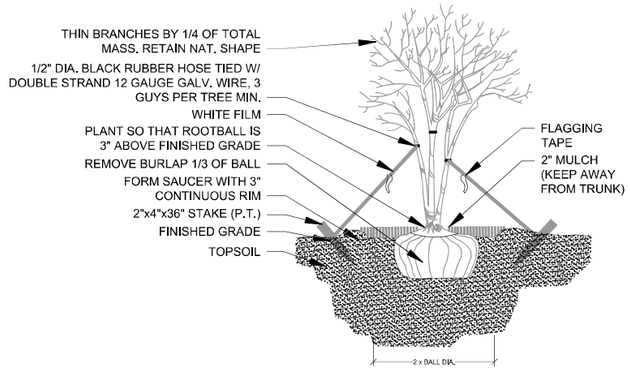


BRACING DETAIL

NOT TO SCALE

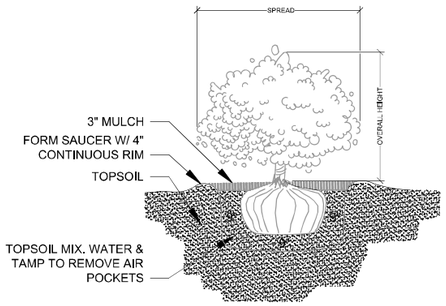
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

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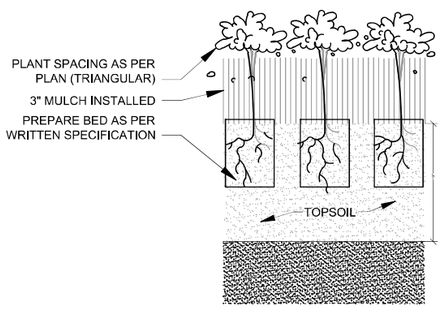
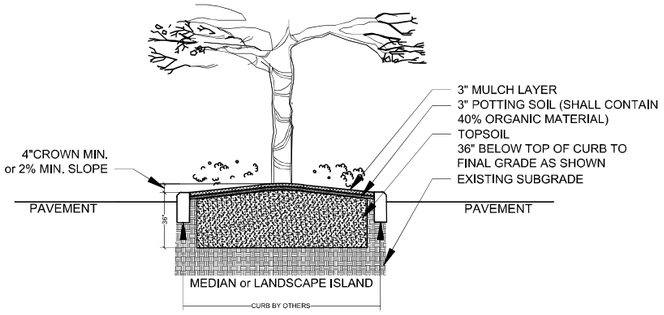


GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

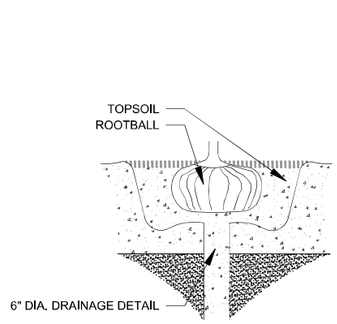


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

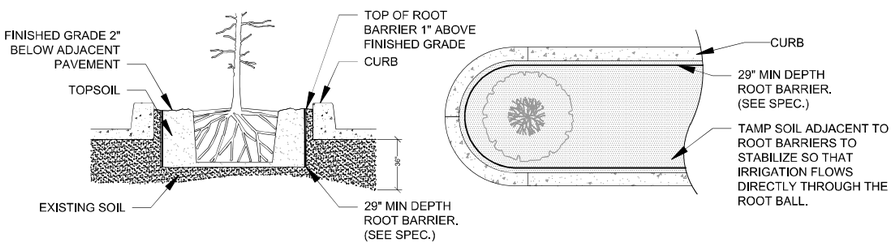
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

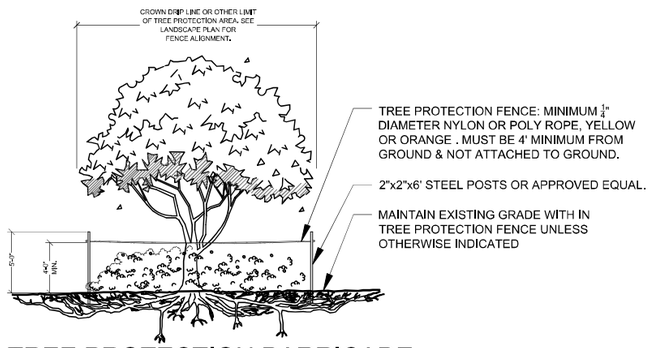
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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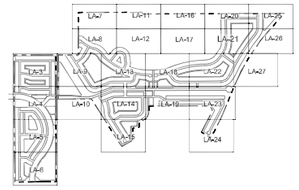

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan Details

City of Fort Pierce, FL

Date	By	Description
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NORTH

SCALE: 1" = -

0 - - -

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Steve Garrett

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth, Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION

3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

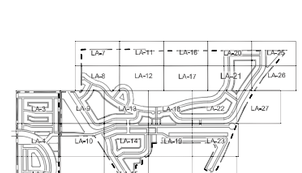
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 225-0220

Key / Location:



Project Team:

Owner/Developer:
Sunrise Residential, LLC
200 E. Robinson St., Ste. 1120
Orlando, FL 32801

Civil Engineer:
Mills, Short & Associates
700 22nd Place
Vero Beach, FL 32960
772-226-7282

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan Specifications

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-30
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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Drawing Name: C:\Users\JEVANC~1\AppData\Local\Temp\AcPublish_29884\ Mar 13, 2024 - 3:44pm _Sunrise - LA - NVR.dwg

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June 19, 2024

Stephanie Shealey, PE, PTP, PTOE
Kittelson & Associates, Inc.

Re: Sunrise Residential – Traffic Impact Analysis Technical Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. **Study Area:** Significance of I-95 should be included and further attenuation of the 30% shown on I-95 should be provided to the additional cross streets such as St. Lucie Blvd and Crosstown Parkway. Please include a copy of the model output in the Appendix.

   Response: Acknowledged. Please see assignment in the methodology from PDF Page 516 to Page 520.

2. **Table 1.: Trip Generation**

   a. The Single Family Detached Land-Use should be 25% inbound, 75% outbound in the AM peak period. Please update the directional volumes.
   b. Per the Trip Generation Handbook, 3rd Edition, please use the average rate for daily and PM peak period as for Land Use 821, as there are less than 20 data points and the R2 value is less than 0.75.
   c. Verify that Pass-by does not exceed 10% of the adjacent street traffic.

   Response: Acknowledged. Please see the revised trip generation in Table 1.

3. **Table 3: Project Impacts (Significance):** Please include St Lucie West Blvd within the significance table and include them in the roadway analysis if project trips are significant on any segment.

   Response: Acknowledged. See the updated significance table, Table 2.

4. The TIA states that there are four proposed access points, however, only two are listed (DW1 and DW2) with one of those being for emergency access. Please clarify. There is a concern having all trips from 1,500 residential units and 100,000 sf of commercial coming into and out of a single point of entry. If cross-access to adjacent parcels is assumed, the study should include a phased analysis showing the amount of development that can be constructed with a single access without triggering additional impacts.

   Response: Acknowledged. The project consumes less than 5% of the road's capacity and therefore the impacts are not significant.

5. **Figure 4: Driveway Volumes:** Pass-by trips should be assigned to the site access driveway as a percentage of the background trip distribution, separately from the external trips. As a pass-by trip, the number of vehicles turning into the site can be subtracted from the adjacent through movement.

   Response: Acknowledged. Please see the revised Figures 4A- 4C.

6. Please include figure(s) within the report showing the background turning movement volume, the vested project trip volume, and the project trip volume at the four study intersections for both the AM and PM peak periods.

   Response: Acknowledged. Please see the Exhibit 7.

7. Please include the signal timing sheets used for the intersection analysis so that the timings, splits, and cycle length can be verified. The coordination of the I-95 ramp signals should be verified as well.

   Response: Acknowledged. Please see the signal timing sheets in Appendix M.

8. Intersection analyses should be conducted using the HCM methodologies from within Synchro. Please provide printouts using HCM methodologies, including the 95th percentile queue lengths. Please note that it is preferred to utilize the HCM 7th Edition methodologies which was published in December 2022.

   Response: Acknowledged. The intersection analyses are updated using HCM 7th Edition within Synchro 12.

9. Within the body of the report, please summarize the intersection analysis results for the existing, future background, and build conditions, to include average approach delay, level of service, highest v/c ratio on approach, and longest 95th percentile queue length on approach.

   Response: Acknowledged. Please see the Tables 8A – 11B.

10. Please provide the Synchro outputs using HCM methodologies in addition to the Lanes, Volume, and Timing sheets there were included in the study. Additionally, please check the signal splits as multiple locations show green times not extending the full split phase.

Response: Acknowledged. The details of Synchro outputs are attached in Exhibits 2. The signal timings of the existing and background intersection analysis are based on the existing signal timing of St. Lucie County. The green times don't extend the full split phase in multiple locations.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
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June 19, 2024

St Lucie County Planning and Development Services

Re: Sunrise Residential – Traffic Impact Analysis Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. Please verify the vested developments used for the analysis. Please verify the amount of Oak Ridge Ranches that will be constructed by 2028 (buildout year). Additionally, please confirm that the Willow Lakes development has been approved by St. Lucie County staff.
   MEP Response: As agreed with the St. Lucie County reviewer, 25% of the Committed traffic from Oak Ridge Ranches and Willow Lakes is used in the analysis.

2. Please limit the amount of pass-by traffic to 10% of the forecasted background traffic volumes adjacent to the project driveway.
   MEP Response: Acknowledged. Please see the revised trip generation.

3. Please provide justification for the 20% residential and 25% retail reductions applied to vested traffic. More specifically, the methodology of selecting reduction percentages for each use.
   MEP Response: The reduction to account for committed traffic capture is eliminated.

4. Please add Glades Cut Off Road west of Commerce Center Drive to the Project Impact table.
   MEP Response: Acknowledged. Please see the updated significance analysis, Table 2.

5. Please verify the volumes utilized for the roadway segment analysis are correct.
   MEP Response: Acknowledged.

6. Please confirm only committed improvements with construction funding in the next five years are utilized for the analysis.
   MEP Response: Acknowledged.

7. Please verify the project trip distribution percentages used for the roadway segment analysis and intersection analysis.
   MEP Response: Acknowledged.

8. Please clarify why an additional table is provided for the 2028 Pre-Development Peak Hour Roadway Analysis.
   MEP Response: The additional table, Table 4, provides the background improvement information.

9. Please verify the peak season factors, project trip distribution, and vested distributions utilized for the intersection analysis.
   MEP Response: Acknowledged.

10. Please verify the control for the Midway Road at Glades Cut Off Road westbound right movement.
    MEP Response: Acknowledged.

11. Please verify the background geometry used for the Midway Road at Wylder Parkway/project driveway intersection.
    MEP Response: Acknowledged.

12. Please perform a signal warrant analysis for the project driveway/Wylder Parkway at Midway Road. Additionally, please document if signalization is warranted as a result of background or buildout traffic.
    MEP Response: Acknowledged. Please see Exhibit 5.

13. Please provide signal timings for existing signalized intersections evaluated. Please utilize the FDOT Traffic Engineering Manual for signal timings at previously unsignalized intersections.
    MEP Response: Acknowledged. The existing signal timings are attached in Appendix M

14. Please utilize the peak hour factors from the turning movement counts for the intersection analyses.
    MEP Response: Acknowledged.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

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June 19, 2024

St. Lucie County TPO

Re: Sunrise Residential – Traffic Impact Analysis Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. Traffic Data: The Traffic Impact Analysis (TIA) utilizes traffic counts from 2022 which are outdated. The TIA should be updated with the latest traffic counts.
   MEP Response: Update to 2023 and 2024 where feasible.

2. Historical Growth Rate: The growth rate table in the Traffic Study is incomplete and, therefore, should not be used to calculate the historical growth rate. The table should be completed to calculate the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55 percent should be utilized.
   MEP Response: The growth rate is updated to 2.55% plus committed traffic in order to provide a conservative analysis.

3. Commitment of Roadway Improvements: The TIA identifies the commitment by Wylder for needed roadway improvements. However, this commitment would be through a local government other than the City of Fort Pierce. Documentation should be provided which confirms the commitment by Wylder to the other local government for the identified roadway improvements.
   MEP Response: Pages from the Wylder (LTC Ranch DRI) Development Order are included in the appendix.

4. Inconsistent Information: The proposed sizes of the square footage of commercial space identified in the TIA (100,000 square feet) are inconsistent with the sizes identified on the Development Review Application (80,000 square feet). The TIA should be revised to be consistent with the submitted application.
   MEP Response: The correct number is 100,000 SF. The Master Plan is updated to reflect 100,000 SF.

5. Build Out Year Justification: The TIA identifies a Build Out Year of 2028. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2028. Therefore, justification should be provided for the use of a 2028 Build Out Year.
   MEP Response: In order to provide a conservative analysis, the buildout year is updated to 2030.

6. Smart Moves 2045 Long Range Transportation Plan (LRTP): The proposed 1,500 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amendment to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.
   MEP Response: Acknowledged. This does not affect the traffic study, but it is recommended that the next regular update of the TCRPM include the development of this project to more accurately reflect conditions in 2045. TPO staff acknowledged that they would work with the City of Fort Pierce to identify the changes needed to the 2045 TCRPM.

7. Local Government Coordination: Because of the location of the proposed development, it appears that the transportation impacts will extend to the St. Lucie County and City of Port St. Lucie transportation networks. Therefore, coordination with the County and the City is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.
   MEP Response: The study was sent to Port St. Lucie, St. Lucie County and FDOT for review.

8. Internal Roadway Network and Connections: Details of the internal roadway network of the development are unclear such as right-of-way widths, number of lanes, and ownership/maintenance responsibilities. In addition, the connections of the internal roadway network, such as "Arterial A", to the external roadway network are unclear. The details of the internal roadway and its connections to the external roadway network should be clearly identified.
   MEP Response: Acknowledged. See updated plan.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

lucido & associates
Land Planning / Landscape Architecture

June 4, 2024 ***via electronic submittal***

Vennis Gilmore
Planning and Zoning
City of Fort Pierce
100 N US-1
Fort Pierce, FL 34950

RE: Sunrise Residential (Pre-PUR)
COFP Project Number: 24-43900003
Our Reference Number: 22-405

Dear Mr. Gilmore,

We are in receipt of the Technical Review Committees Preliminary PUR markups and comment letters, dated April 18, 2024, wherein the department provided comments based on our team's initial submittal of the above referenced application. Please find below all comments received, along with our responses to each comment in ***bold italics***.

Planning and Zoning Department

1. Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
   Response: Acknowledged

2. Per City Code Section 125-213(n), Prior to submittal of Final PUR Site Plan, the following documents are required: (1) Written documents.
   a. A statement of planning objectives to be achieved by the planned unit redevelopment through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed redevelopment.
   b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit redevelopment, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit redevelopment, such as land areas and dwelling units.
d. A redevelopment schedule indicating:
- The approximate date when renovation or construction of the project can be expected to begin.
- The stages in which the project will be built and the approximate date when each stage can be expected to begin.
- The anticipated rate of redevelopment.

Response: All documents and information mentioned above have been included in the PUR Document.

3. The approximate date when each stage in the redevelopment will be completed.
Response: A phasing plan has been provided and will be illustrated through phasing lines on the conceptual site plan.

4. The area, location and degree of development of common open space that will be provided at each stage.
    a. Quantitative data for the following. Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open spaces); and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).
    b. A statement indicating the justification for a gross density in excess of 18 units per acre if such a density is being proposed.
    c. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit redevelopment and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation. (2) Site plan and supporting maps. Maps with the following minimum information must be submitted: a. The existing site conditions, shorelines, floodplains, unique natural features and forest cover.
    b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two feet.
    c. A general landscape plan for the planned unit redevelopment.
    d. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    e. The approximate location of present and proposed buildings and structures.
    f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi- public buildings and similar uses.

g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.
h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict. i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
i. Enough information on land areas adjacent to the proposed planned unit redevelopment to indicate the relationship between the proposed redevelopment and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
j. The proposed treatment of the perimeter of the planned unit redevelopment, including materials and techniques used such as screens, fences and walls.

Response: Acknowledged; All of the requested information mentioned above has been included in the PUR Doc.

5. Prior to development, a Final PUR site plan application shall be submitted as a Major Amendment to the PUR zoning.
   Response: Acknowledged

6. The Final PUR plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Unit Redevelopment Zoning.
   Response: Acknowledged

7. Prior to submittal of Final PUR site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
   Response: Acknowledged

8. Prior to submittal of Final PUR site plan, a Gopher Tortoise Survey shall be carried out on site.
   Response: Acknowledged

9. Prior to submittal of Final PUR site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
   Response: Acknowledged

10. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PUR site plan.
    Response: Acknowledged

11. The Final PUR site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

Response: Acknowledged

12. The Final PUR site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
    Response: Acknowledged

13. The Final PUR site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
    Response: Acknowledged

14. The Final PUR site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
    Response: Acknowledged

15. The Final PUR site plan shall contain the following information, at minimum:
    - A Landscape and irrigation plan per section 123-4. c. of the City Ordinance.
    - Proposed lot lines and other divisions of land for management, use or allocation purposes.
    - The location, size and height of present and proposed buildings and structures.
    - The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    - The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    - The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    - The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    - The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

    Response: Acknowledged

16. A Subdivision Application must be submitted in the future, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.
    Response: Acknowledged

lucido & associates

Engineering Department

1. The City of Fort Pierce Code of Ordinances Section 125-212 specifies submittal requirements relating to obtaining a “PD” zoning. These include but are not limited to a site plan, landscape plan, perimeter buffers, vehicular and pedestrian circulation, etc. This submittal did not provide this particular information as the project is being presented as a “Bubble Plan” and is currently deemed conceptual. Therefore, the engineering department reserves the right to pro\side review comments upon submittal of final development plans.
   Response: Acknowledged

2. The project is comprised of two (2) separate parcels of land which will need to be combined and developed as one parcel and remain under one ownership or platted into the designated multiple tracts.
   Response: Acknowledged

3. No clearing activities shall be performed prior to receipt of an updated Gopher Tortoise survey, site placement of the Eastern Indigo Snake protection procedures signage, and submittal of the appropriate alligator nesting survey in accordance with the recommendations noted in the submitted Environmental Assessment. In addition, the appropriate tree mitigation plan is required to be provided for review prior to commencement of land clearing activities.
   Response: Acknowledged

Public Works Department

1. The traffic report will be reviewed by a 3rd party consultant at the cost of the applicant. Please provide written acknowledgement of the cost and authorization to proceed with the review.
   Response: Acknowledged

2. (Condition) A Site Development Permit is required prior to performing site improvement activities or connections to St. Lucie County Right-of-Way.
   Response: Acknowledged

3. (Condition) A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.
   Response: Acknowledged

4. Please revise the proposed Arterial "A" to match the county's projected alignment.

lucido & associates

Response: Acknowledged

Building Department

1. No comments at this time.

Ft. Pierce Police Department

1. Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users.
   Response: Acknowledged

St. Lucie County Fire District

1. Awaiting Final Comments.

St. Lucie County TPO

Recommendations: Need Response from Shaun

- Traffic Data: The Traffic Impact Analysis (TIA) utilizes traffic counts from 2022 which are outdated. The TIA should be updated with the latest traffic counts.
  Response: Mackenzie Engineering

- Historical Growth Rate: The growth rate table in the Traffic Study is incomplete and, therefore, should not be used to calculate the historical growth rate. The table should be completed to calculate the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55 percent should be utilized.
  Response: Mackenzie Engineering

- Commitment of Roadway Improvements: The TIA identifies the commitment by Wylder for needed roadway improvements. However, this commitment would be through a local government other than the City of Fort Pierce. Documentation should be provided which

confirms the commitment by Wylder to the other local government for the identified roadway improvements.
Response: ***Mackenzie Engineering/Legacy***

- Inconsistent Information: The proposed sizes of the square footage of commercial space identified in the TIA (100,000 square feet) are inconsistent with the sizes identified on the Development Review Application (80,000 square feet). The TIA should be revised to be consistent with the submitted application.
  Response: ***Mackenzie Engineering***

- Build Out Year Justification: The TIA identifies a Build Out Year of 2028. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2028. Therefore, justification should be provided for the use of a 2028 Build Out Year.
  Response: ***Mackenzie Engineering/Legacy***

- Smart Moves 2045 Long Range Transportation Plan (LRTP): The proposed 1,500 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amendment to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.
  Response: ***Mackenzie Engineering***

- Local Government Coordination: Because of the location of the proposed development, it appears that the transportation impacts will extend to the St. Lucie County and City of Port St. Lucie transportation networks. Therefore, coordination with the County and the City is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.
  Response: ***Mackenzie Engineering/Mills***

- Internal Roadway Network and Connections: Details of the internal roadway network of the development are unclear such as right-of-way widths, number of lanes, and ownership/maintenance responsibilities. In addition, the connections of the internal roadway network, such as "Arterial A", to the external roadway network are unclear. The details of the internal roadway and its connections to the external roadway network should be clearly identified.
  Response: ***Mackenzie Engineering/Mills***

lucido & associates

PSL 3rd Party Traffic

1. Please verify the vested developments used for the analysis. Please verify the amount of Oak Ridge Ranches that will be constructed by 2028 (buildout year). Additionally, please confirm that the Willow Lakes development has been approved by St. Lucie County staff.
   Response: ***Mackenzie Engineering***

2. Please limit the amount of pass-by traffic to 10% of the forecasted background traffic volumes adjacent to the project driveway.
   Response: ***Mackenzie Engineering***

3. Please provide justification for the 20% residential and 25% retail reductions applied to vested traffic. More specifically, the methodology of selecting reduction percentages for each use.
   Response: ***Mackenzie Engineering***

4. Please add Glades Cut Off Road west of Commerce Center Drive to the Project Impact table.
   Response: ***Mackenzie Engineering***

5. Please verify the volumes utilized for the roadway segment analysis are correct.
   Response: ***Mackenzie Engineering***

6. Please confirm only committed improvements with construction funding in the next five years are utilized for the analysis.
   Response: ***Mackenzie Engineering/Legacy***

7. Please verify the project trip distribution percentages used for the roadway segment analysis and intersection analysis.
   Response: ***Mackenzie Engineering***

8. Please clarify why an additional table is provided for the 2028 Pre-Development Peak Hour Roadway Analysis.
   Response: ***Mackenzie Engineering***

9. Please verify the peak season factors, project trip distribution, and vested distributions utilized for the intersection analysis.
   Response: ***Mackenzie Engineering***

10. Please verify the control for the Midway Road at Glades Cut Off Road westbound right movement.
    Response: ***Mackenzie Engineering***

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11. Please verify the background geometry used for the Midway Road at Wylder Parkway/project driveway intersection.
    Response: ***Mackenzie Engineering***

12. Please perform a signal warrant analysis for the project driveway/Wylder Parkway at Midway Road. Additionally, please document if signalization is warranted as a result of background or buildout traffic.
    Response: ***Mackenzie Engineering***

13. Please provide signal timings for existing signalized intersections evaluated. Please utilize the FDOT Traffic Engineering Manual for signal timings at previously unsignalized intersections.
    Response: ***Mackenzie Engineering***

14. Please utilize the peak hour factors from the turning movement counts for the intersection analyses.
    Response: ***Mackenzie Engineering***

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

June 19, 2024

Stephanie Shealey, PE, PTP, PTOE
Kittelson & Associates, Inc.

Re: Sunrise Residential – Traffic Impact Analysis Technical Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. **Study Area:** Significance of I-95 should be included and further attenuation of the 30% shown on I-95 should be provided to the additional cross streets such as St. Lucie Blvd and Crosstown Parkway. Please include a copy of the model output in the Appendix.

   Response: Acknowledged. Please see assignment in the methodology from PDF Page 516 to Page 520.

2. **Table 1.: Trip Generation**

   a. The Single Family Detached Land-Use should be 25% inbound, 75% outbound in the AM peak period. Please update the directional volumes.
   b. Per the Trip Generation Handbook, 3rd Edition, please use the average rate for daily and PM peak period as for Land Use 821, as there are less than 20 data points and the R2 value is less than 0.75.
   c. Verify that Pass-by does not exceed 10% of the adjacent street traffic.

   Response: Acknowledged. Please see the revised trip generation in Table 1.

3. **Table 3: Project Impacts (Significance):** Please include St Lucie West Blvd within the significance table and include them in the roadway analysis if project trips are significant on any segment.

   Response: Acknowledged. See the updated significance table, Table 2.

4. The TIA states that there are four proposed access points, however, only two are listed (DW1 and DW2) with one of those being for emergency access. Please clarify. There is a concern having all trips from 1,500 residential units and 100,000 sf of commercial coming into and out of a single point of entry. If cross-access to adjacent parcels is assumed, the study should include a phased analysis showing the amount of development that can be constructed with a single access without triggering additional impacts.

   Response: Acknowledged. The project consumes less than 5% of the road's capacity and therefore the impacts are not significant.

5. **Figure 4: Driveway Volumes:** Pass-by trips should be assigned to the site access driveway as a percentage of the background trip distribution, separately from the external trips. As a pass-by trip, the number of vehicles turning into the site can be subtracted from the adjacent through movement.

   Response: Acknowledged. Please see the revised Figures 4A- 4C.

6. Please include figure(s) within the report showing the background turning movement volume, the vested project trip volume, and the project trip volume at the four study intersections for both the AM and PM peak periods.

   Response: Acknowledged. Please see the Exhibit 7.

7. Please include the signal timing sheets used for the intersection analysis so that the timings, splits, and cycle length can be verified. The coordination of the I-95 ramp signals should be verified as well.

   Response: Acknowledged. Please see the signal timing sheets in Appendix M.

8. Intersection analyses should be conducted using the HCM methodologies from within Synchro. Please provide printouts using HCM methodologies, including the 95th percentile queue lengths. Please note that it is preferred to utilize the HCM 7th Edition methodologies which was published in December 2022.

   Response: Acknowledged. The intersection analyses are updated using HCM 7th Edition within Synchro 12.

9. Within the body of the report, please summarize the intersection analysis results for the existing, future background, and build conditions, to include average approach delay, level of service, highest v/c ratio on approach, and longest 95th percentile queue length on approach.

   Response: Acknowledged. Please see the Tables 8A – 11B.

10. Please provide the Synchro outputs using HCM methodologies in addition to the Lanes, Volume, and Timing sheets there were included in the study. Additionally, please check the signal splits as multiple locations show green times not extending the full split phase.

Response: Acknowledged. The details of Synchro outputs are attached in Exhibits 2. The signal timings of the existing and background intersection analysis are based on the existing signal timing of St. Lucie County. The green times don't extend the full split phase in multiple locations.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

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June 19, 2024

St Lucie County Planning and Development Services

Re: Sunrise Residential – Traffic Impact Analysis Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. Please verify the vested developments used for the analysis. Please verify the amount of Oak Ridge Ranches that will be constructed by 2028 (buildout year). Additionally, please confirm that the Willow Lakes development has been approved by St. Lucie County staff.
   MEP Response: As agreed with the St. Lucie County reviewer, 25% of the Committed traffic from Oak Ridge Ranches and Willow Lakes is used in the analysis.

2. Please limit the amount of pass-by traffic to 10% of the forecasted background traffic volumes adjacent to the project driveway.
   MEP Response: Acknowledged. Please see the revised trip generation.

3. Please provide justification for the 20% residential and 25% retail reductions applied to vested traffic. More specifically, the methodology of selecting reduction percentages for each use.
   MEP Response: The reduction to account for committed traffic capture is eliminated.

4. Please add Glades Cut Off Road west of Commerce Center Drive to the Project Impact table.
   MEP Response: Acknowledged. Please see the updated significance analysis, Table 2.

5. Please verify the volumes utilized for the roadway segment analysis are correct.
   MEP Response: Acknowledged.

6. Please confirm only committed improvements with construction funding in the next five years are utilized for the analysis.
   MEP Response: Acknowledged.

7. Please verify the project trip distribution percentages used for the roadway segment analysis and intersection analysis.
   MEP Response: Acknowledged.

8. Please clarify why an additional table is provided for the 2028 Pre-Development Peak Hour Roadway Analysis.
   MEP Response: The additional table, Table 4, provides the background improvement information.

9. Please verify the peak season factors, project trip distribution, and vested distributions utilized for the intersection analysis.
   MEP Response: Acknowledged.

10. Please verify the control for the Midway Road at Glades Cut Off Road westbound right movement.
    MEP Response: Acknowledged.

11. Please verify the background geometry used for the Midway Road at Wylder Parkway/project driveway intersection.
    MEP Response: Acknowledged.

12. Please perform a signal warrant analysis for the project driveway/Wylder Parkway at Midway Road. Additionally, please document if signalization is warranted as a result of background or buildout traffic.
    MEP Response: Acknowledged. Please see Exhibit 5.

13. Please provide signal timings for existing signalized intersections evaluated. Please utilize the FDOT Traffic Engineering Manual for signal timings at previously unsignalized intersections.
    MEP Response: Acknowledged. The existing signal timings are attached in Appendix M

14. Please utilize the peak hour factors from the turning movement counts for the intersection analyses.
    MEP Response: Acknowledged.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.

Transportation Engineer

Florida Registration Number 61751

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June 19, 2024

St. Lucie County TPO

Re: Sunrise Residential – Traffic Impact Analysis Review

Comments

We offer the following responses to comments on June 19, 2024 regarding the review of the Traffic Impact Analysis (TIA) (December, 2023).

1. Traffic Data: The Traffic Impact Analysis (TIA) utilizes traffic counts from 2022 which are outdated. The TIA should be updated with the latest traffic counts.
   MEP Response: Update to 2023 and 2024 where feasible.

2. Historical Growth Rate: The growth rate table in the Traffic Study is incomplete and, therefore, should not be used to calculate the historical growth rate. The table should be completed to calculate the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55 percent should be utilized.
   MEP Response: The growth rate is updated to 2.55% plus committed traffic in order to provide a conservative analysis.

3. Commitment of Roadway Improvements: The TIA identifies the commitment by Wylder for needed roadway improvements. However, this commitment would be through a local government other than the City of Fort Pierce. Documentation should be provided which confirms the commitment by Wylder to the other local government for the identified roadway improvements.
   MEP Response: Pages from the Wylder (LTC Ranch DRI) Development Order are included in the appendix.

4. Inconsistent Information: The proposed sizes of the square footage of commercial space identified in the TIA (100,000 square feet) are inconsistent with the sizes identified on the Development Review Application (80,000 square feet). The TIA should be revised to be consistent with the submitted application.
   MEP Response: The correct number is 100,000 SF. The Master Plan is updated to reflect 100,000 SF.

5. Build Out Year Justification: The TIA identifies a Build Out Year of 2028. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2028. Therefore, justification should be provided for the use of a 2028 Build Out Year.
   MEP Response: In order to provide a conservative analysis, the buildout year is updated to 2030.

6. Smart Moves 2045 Long Range Transportation Plan (LRTP): The proposed 1,500 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amendment to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.
   MEP Response: Acknowledged. This does not affect the traffic study, but it is recommended that the next regular update of the TCRPM include the development of this project to more accurately reflect conditions in 2045. TPO staff acknowledged that they would work with the City of Fort Pierce to identify the changes needed to the 2045 TCRPM.

7. Local Government Coordination: Because of the location of the proposed development, it appears that the transportation impacts will extend to the St. Lucie County and City of Port St. Lucie transportation networks. Therefore, coordination with the County and the City is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.
   MEP Response: The study was sent to Port St. Lucie, St. Lucie County and FDOT for review.

8. Internal Roadway Network and Connections: Details of the internal roadway network of the development are unclear such as right-of-way widths, number of lanes, and ownership/maintenance responsibilities. In addition, the connections of the internal roadway network, such as "Arterial A", to the external roadway network are unclear. The details of the internal roadway and its connections to the external roadway network should be clearly identified.
   MEP Response: Acknowledged. See updated plan.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

Shaun G. MacKenzie, P.E.

From: Shaun G. MacKenzie, P.E.
Sent: Thursday, May 2, 2024 1:40 PM
To: Hymowitz, Larry
Cc: Walia, Kent; Wong, Chon; Harari, Laurie
Subject: RE: Sunrise Residential Traffic Methodology Comments
Attachments: Sunrise Residential Traffic Methodology Comments .docx

Good afternoon Larry,

Here is how we addressed the FDOT's comments in our December methodology and study.

Best Regards,

Shaun G. MacKenzie, PE
MacKenzie Engineering & Planning, Inc.
1172 SW 30TH Street, Suite 500
Palm City, FL 34990
OFFICE: 772-286-8030
Cel – 772-834-8909
shaun@mackenzieengineeringinc.com

Expertise - Relationships - Superior Client Service

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Wednesday, November 29, 2023 3:07 PM
To: Shaun G. MacKenzie, P.E. <Shaun@mackenzieengineeringinc.com>
Cc: Walia, Kent <Kent.Walia@dot.state.fl.us>; Wong, Chon <Chon.Wong@dot.state.fl.us>; Harari, Laurie <Laurie.Harari@dot.state.fl.us>
Subject: Sunrise Residential Traffic Methodology Comments

Greetings Shaun. Please see the attached comments in response to your request for traffic methodology review. Our comments are tailored towards the production of land use plan amendment type traffic analysis as opposed to a concurrency analysis. We are most interested in the future conditions with the amendment and not necessarily focused on assignment of responsibility. That determination will be done by local government at the zoning/site development/development order phases.

Please let me know if you have any questions.

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us

Together our actions have the power to save lives!

December 4, 2023

Response to 11/29/2024 FDOT Comments related to Sunrise Residential Development

Sunrise Residential

City of Ft. Pierce

~~Future Land Use Amendment~~

FDOT Traffic Methodology Comments

Analysis Scenarios

Please conduct analyses for the following three (3) scenarios:

(1) Existing - **Agreed**
(2) Short-Term (Build-out Year) - **Agreed**
(3) Long-Term (2045) – **Do not agree – not a future land use amendment**

Trip Generation

Per submitted methodology ITE's Trip Generation Manual, 11th Edition will be utilized. - **Agreed**

Please conduct trip generation for two scenarios:

(1) Maximum allowable densities for current land use **– No Change in land use**
(2) Maximum allowable densities for proposed land use **– No Change in land use**
    a. Note that land use designation may allow for additional density beyond what is proposed in the City traffic study. Therefore, either conduct analysis for maximum allowable density or proffer a limit on the allowable density to match the buildout totals in the City traffic study.

The increase in trip generation is the difference between the proposed and current land uses. **– No Change in land use**

Traffic Distribution / Assignment Technique and Approach

Per the submitted methodology TCRPM was utilized. Please update the text to state TCRPM 5. Note separate trip distributions may be required for Short-Term and Long-Term depending on edits to the roadway network. Please confirm roadway network is consistent with relevant work programs, capital improvements plans, transportation improvement plans, etc. – **Agreed – engineer will confirm use of TCRPM 5.**

Roadway Segment Analysis

Per submitted methodology one-way peak hour roadway segment analyses will be conducted with a 5 percent (5%) significance level. Additionally, St. Lucie TPO capacities will be utilized or FDOT 2023 Capacities (from the 2023 Quality/Level of Service Handbook). Please perform roadway segment analyses at a minimum on the following additional roadways:

(1) SR-70/Okeechobee Road- **Agreed**
(2) SR-9/I-95- **Agreed**
(3) SR-91/Florida's Turnpike- **Agreed**
(4) SR-713/King's Highway- **Agreed**

Note: FDOT's Level of Service Targets are defined in FDOT Policy Topic No. 000-525-006. Additionally, the City of Ft. Pierce LOS Standards, including State roads, are found in Section 2.2.2 of the Transportation Element. - **Agreed**

Growth Rate

Per submitted methodology the study will use a 2.1 percent growth rate. Committed developments are also provided. Please confirm if committed developments are in addition to the 2.1 percent growth rate. Also please provide back up documentation for the 2.1 percent growth rate (i.e. TCRPM plots, historical counts, etc.) Note that Short-Term and Long-Term growth rates may be different.

Short-Term Growth = 2.1% plus committed trips

Shaun G. MacKenzie, P.E.

From: Shaun G. MacKenzie, P.E.
Sent: Tuesday, July 16, 2024 10:51 AM
To: Grant M. Chambers; torress@stlucieco.org
Cc: Planning Department; Vennis Gilmore; Mark Satterlee; 'Wesley Mills'; Derrick Phillips; Steve Garrett (sgarrett@lucidodesign.com)
Subject: FW: Sunrise Residential TIA/TIR
Attachments: Comments Response Letter TPO 6-19-2024.pdf; Comments Response Letter SLC 6-19-2024.pdf; Comments Response Letter - PSL 6-19-2024.pdf

Good afternoon Grant and Kori,

We are looking to set up a meeting with the County to finalize conditions related to Sunrise PD (in the City of Fort Pierce).

If you don't have a copy of the submittal, it can be downloaded at the link below.

https://acrobat.adobe.com/id/urn:aaid:sc:US:f8643d2d-2b13-43a6-863d-3b64d1be3942

Please let me know when the SLC Team is available.

Best Regards,

Shaun G. MacKenzie, PE
MacKenzie Engineering & Planning, Inc.
1172 SW 30TH Street, Suite 500
Palm City, FL 34990
OFFICE: 772-286-8030
Cel – 772-834-8909
shaun@mackenzieengineeringinc.com

Expertise - Relationships - Superior Client Service

Instrument Prepared By:

[blank space above line reserved for recording data]

SUNRISE RESIDENTIAL
PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

THIS PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT ("Agreement"), made and entered into this

___day of _____, 2024, by and between SUNRISE RESIDENTIAL, LLC, hereinafter referred to as the "Applicant", and CITY OF FORT PIERCE, a political subdivision of the State of Florida, hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, Applicant is the developer of the property situated in CITY OF FORT PIERCE, Florida, and more particularly described in the legal description attached and incorporated as **Exhibit 1**; and

WHEREAS, it is the desire of Applicant to develop a Planned Development ("PD") to be known as SUNRISE consisting of 516.95 acres with 1,200 single family dwelling units ("DUs"), 300 multi-family DUs and 100,000 SF of commercial use; and

WHEREAS, as part of the development, Applicant is proposing significant contributions to the roadway network to mitigate the PD's impacts to further satisfy Fort Pierce transportation concurrency requirements; and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between Applicant and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and the development, and to encourage

enlightened and imaginative approaches to community planning.

NOW, THEREFORE, the parties do hereby agree as follows:

1. TRAFFIC CONTRIBUTION IMPROVEMENTS

    1. Applicant agrees that traffic contribution improvements (the "Improvements") will be undertaken and carried out in accordance with the following:

        i. Applicant will construct approximately 0.7 miles of Arterial A as a 4-lane facility in The City of Fort Pierce from Midway Road north to the property's northwest boundary.

        ii. Applicant will also modify the north leg of the Midway Road and Arterial A intersection including traffic signal modifications and a new mast arm for southbound traffic. The Applicant will make the following intersection improvements at Midway Road and Arterial A:

            1. Southbound:

                a. 2 left-turn lanes

                b. 1 shared through/right-turn lane

            2. Westbound

                a. Add one dedicated right-turn lane

                b. Add pedestrian features to support pedestrian crossings on all 4-legs of the intersection

        iii. Applicant will install a westbound right-turn lane into the commercial parcel concurrently with a building permit on the commercial parcel.

    2. The timetable for development, which is attached as **Exhibit 2**.

3. The conditions and requirements agreed to by the City and Applicant as set forth in the Special Conditions, attached and incorporated as **Exhibit 3**.
4. Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2. VESTED RIGHTS

Applicant shall have the right to construct the proposed Improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders. Applicant, its successors, assigns, shall have no vested rights in any expired development orders for this development. The City shall be held harmless from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

3. DESTRUCTION

In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

4. CHANGES OR AMENDMENTS

There shall at all times be strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances.

1. Notwithstanding Paragraph 4, Applicant, its successors in interest and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

5. BREACH OF AGREEMENT

1. Development of SUNRISE and the proposed Improvements shall at all times be in compliance with this Agreement and any approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of the City processing of all applications for development on the subject property and any associated phases, or termination of the development order.

2. Any person, including the Board of City Commissioners, hereinafter sometimes referred to as Board, or any member of the City Commission, may file a complaint with the City Manager alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred.

3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant or his successors in interest fail to abide by the provisions of this Agreement.

6. JURISDICTION

This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St.

Lucie, Florida

7. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

8. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

APPLICANT: _____
_____
_____

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second

business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

9. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

10. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

SIGNATURES TO FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

APPLICANT: SUNRISE RESIDENTIAL, LLC,
A Florida limited liability company

By: _____
Its: _____

Witness: _____
Print: _____

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____, as _____ of Sunrise Residential, LLC, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
My Commission Expires:

(NOTARY SEAL)

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
Michelle R. Miller
Clerk of the Circuit Court
& Comptroller

By: _____
Print: _____
As: *Chairman*

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

_____

EXHIBIT 1
[LEGAL DESCRIPTION OF THE OVERALL TRACT]

Parcel ID Numbers: 2334-410-0000-000-1, 2334-340-0000-000-7

Parcel 1:

A parcel of land lying in Sections 2 and 3, Township 36 South, and Sections 34 and 35 in Township 35 South, all in 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 North 89 degrees 46 minutes 35 seconds West 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 North 00 degrees 20 minutes 10 seconds East 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 ½ of the Northwest ¼ of the Southeast ¼ of Section 34, a not included parcel; thence South 89 degrees 46 minutes 53 seconds East 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 North 00 degrees 16 minutes 46 seconds East along the East line of said parcel not included a distance of 1319.04 feet to a point on the ¼ Section line of Section 34, Township 35 South, Range 39 East; thence South 89 degrees 47 minutes 10 seconds East along the ¼ Section line of said Section 34 a distance of 1987.99 feet to a point on the East line of Section 34 thence South 00 degrees 06 minutes 37 seconds West 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 South 89 degrees 59 minutes 09 seconds East 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 ¼ Section line of Section 35, Township 35 South Range 39 East thence North 00 degrees 12 minutes 25 seconds East along the ¼ 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 South 89 degrees 52 minutes 23 seconds East 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 South 89 degrees 52 minutes 23 seconds East 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 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 degrees 54 minutes 07 seconds 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 degrees 47 minutes 41 seconds 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; thence Southwesterly along the arc of said curve a distance of 999.10 feet through a central angle of 09 degrees 41 minutes 48 seconds thence continue

along said West right of way line South 22 degrees 50 minutes 38 seconds West 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 North 89 degrees 48 minutes 50 seconds West along said North right of way line a distance of 60.02 feet; thence continue North 89 degrees 53 minutes 51 seconds West along said North right of way line a distance of 900.00 feet; thence continue along said North right of way line North 89 degrees 53 minutes 51 seconds West a distance of 430.07 feet; thence continue along said North right of way line North 89 degrees 53 minutes 51 seconds West a distance of 1330.07 feet to the West line of the Southwest ¼ of said Section 35; thence South 00 degrees 06 minutes 37 seconds West along the West line of said Southwest ¼

of Section 35, a distance of 42.50 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence South 00 degrees 06 minutes 35 seconds West along the West line of said Northwest ¼ 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 South 89 degrees 53 minutes 51 seconds East along said South right of way line a distance of 1330.04 feet thence continue South 89 degrees 53 minutes 51 seconds East 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, Page 379 of the Public Records of St. Lucie County, Florida; thence South 00 degrees 03 minutes 15 seconds West 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 South 22 degrees 50 minutes 38 seconds West along said right of way line a distance of 470.73 feet; thence continue South 26 degrees 50 minutes 37 seconds West along said right of way line a distance of 519.99 feet; thence continue South 32 degrees 49 minutes 14 seconds West along said right of way line a distance of 229.66 feet; thence departing said State Road No. 9 North 56 degrees 07 minutes 55 seconds West a distance of 323.65 feet; thence North 27 degrees 59 minutes 51 seconds East 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 degrees 50 minutes 41 seconds; thence North 89 degrees 50 minutes 50 seconds West a distance of 1811.20 feet; thence South 00 degrees 00 minutes 00 seconds East 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 degrees 33 minutes 43 seconds thence South 62 degrees 33 minutes 43 seconds West a distance of 139.15 feet; thence South 01 degrees 56 minutes 01 seconds West a distance of 142.19 feet; thence South 53 degrees 57 minutes 44 seconds West a distance of 58.71 feet; thence South 85 degrees 17 minutes 03 seconds West a distance of 146.97 feet; thence South 02 degrees 37 minutes 14 seconds West a distance of 332.85 feet thence South 31 degrees 56 minutes 28 seconds West a distance of 78.35 feet; thence South 61 degrees 15 minutes 41 seconds West 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 North 32 degrees 18 minutes 17 seconds West 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 North 89 degrees 46 minutes 35 seconds West 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 North 00 degrees 02 minutes 49 seconds East 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.

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.

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

EXHIBIT 2

[TIMETABLE FOR PLANNED DEVELOPMENT AND TRAFFIC IMPROVEMENTS]

PHASE SCHEDULE

Phase 1.1 (8 Months)

- General Earthwork for Pod A & surrounding infrastructure directly linked to North-South Arterial A from Midway Road to northwest boundary dead ending, including fill and subgrade
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod A
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases

- Construct North-South Arterial A from Midway Road to 1st Pod Entrance (Approximately 650 Ft) including traffic signal modifications and a new mast arm for southbound traffic

    1. Southbound:
        i. 2 left-turn lanes
        ii. 1 shared through/right-turn lane
    2. Westbound
        i. Add on dedicated right-turn lane
        ii. Add pedestrian features to support pedestrian crossings on all 4-legs of the intersection
- Landscape Buffer, Irrigation, Sidewalks and street lighting with phased roadwork

- Construction of Monument

Phase 1.2 (4 Months)

- Construct North-South Arterial A from 1st Pod Entrance to 3rd Pod Entrance (Approximately 2000 Ft)

Phase 1.3 (8 Months)

- General Earthwork for Pod B & surrounding infrastructure directly linked to North-South Arterial A from Midway Road to northwest property boundary line, including fill and subgrade
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod B
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct North-South Arterial A from Midway Road from 3rd Pod Entrance to Western Property Line (Approximately 850 Ft)
- General Earthwork for commercial POD including water, wastewater, electric, cable and all utility connections, including fill and subgrade

Phase 1.4 (12 Months)

- General Earthwork for Pod C & surrounding infrastructure directly linked to internal roadway connecting North-South Arterial A to Pod C
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod C
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct phase 1 of the Nature Amenity on the northern property boundary
- Construction of Commercial Pod Monument
- Install a westbound right-turn lane in to the commercial parcel

Phase 2.1 (8 Months)

- General Earthwork for Pod D & surrounding infrastructure directly linked to internal roadway phase ½ connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod D
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct centralized amenity location #1

Phase 2.2 (12 Months)

- General Earthwork for Pod E & surrounding infrastructure directly linked to internal roadway connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod E
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct phase 2 of the Nature Amenity on the northern property boundary

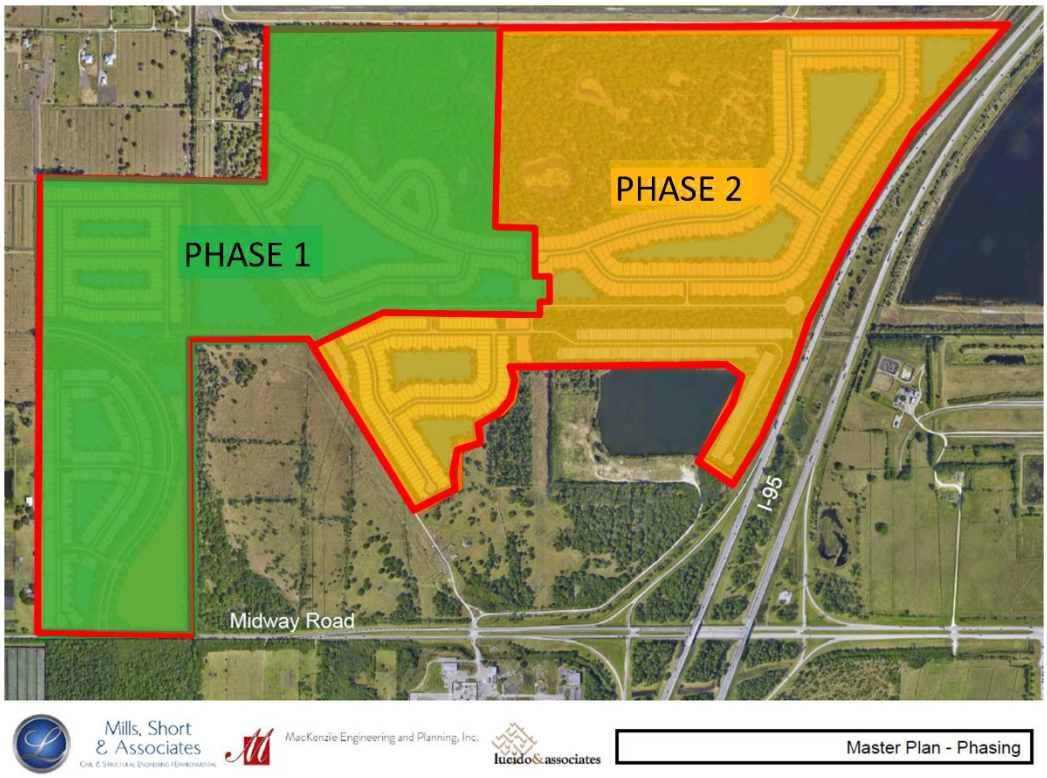
Phase 2.3 (6 Months)

- General Earthwork for Pod F & surrounding infrastructure directly linked to internal roadway connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod F
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure
- Construction of electric and cable services

EXHIBIT 3

[SPECIAL CONDITIONS OF DEVELOPMENT]

1. The phasing of the project, outlined in Exhibit 2 of this agreement, shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with



subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

Fig 1. Phasing Plan

2. Any Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning at section 125-212 – Planned Development Zone (PD).
3. Prior to submittal of a Final PD Plan an updated Environmental Survey shall be carried out to confirm whether any protected species are impacted.
4. The Final PD site plan submittal shall include a wetland jurisdictional survey.
5. Prior to submittal of a Final PD site plan, and if required, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of a Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
11. a Final PD site plan submittal shall contain all documents, plans and analysis as required as required per section 215-213 of the City's Code Of Ordinances, including, but not limited to:
    i. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
    ii. A Landscape and irrigation plan.
    iii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    iv. The location, size and height of present and proposed buildings and structures, including architectural elevational drawings and typical floor plans.
    v. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    vi. The pedestrian circulation system, including its interrelationships with the vehicular circulation system and proposed passive recreation system, showing all curb cuts and sidewalks
    vii. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

viii. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

ix. Tree Mitigation plan and calculations.

x. Preserve Area Management Plan.

xi. Stormwater report and statement of stormwater maintenance/management arrangements.

12. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

13. A final Plat will be required prior to approval of a Final PD.

14. The following Documents form part of the Sunrise Master Planned Development.

PD SITE PLAN	by JE on March 15, 2024 - REG. #6667144 (Steve Garrett of Lucido & Associates)
BOUNDARY SURVEY	by Terry H. Drum, PSM of GSS Surveying and Mapping, LLC. License # LS5597 on June 18, 2024.
TOPOGRAPHIC SURVEY	by James W. Mills, P. E. of Mills, Short & Associates. License # 74145 on May 24, 2024.
LANDSCAPE PLAN	by JE on March 15, 2024 - REG. #6667144 (Steve Garrett of Lucido & Associates)
MASTER STORMWATER REPORT	by James W. Mills, P. E. of Mills, Short & Associates. License # 74145 on June 2, 2023.

TRAFFIC IMPACT ANALYSIS	by Kevin Trepanier, P.E. of MacKenzie Engineering & Planning, Inc. (Revision June 2024) dated June 27, 2024.
ENVIRONMENTAL ASSESSMENT	by Jennifer Acevedo, Environmental Consulting Department of Aquatic Research Monitoring, Equipment, & Deployment, LLC on May 2023.

ORDINANCE NO. 24-XXX

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;……**;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject proposal incorporates two (2) parcels generally located at or north of Midway Road, within the City of Fort Pierce, Florida, representing approximately 516 acres of land; and

WHEREAS, a map depicting the subject property is attached hereto as Exhibit "A"; and

WHEREAS, the subject property, is presently designated as Planned Development with a Future Land Use of Mixed-Use Development, and

WHEREAS, the Applicant seeks a major amendment to the _____Planned Development zoning of the subject property to a Master Planned Development (MPD), and

WHEREAS, the proposed major amendment to the Planned Development is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their____, 2024, meeting, voted __ to __ to recommend approval of the proposed request for these parcels; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. From and after the effective date hereof, the said described properties having the parcel ID's: 2334-410-0000-000-1, 2334-340-0000-000-7; and being generally located at or north of Midway Road in Fort Pierce, Florida, as depicted on **Exhibit "A"**, and made subject to the Master Site Plan depicted within **Exhibit "B"**, and the Planned Unit and Traffic Contribution Agreement at **Exhibit "C**", attached hereto and incorporated herein.

SECTION 3. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.24-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on XXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXX, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this NNth day of NNN 2024.

_____
Linda Hudson
Mayor Commissioner

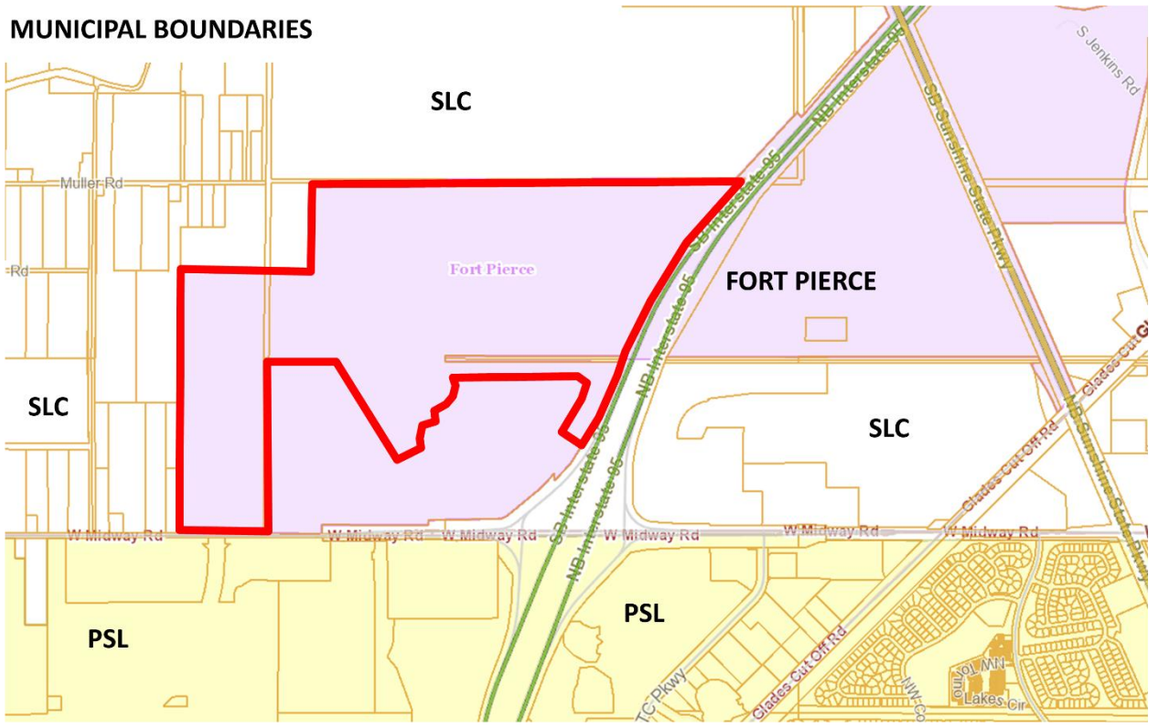
ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

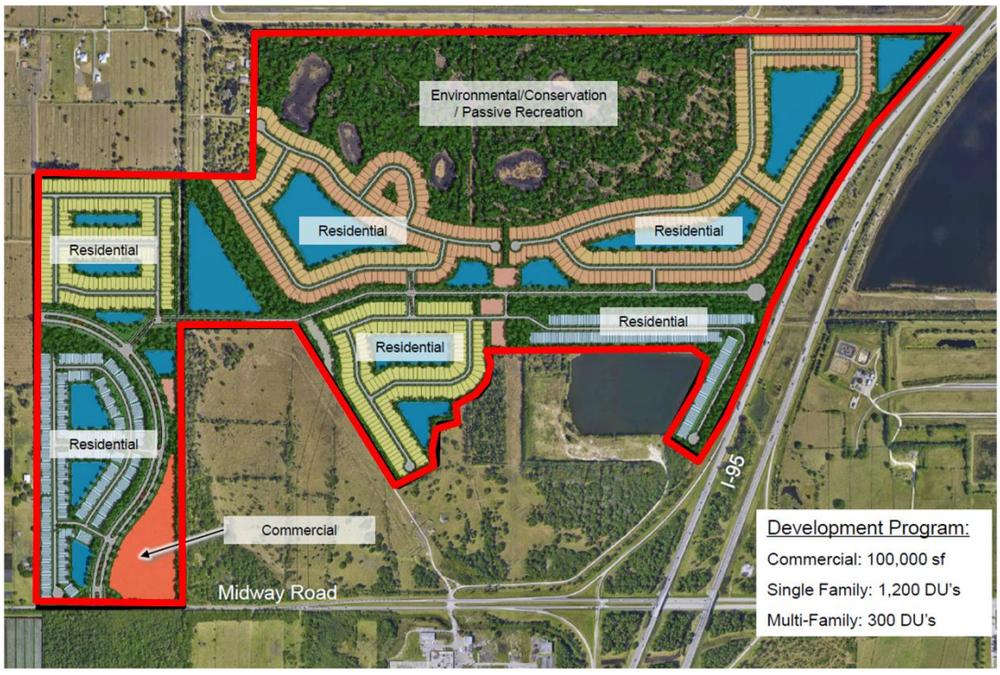
SITE LOCATION



Parcels, 2334-410-0000-000-1 and 2334-340-0000-000-7

EXHIBIT B

SUNRISE MASTER PD SITE PLAN



Mills, Short & Associates
Civil & Structural Engineering | Environmental

MacKenzie Engineering and Planning, Inc.

lucido&associates

Development Program

EXHIBIT C

SUNRISE RESIDENTIAL

PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

(TO BE ATTACHED)

Planning Board **6. e.**

Meeting Date: 08/12/2024

Re: Sunrise Residential - Preliminary Plat

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Preliminary Plat - Sunrise Residential - 9850 West Midway Road

SUMMARY:

The applicant is proposing to subdivide approximately 516 acres into 1,590 platted lots for residential use.

RECOMMENDATION:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

ALTERNATIVES:

Recommend Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assitant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Staff Report Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/06/2024 05:14 PM
Final Approval Date: 08/06/2024

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **SUNRISE RESIDENTIAL MIXED-USE PD ZONING – PRELIMINARY PLAT**

REVIEWER: **VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR**

DATE: **8/6/2024**

STAFF REPORT

Owner: Walton Acquisitions

Applicant: Derrick E. Phillips Jr. (Lucido and Associates)

Requested Action: The applicant is proposing to subdivide approximately 516 acres into 1,590 platted lots for residential use.

Location: Generally located at or near the northwest corner of West Midway Road and Interstate 95 and approximately at 9850 West Midway Road in Fort Pierce, FL.

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

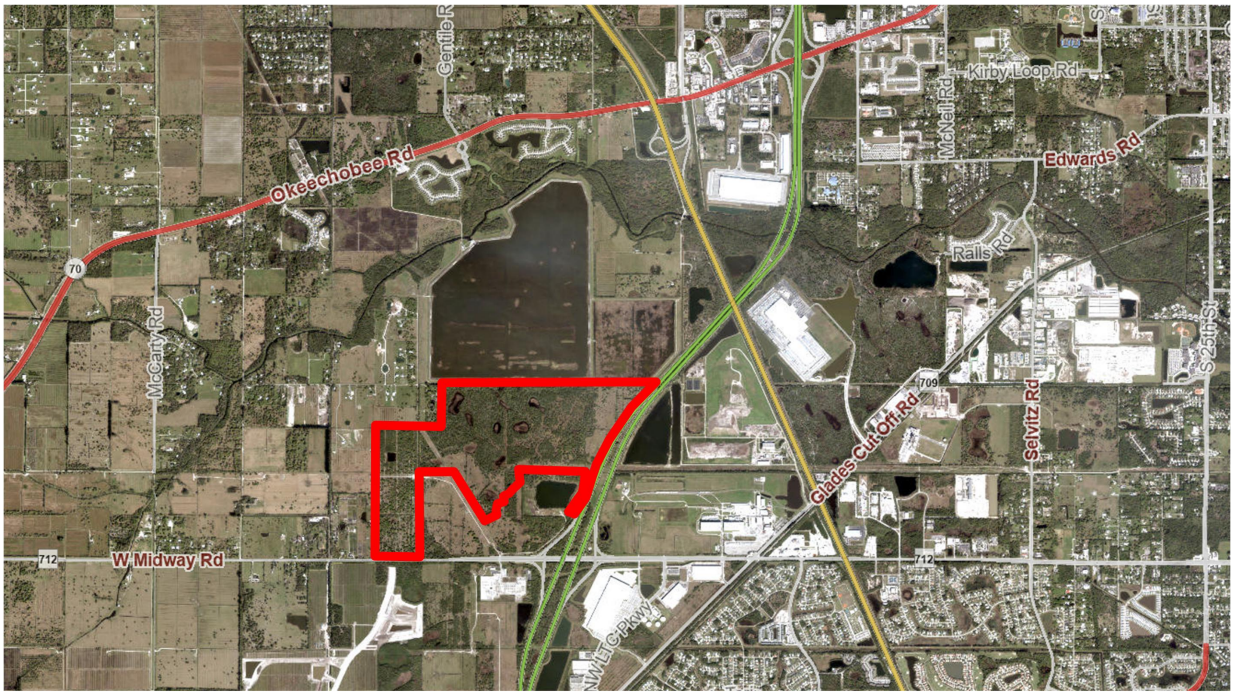
Site Area: 516 +/- Acres.

Current Zoning: PD, Village at Midway Planned Development Zone.

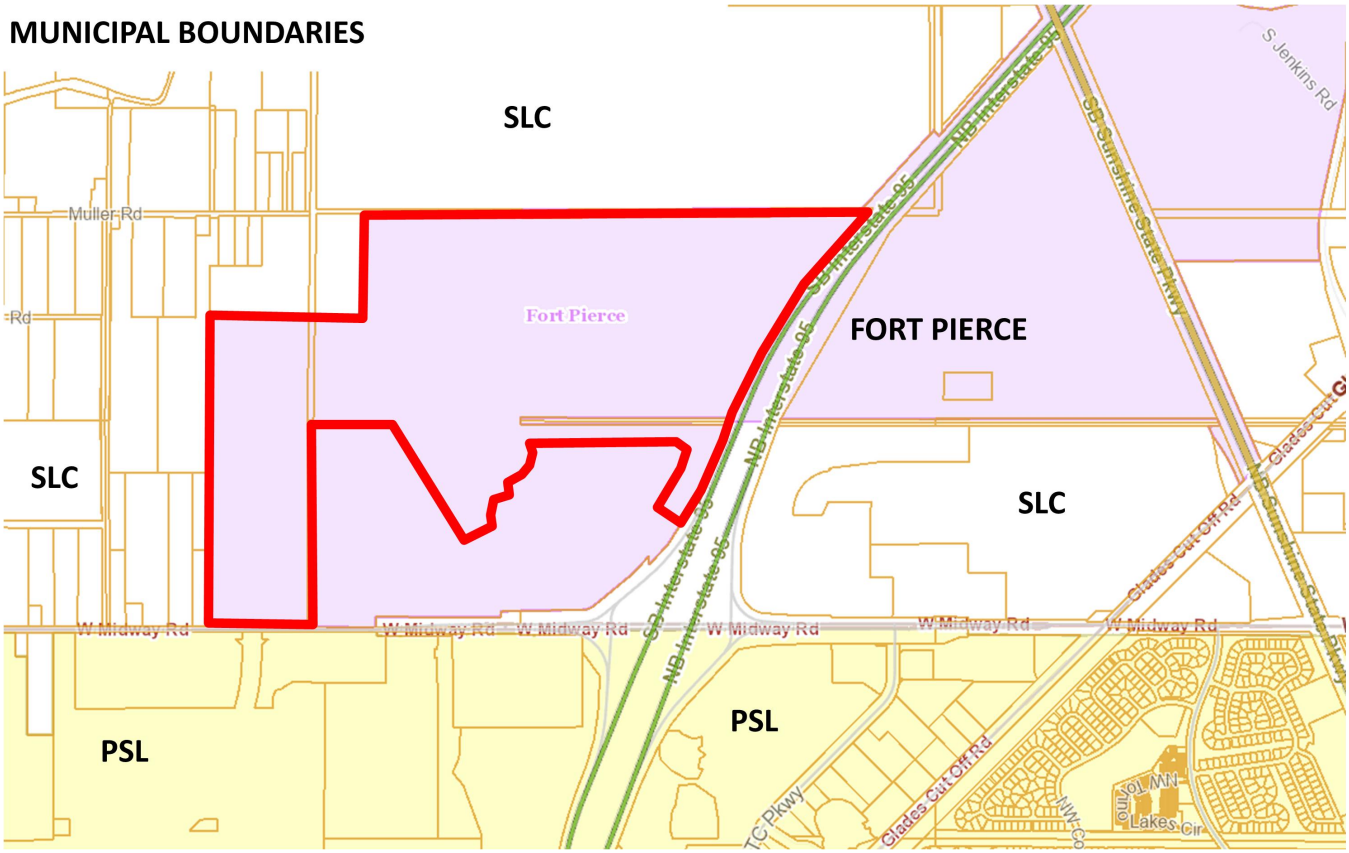
Future Land Use: MXD, Mixed-Use Development

Utilities: Located within the FPL Electric & St. Lucie County Water and Wastewater Service Area

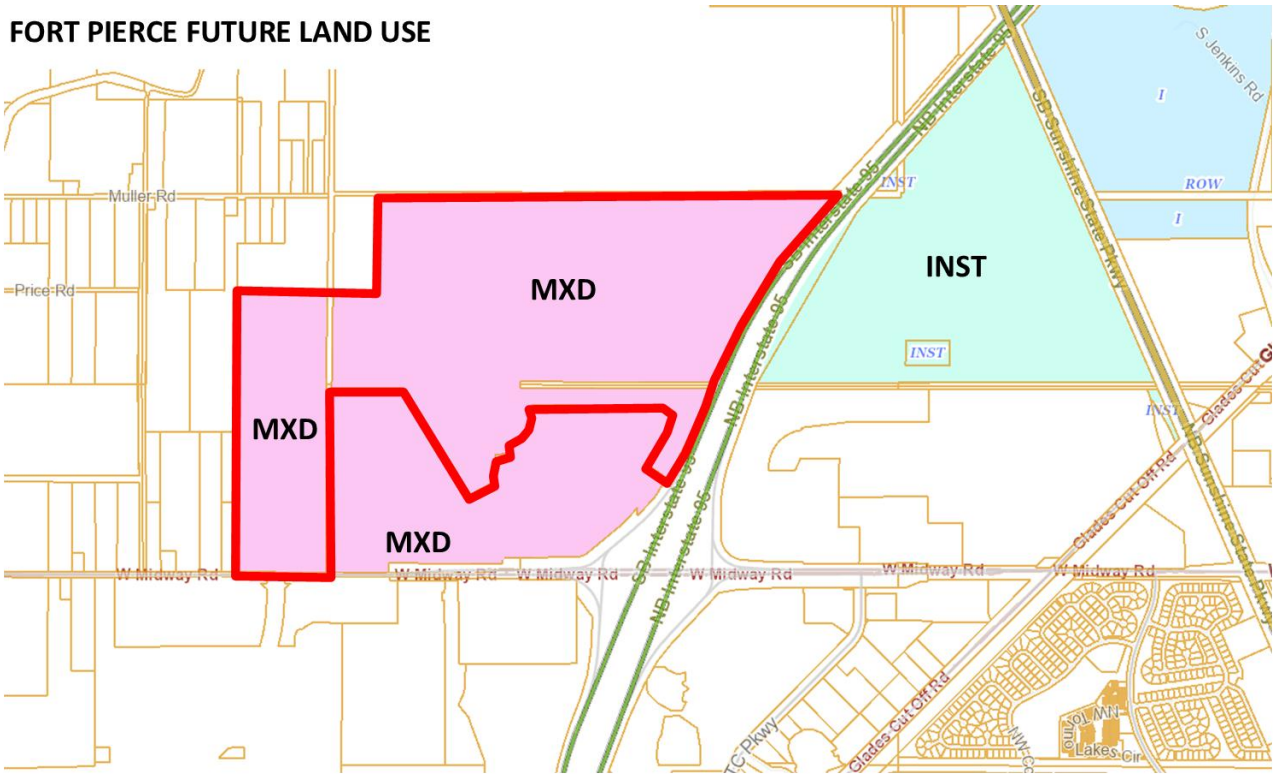
Location Map:



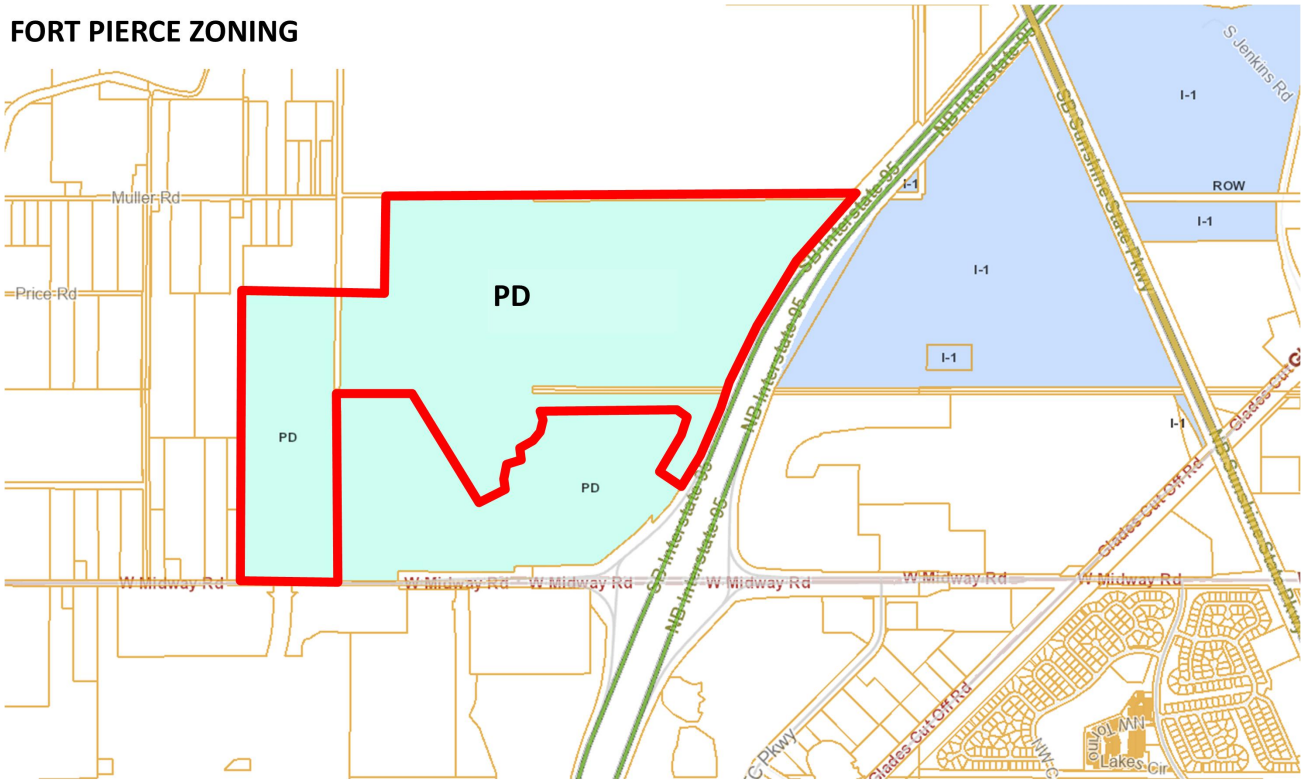
Municipal Boundaries:



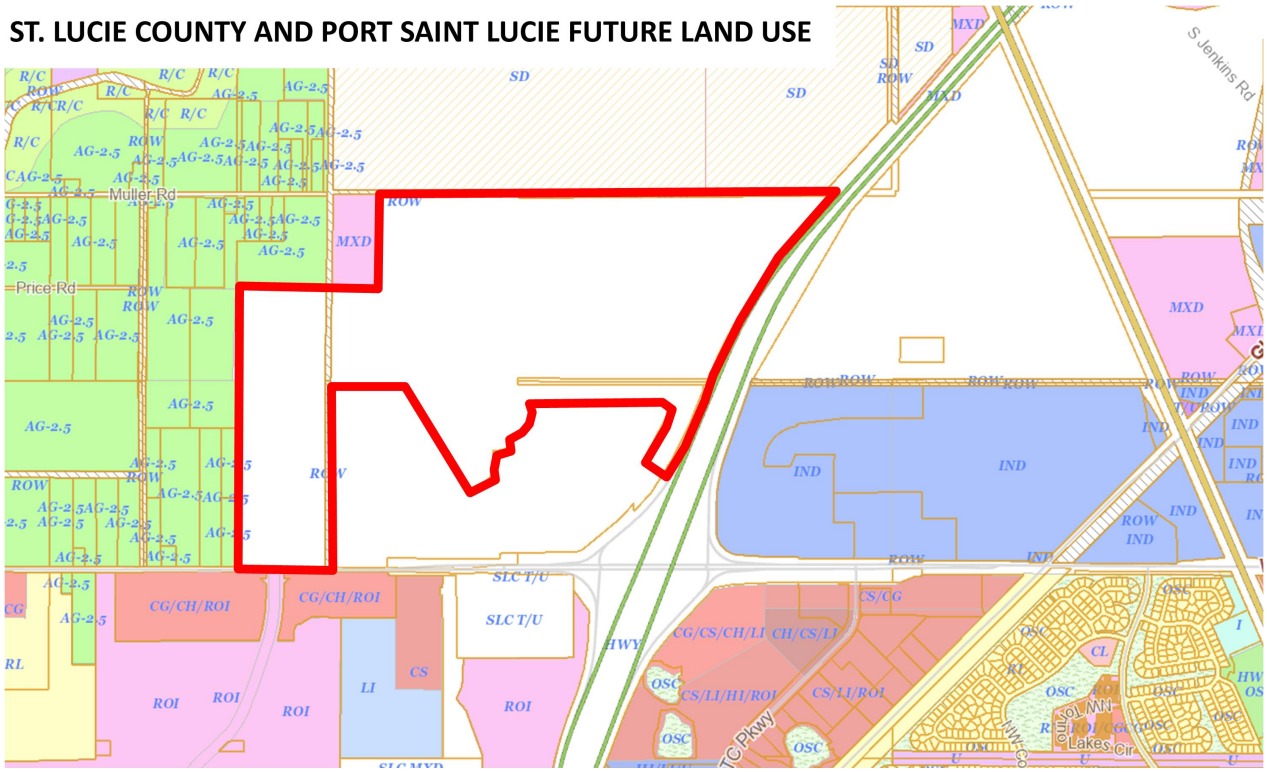
FP Future Land Use Map:



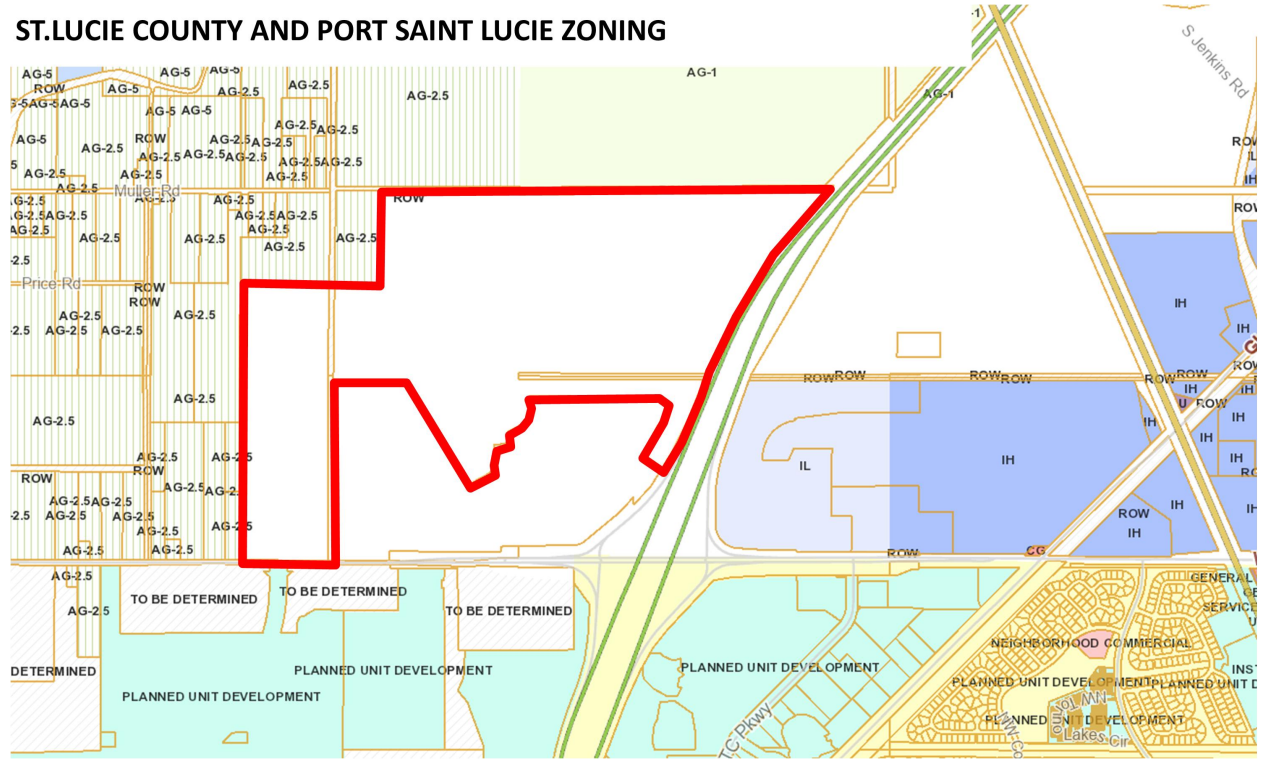
FP Zoning Map:



SLC-PSL Future Land Use Map:

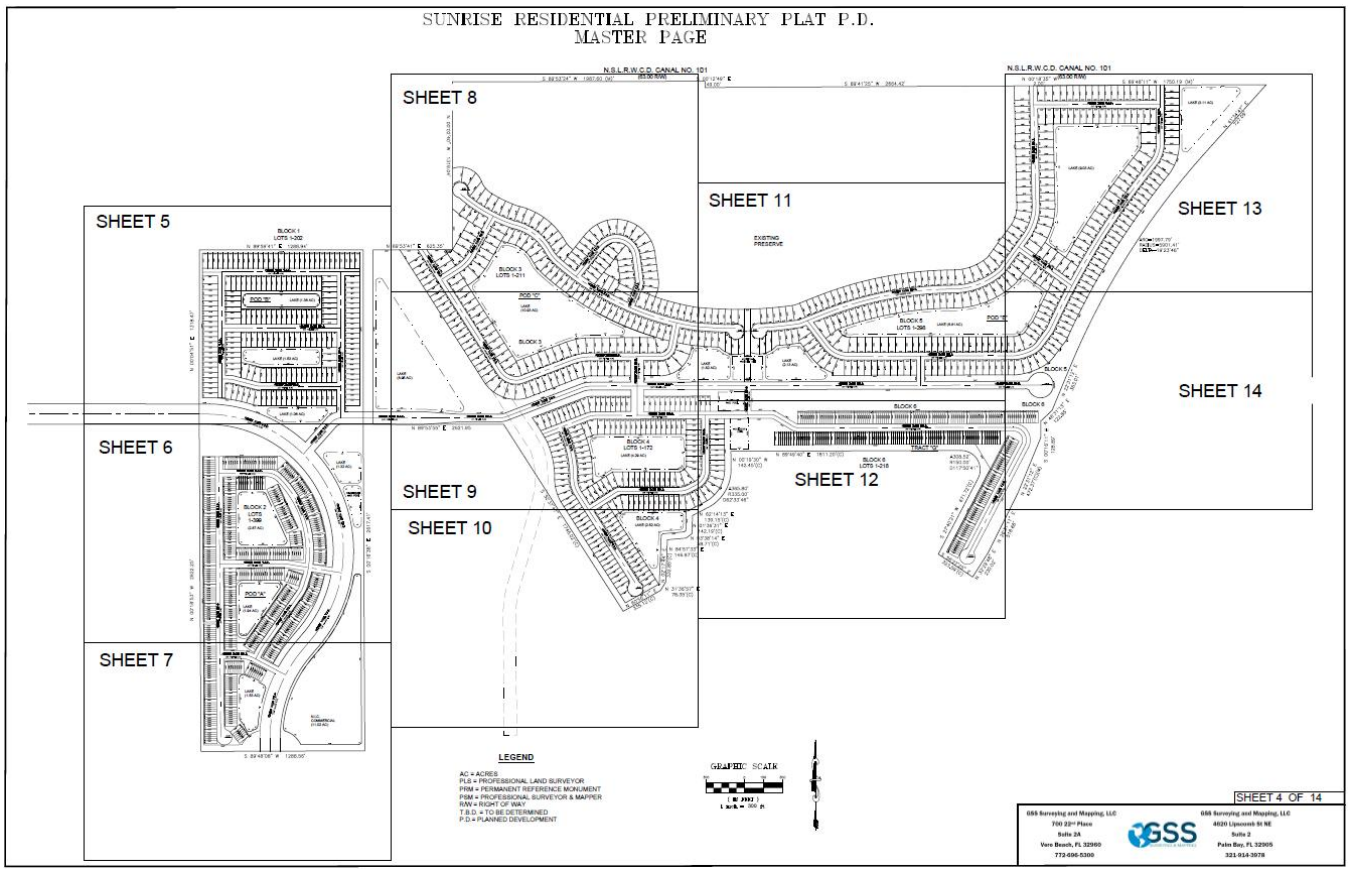


SLC-PSL Zoning Map:



Staff Analysis

In accordance with Chapter 121, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 516 acres (2 parcels) into 1,590 platted lots. The applicant intends to develop a residential subdivision known as Sunrise Residential Planned Development.



Technical Review Committee

All affected departments have reviewed the proposed Application for a Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4/18/24
Property Address: Preliminary Plat - Sunrise Residential - 9850 W. Midway Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☑ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/17/24

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

March 21, 2024

Case #: 24-09000001

Planner: City of Ft. Pierce Planning Department

Preiminary Plat

9850 West Midway Road, Fort Pierce, FL (Sunrise Residential)

Comments:

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. Thank you for your attention and consideration.

.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-09000001

Preliminary Plat - Sunrise Residential - 9850 W. Midway Road

Comments

W/WW Engineering: This submission is outside of the FPUA water/wastewater service area.

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved. Project is projected to utilize natural gas.

FPUAnet Fiber: N/A

April 16, 2024

PROJECT: **Sunrise Residential - 9850 Midway Road**

REF: 24-09000001

TO: Vennis Gilmore

FROM: Grant Chambers

Corrections:

1. Include the proposed dedication language for the roadway tracts including “Arterial A”.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Derrick E. Phillips Jr., Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

Re: Preliminary Plat – Sunrise Mixed-Use Planned Unit Redevelopment

Dear Derrick E. Phillips Jr.,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
ENGINEERING DEPARTMENT
Florida

TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Engineering Manager TST

RE : Sunrise Residential (Village at Midway) – 9850 W. Midway Preliminary Plat – TRC No. 24-09000001

DATE : July 18, 2024

This is to advise you that we have completed the review of the following documents as received by this office on June 27, 2024:

- [x] Preliminary Plat Application
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [x] Do Not Recommend
- [x] Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

1. Sheet 1 of 14 – This department has concerns that the proposed 16' wide lots are not of sufficient width to accommodate individual driveways. Please provide additional information as to how vehicular access will be constructed for these lots.
2. Advisory Comments:
    a. The previous comment *"Sheet 3 of 14 has a different eastern property boundary than what is shown on the boundary survey; please make the necessary corrections."* was not adequately addressed as the preliminary plat still reflects the utilization of a 42.5'+/- wide by 2,645'+/- strip of land owned by North Saint Lucie River Water Control District (NSLRWCD). Prior to any site plan approval or final plat approval, proof of the developer's ownership of this land will be required prior to issuance of development approvals.

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	1590	516.32	x
****Proposed**	MXD	MPD	1590	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= 425,900 GPD
Current Zoning/FLU	Total gallons per day 413,400 GPD
**Proposed Zoning/FLU	Total gallons per day 425,900 GPD
**Change in Demand	Total gallons per day +12,500

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 423,400 GPD
Current Zoning/FLU	Total gallons per day 413,400
**Proposed Zoning/FLU	Total gallons per day423,400
**Change in Demand	Total gallons per day + 10,000

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	967 AC	967 AC	NO CHANGE
Urban District	5 acres per 1,000 people	242 AC	242 AC	NO CHANGE
Community	2.5 acres per 1,000 people	421 AC	121 AC	NO CHANGE
Neighborhood	1.36 acres per 1,000 people	66 AC	66 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 1590= 212
****Proposed Zoning/FLU**	(2/15) X 1590= 212
***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: 1590 Single Family: 878 Multifamily: 712
Non-residential (square footage): TBD
Mixed-use (describe use): TBD
(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**
TBD	TBD	TBD	+/- 11 acres	TBD	TBD

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

lucido & associates
Land Planning / Landscape Architecture

June 4, 2024 ***via electronic submittal***

Vennis Gilmore
Planning and Zoning
City of Fort Pierce
100 N US-1
Fort Pierce, FL 34950

RE: Sunrise Residential (Pre-Plat)
COFP Project Number: 24-09000001
Our Reference Number: 22-405

Dear Mr. Gilmore,

We are in receipt of the Technical Review Committees Plat markups and comment letters, dated April 18, 2024, wherein the department provided comments based on our team's initial submittal of the above referenced application. Please find below all comments received, along with our responses to each comment in ***bold italics***.

Planning and Zoning Department

1. Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.
   Response: Acknowledged

Engineering Department

1. Survey Comments:
   a. Update the location map to clearly identify the property location.
   Response: **Agree, the location map will be revised in the next submittal.**

2. Preliminary Plat Comments:
   a. Sheet 1 of 14 identifies the typical lot sizes for single-family lots as having lot widths ranging from 40' to 60'. What are the other lots identified on the plat as having lot widths of 16', 26', and 33' and how will driveways be constructed for the 16' wide lots?
   Response: **We will clarify the 16', 26' and 33' lots by label or detail. The driveway construction on 16' lots will need to be addressed by the engineering group, construction and design is not a survey function.**

b. Sheet 3 of 14 notes a 40' dimension as measured from the southern property line north. Identify what this measurement refers to.
Response: **Agree we will identify and clarify that dimension.**

c. Sheet 3 of 14 has a different eastern property boundary than what is shown on the boundary survey; please make the necessary corrections.
Response: **Agree, we will adjust boundary line to agree with boundary survey.**

d. Sheets 4 through 14 reflect 50' wide street rights-of-way. Please update the minimum local roadway to reflect a minimum right-of-way width of 60' as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 121-11(e)(S)
Response: **Agree, we will revise 50' to 60' road right-of-way per city ordinance.**

e. Add tract boundary dimensions to sheets 4 through 14.
Response: **Agree, we will add the tract boundary dimensions.**

f. The proposed cul-de-sacs will need to be large enough to construct 50; of pavement along with the required 2' of curb/gutter, and a 5' wide sidewalk for a total minimum radius of 57'.
Response: **We will get with the engineering group for guidance on cul-de-sac design and adjust for next submittal.**

g. Update sheet 4 of 14 so it is prepared at a standard engineering scale.
Response: **Agree and will revise for next submittal.**

h. Revise sheet 4 of 14 to identify the match lines and the associated page numbers.
Response: **Agree, will revise for next submittal.**

i. Update sheets 5 through 14 with a key map or other means to determine the specific area within the development.
Response: **Agree, will revise for next submittal.**

Public Works Department

1. Include the proposed dedication language for the roadway tracts including "Arterial A".
Response: Acknowledged

Building Department

1. No Comments at this time.

Ft. Pierce Police Department

1. Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users.
   Response: Acknowledged

St. Lucie County Fire District

1. Awaiting Final Comments; Will need payment *PUD/PUR review fee $1087.50*

lucido & associates

June 26, 2024 **VIA DIGITAL DELIVERY**

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

Re: Sunrise Residential – Preliminary PLAT Application

On behalf of Walton Acquisitions FL, LLC and Sunrise Residential, LLC, we respectfully submit this Preliminary Plat 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.)

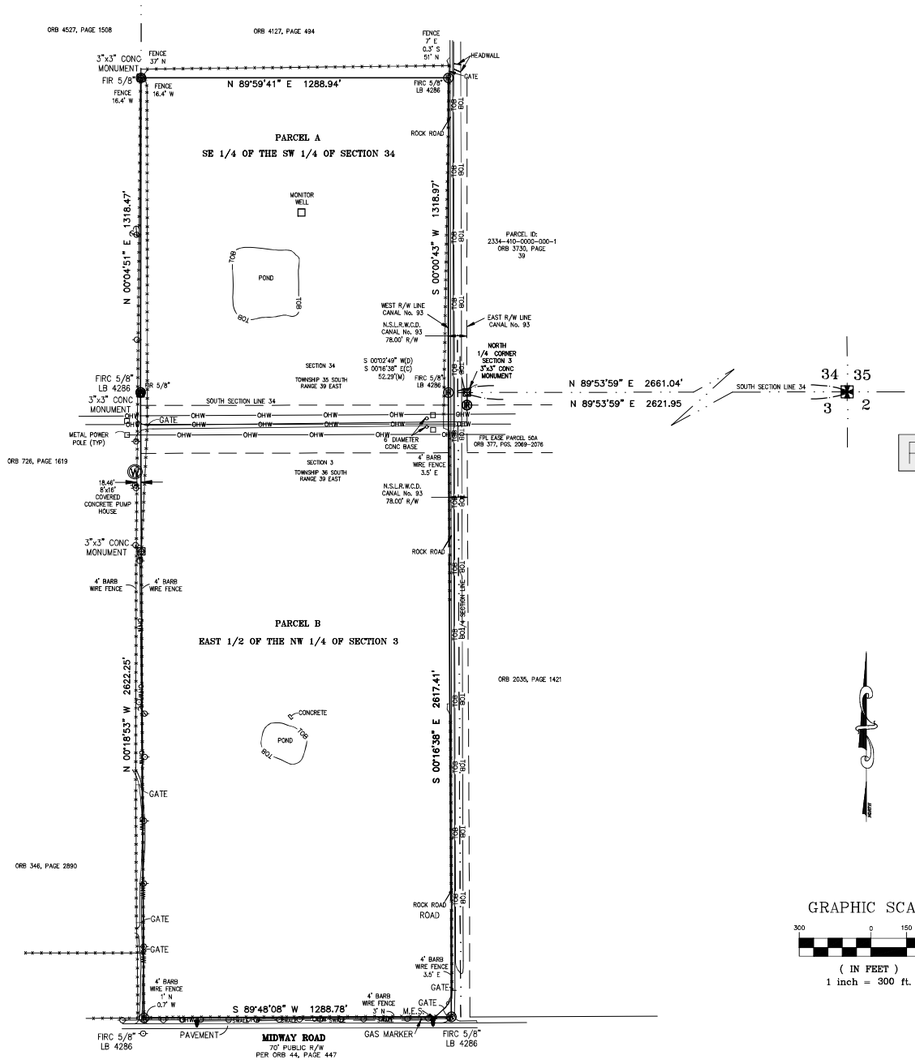
Please find attached the following items in support of the application:

1. Cover Letter
2. Concurrency Application
3. Boundary Surveys (2)
4. Warranty Deeds (3)
5. Preliminary Plat

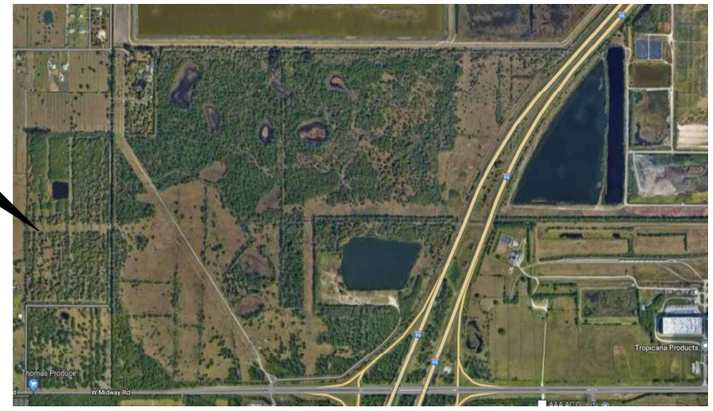
Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Derrick E Phillips Jr
Project Manager



PROJECT SITE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

ADDRESS: 9850 MIDWAY ROAD
FT. PIERCE, FLORIDA

CERTIFIED TO: CROWDER USA

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
5. THE SOUTH LINE OF SECTION 34 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
11. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.
12. GSS SURVEYING AND MAPPING, LLC WAS PROVIDED A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER: 2451NTL, DATED AUGUST 14, 2022 AT 8:00 AM PLOTTABLE SURVEY MATTERS ARE DEPICTED ON MAP OF SURVEY.

LEGAL DESCRIPTION:

PARCEL A:
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 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 B:
THE EAST 1/2 OF THE NORTHWEST 1/4 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.

(Contains 116.63 acres).

LEGEND

ORB = OFFICIAL RECORD BOOK
MES = MITRE END SECTION
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP "LB 6606"
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
ST = SEPTIC TANK
SF = SQUARE FOOT
(F) = FLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TFB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS
= CHAIN LINK FENCE
= WOOD BOARD FENCE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
OHW = OVERHEAD WIRES
B.S.L. = BUILDING SETBACK LINE
= CENTERLINE
= STREET LIGHT
= UTILITY POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE

REVISION:	DATE:	BY:

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5097
OR
HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

MAP OF SURVEY
BOUNDARY SURVEY

FIELD DATE: 10-26-2022	DWG NAME:
FIELD BY: LR & BC	XREF 1:
FIELD BOOK: N/A	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0388	SHEET # 1 of 1

LEGAL DESCRIPTION:

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 OF624.96 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 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 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 CONTINUE 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 335.12 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.

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 RIGHTOFWAY); 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 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. 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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 N0000'02'49"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.

EASEMENT PARCELS:

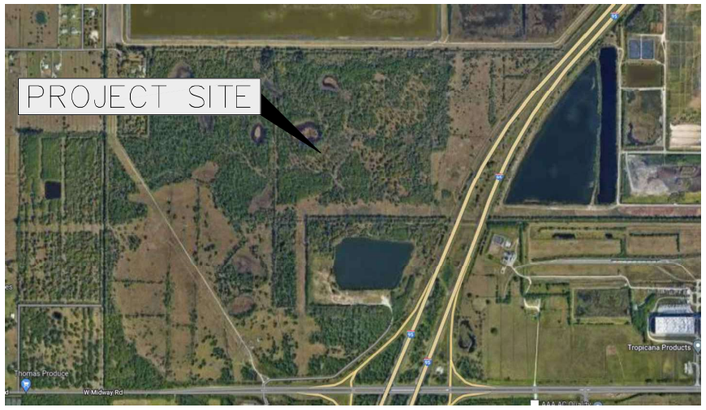
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE "EASEMENT PROPERTY" AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 PROVISIONSOF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDEDAND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE2ND 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.

(Contains 399.92 acres).

MAP OF SURVEY
BOUNDARY SURVEY

SECTIONS 2,3,34, & 35
TOWNSHIP 35 & 36 SOUTH,
RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFIED TO:
GONANO & HARRELL
POLSINELLI
SUNRISE RESIDENTIAL LLC
WALTON ACQUISITIONS FL LLC
STEWART TITLE GUARANTY

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
5. THE NORTH LINE OF SECTION 3 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
11. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929. (NGVD 1929)
12. GSS SURVEYING AND MAPPING, LLC WAS PROVIDED A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER: 2451NTL, DATED AUGUST 14, 2022 AT 8:00 AM PLOTTABLE SURVEY MATTERS ARE DEPICTED ON MAP OF SURVEY, SHEET 2 OF 2

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 6006"
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
SPT = SEPTIC TANK
SF = SQUARE FOOT
(F) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TFB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS
XXX = CHAIN LINK FENCE
WOOD BOARD FENCE
TOP OF BANK
TOE OF SLOPE
OHW = OVERHEAD WIRES
B.S.L. = BUILDING SETBACK LINE
= CENTERLINE
= STREET LIGHT
= LIGHT POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE

REVISION:	DATE:	BY:
CERTS	10-31-2022	EAD

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661

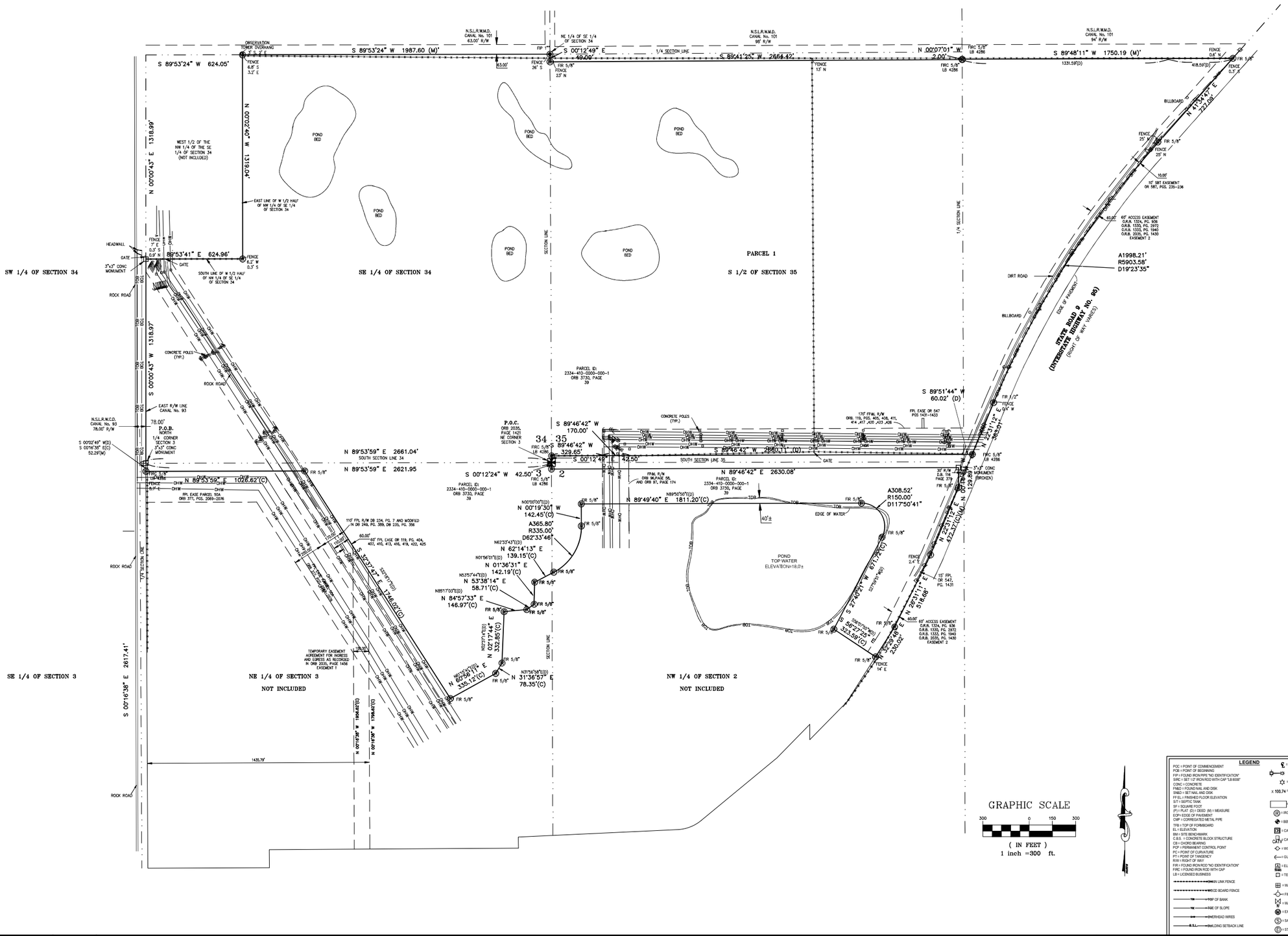
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

MAP OF SURVEY
BOUNDARY SURVEY

FIELD DATE: 10-27-2022	DWG NAME:
FIELD BY:	XREF 1:
FIELD BOOK:	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0337	SHEET # 1 of 2



LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FNDN = FOUND NAIL AND DISK
SNDN = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
SFT = SQUARE FEET
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TYB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS

= CENTERLINE
= STREET LIGHT
= LIGHT POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
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= CHAIN LINK FENCE
= WOOD BOARD FENCE
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

REVISION:	DATE:	BY:

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661

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

HENRY A. KILBURN — License Number 6661 — STATE OF FLORIDA — Professional Surveyor and Mapper

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

MAP OF SURVEY
BOUNDARY SURVEY

FIELD DATE:	DWG NAME:
FIELD BY:	XREF 1:
FIELD BOOK:	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0337	SHEET # 2 of 2

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 # 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 2 5 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.

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:

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.

SUNRISE RESIDENTIAL PRELIMINARY PLAT

PROJECT SITE



LOCATION MAP
NOT TO SCALE

OWNER OF RECORD

WALTON ACQUISITIONS FL, LLC
8800 N. GAINEY CENTER DRIVE
SUITE 345
SCOTTSDALE, ARIZONA 85258

LAND SURVEYOR

GSS SURVEYING AND MAPPING
700 22nd PLACE, SUITE 2A
VERO BEACH, FLORIDA 32960
TEL (321) 914-3978

DEVELOPER

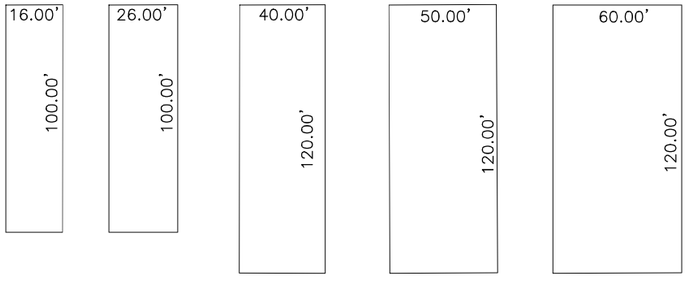
SUNRISE RESIDENTAL, LLC
200 E. ROBINSON STREET
ORLANDO, FLORIDA 32801

CIVIL ENGINEER

MILLS, SHORT AND ASSOCIATES
700 22nd PLACE, SUITE 2C &2D
VERO BEACH, FLORIDA 32960
TEL (772) 226-7282

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE
(NOT TO SCALE)



PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:
(16.00' AND 26.00' LOT SET BACKS TO BE DETERMINED)

TYPICAL 40' LOT		TYPICAL 50' LOT		TYPICAL 60' LOT	
FRONT	20'	FRONT	20'	FRONT	20'
SIDE	5'	SIDE	5'	SIDE	5'
REAR	10'	REAR	10'	REAR	10'

(SETBACKS MUST BE VERIFIED WITH THE CITY OF FORT PIERCE BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

LANDSCAPE ARCHITECT-LAND PLANNER

LUCIDO AND ASSOCIATES
701 S.E OCEAN BOULEVARD
STUART, FLORIDA 34994
TEL (772) 220-2100

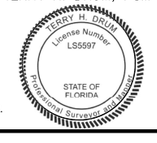
GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL
TERRY H. DRUM, PSM



SURVEYORS NOTES:

1.1500 TOTAL LOTS TO BE PLATTED.

2. UTILITY EASEMENTS TO BE DETERMINED AT FINAL PLAT SUBMITTAL

3. DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL

4. LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT

5. THE NORTH LINE OF SECTION 3 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS SURVEYING & MAPPING

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT
SECTIONS 2,3,34, & 35
TOWNSHIP 35 & 36 SOUTH,
RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

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 OF624.96 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. 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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 RIGHTOFWAY); 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 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 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 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.

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 PROVISIONSOF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDEDAND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE2ND 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.

PARCEL 2:

A PARCEL OFLAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 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 N 89°46'35" W ALONG THE NORTH LINE OF SAID SECTION3 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); THENCE S 00°03'49" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAIDN.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED OM OR377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 89°46'35"E 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 A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S 32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N 61°15'41" E A DISTANCE OF 335.12 FEET; THENCE N 31°56'28" E A DISTANCE OF 78.35 FEET; THENCE N 02°37'14" E A DISTANCE OF 332.85 FEET; THENCE N 85°17'03" E A DISTANCE OF 146.97 FEET; THENCE N 53°57'44" E A DISTANCE OF 58.71 FEET; THENCE N 01°56'01" E A DISTANCE OF 142.19 FEET; THENCE N 62°33'43" E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N 00°00'00" W A DISTANCE OF 142.46 FEET; THENCE S 89°50'50" E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S 27°59'51" W A DISTANCE OF 671.72 FEET; THENCE S 56°07'55" E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGH-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S 32°49'14" W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S 44°46'35" ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N 00°04'30" E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 44°46'35" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N 00°04'43" E A DISTANCE OF 535.11 FEET' THENCE S 89°59'23" W A DISTANCE OF 166.33 FEET; THENCE S 00°04'55" W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 50°43'56" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S 87°40'44" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S 00°01'50" E A DISTANCE OF 72.00 FEET; THENCE S 89°58'10" W A DISTANCE OF 1,610.26 FEET; THENCE S 00°01'50" E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N 89°52'26" W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO 93; THENCE N 00°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 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;
THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95. PF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
CONTAINING 2.33 ACRES, MORE OR LESS
SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS

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772-696-5300

GSS SURVEYING & MAPPING

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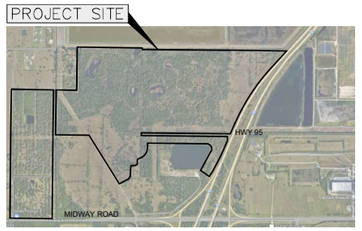
Suite 2
Palm Bay, FL 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT
SURVEY PAGE



LOCATION MAP
NOT TO SCALE

PARCEL ID. NO. 2334-422-0000-000-8
WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 (NOT INCLUDED)

PARCEL ID. NO. 2334-701-0004-000-2

PARCEL ID. NO. 2334-311-0000-000-7

PARCEL A
SE 1/4 OF THE SW 1/4 OF SECTION 34

PARCEL B
EAST 1/2 OF THE NW 1/4 OF SECTION 3

PARCEL 2

PARCEL 1
S 1/2 OF SECTION 35

SE 1/4 OF SECTION 34

SE 1/4 OF SECTION 3

NE 1/4 OF SECTION 3
NOT INCLUDED

NW 1/4 OF SECTION 2
NOT INCLUDED

PARCEL ID. NO. 3303-224-0006-000-9

PARCEL ID. NO. 3303-231-0001-000-6

PARCEL ID. NO. 3302-212-0001-000-4

PARCEL ID. NO. 2326-231-0001-000-4

PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39

P.O.C. ORB 2035, PAGE 1421, NE CORNER SECTION 3

POND
TOP WATER ELEVATION=16.0±

TO BE VACATED BY WATER DISTRICT

MIDWAY ROAD
70' PUBLIC R/W
PER ORB 44, PAGE 447

STATE ROAD 9 (No. 95)
(INTERSTATE HIGHWAY)
(RIGHT OF WAY VARIES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.

SHEET 3 OF 14

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
ELEV = ELEVATION ALCOR ELEVATION
SEPT = SEPTIC TANK
SF = SQUARE FOOT
(R) = PLAT (D) = DEED (M) = MEASURE
EOPI EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TRB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS

= CENTERLINE
= STREET LIGHT
= LIGHT POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= CHAIN LINK FENCE
= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

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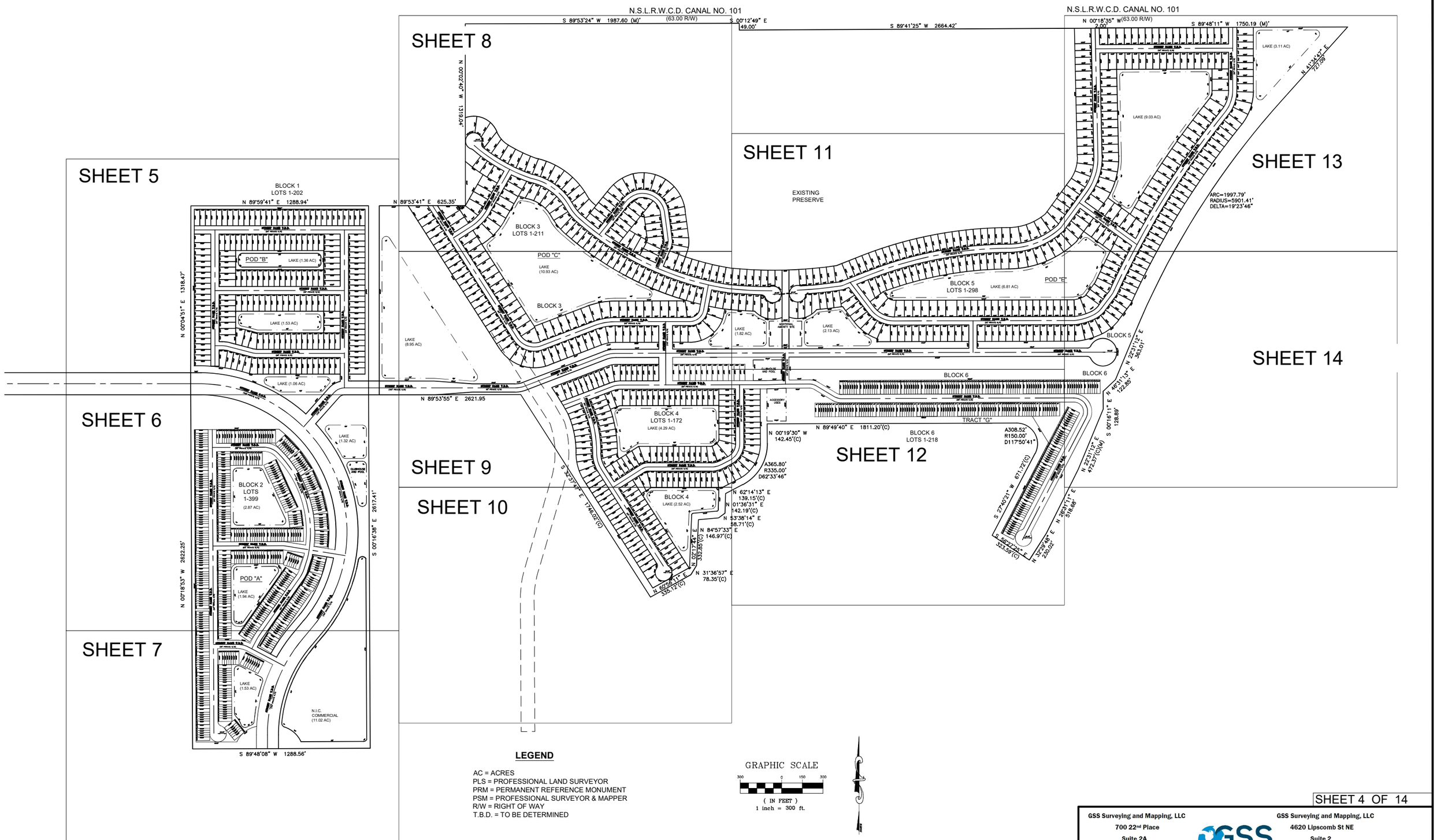
SUNRISE RESIDENTIAL PRELIMINARY PLAT
MASTER PAGE



LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED

GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

SHEET 4 OF 14

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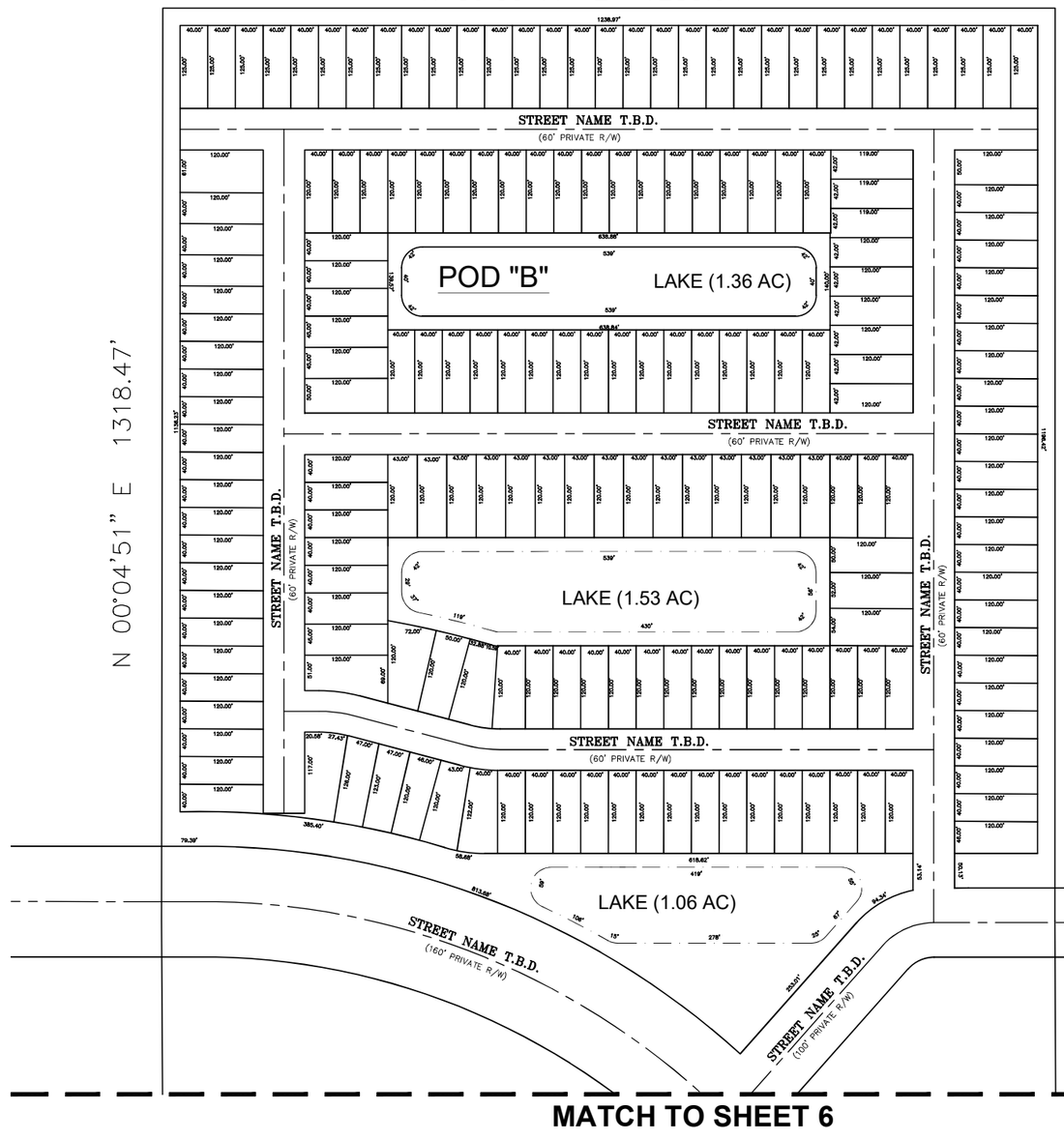
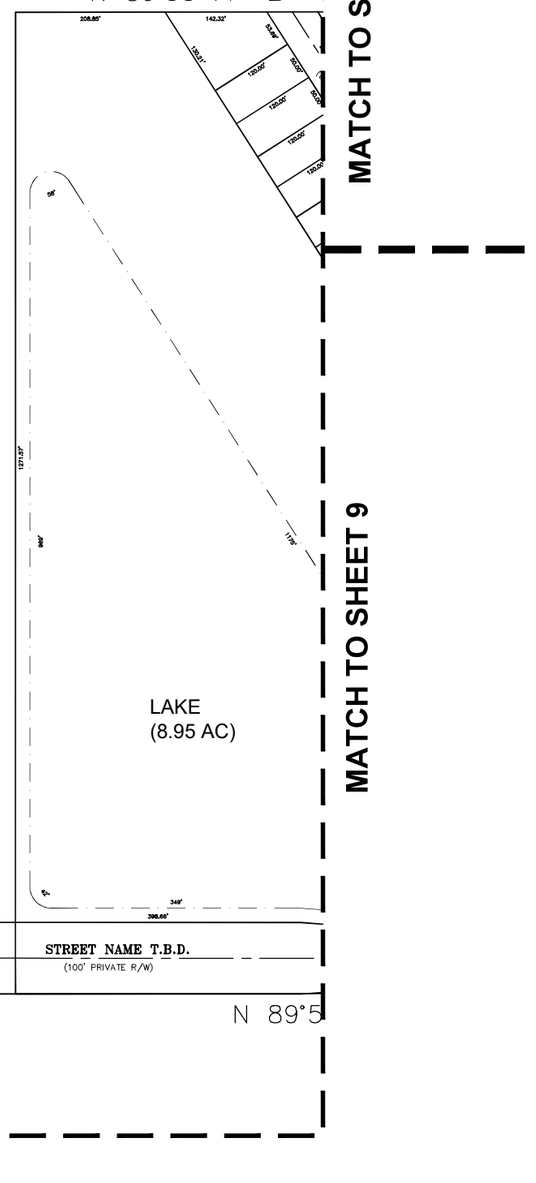
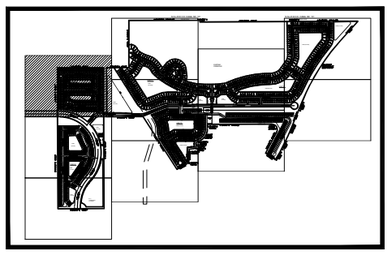
SUNRISE RESIDENTIAL PRELIMINARY PLAT

BLOCK 1
LOTS 1-202







KEY MAP
(NOT TO SCALE)

MATCH TO SHEET 6

LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED

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

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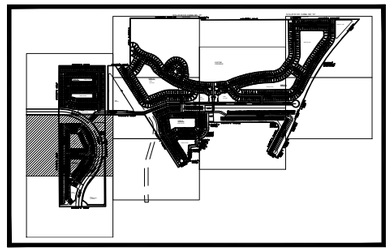
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 5

MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 7



KEY MAP
(NOT TO SCALE)

N 89°

S 00°16'38" E 2617.41'

N 00°18'53" W 2622.25'

STREET NAME T.B.D.
(160' PRIVATE R/W)

STREET NAME T.B.D.
(100' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(160' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(160' PRIVATE R/W)

BLOCK 2
LOTS
1-399
(2.87 AC)

LAKE
(1.32 AC)

CLUBHOUSE
AND POOL

POD "A"

LAKE
(1.94 AC)

LEGEND

AC = ACRES
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PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
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T.B.D. = TO BE DETERMINED

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

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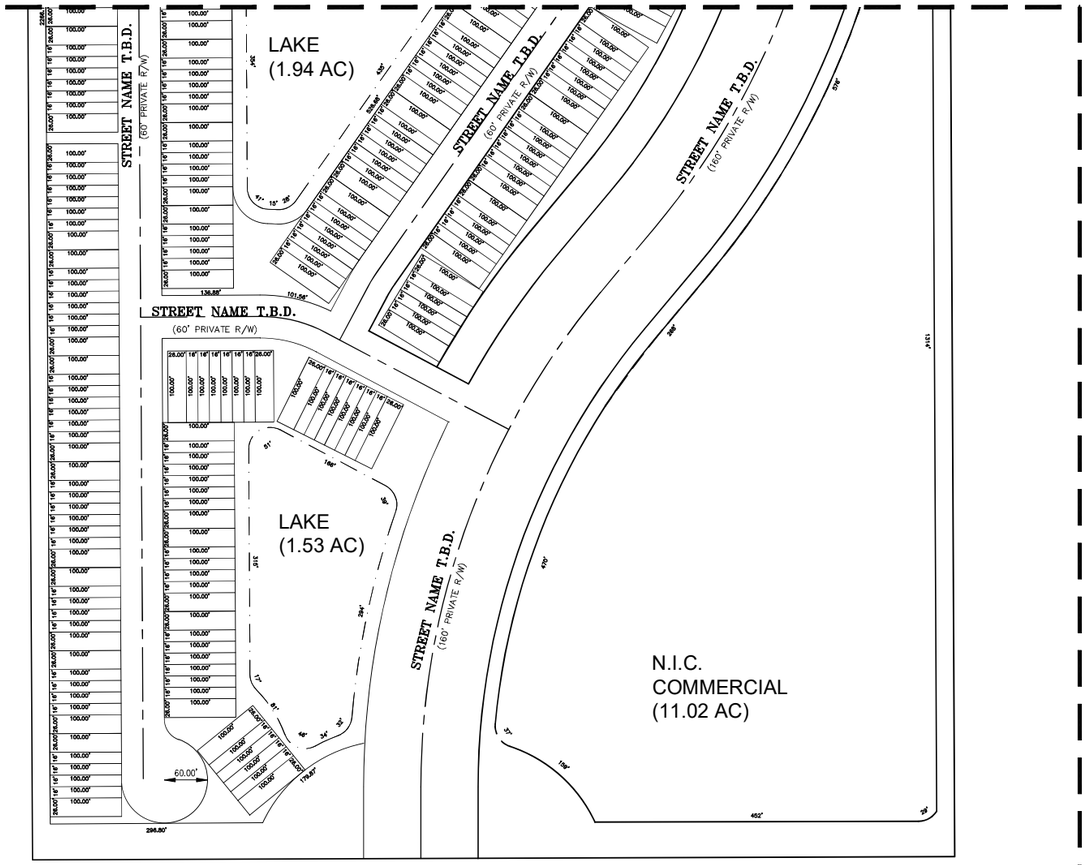
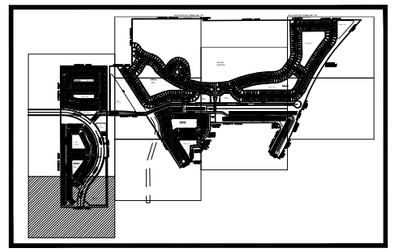
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 6



MATCH TO SHEET 10



KEY MAP
(NOT TO SCALE)

LEGEND

AC = ACRES
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PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
T.B.D. = TO BE DETERMINED

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

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

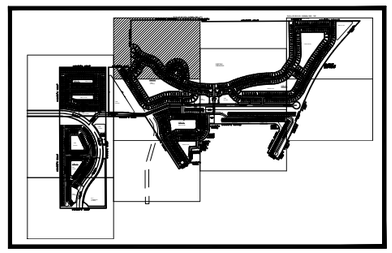
SUNRISE RESIDENTIAL PRELIMINARY PLAT

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

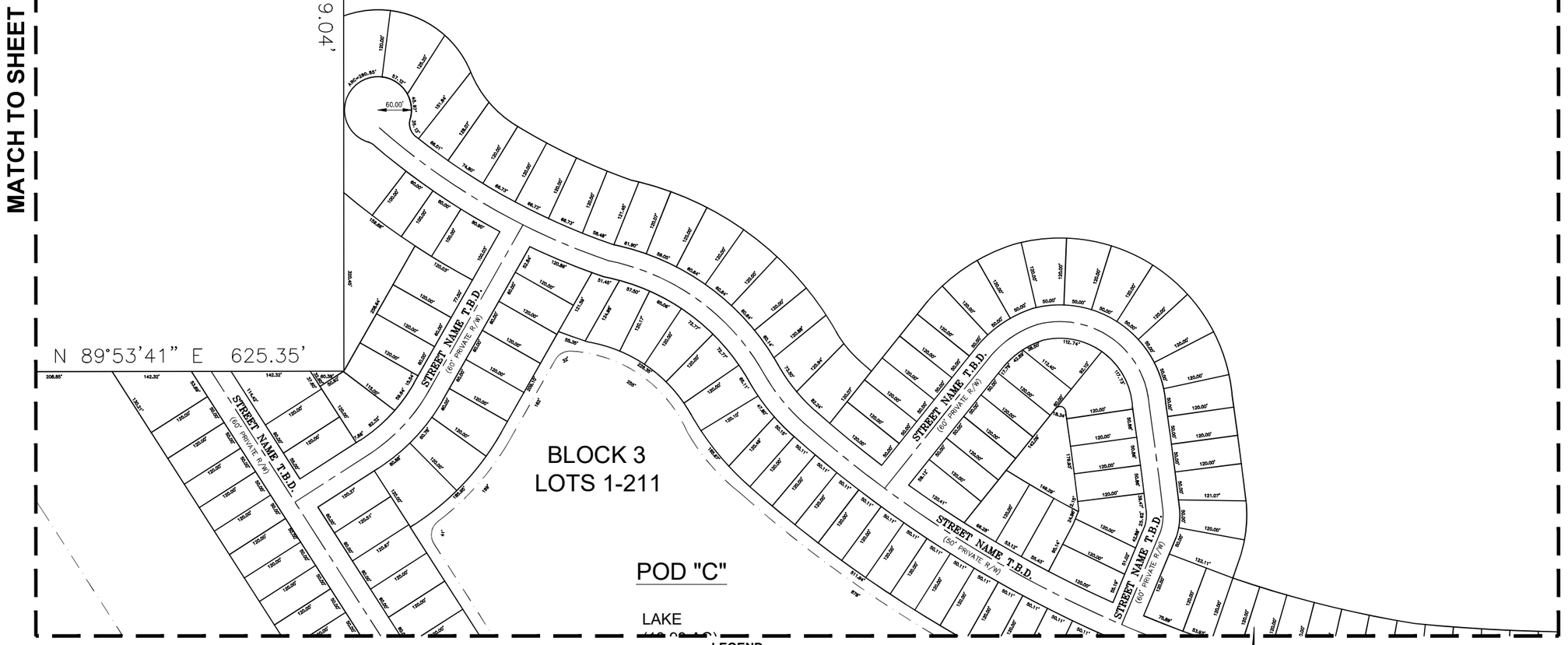
S 89°53'24" W 1987.60 (M)'

S 00°12'49" E
49.00'

N 00°02'40" W 1319.04'



KEY MAP
(NOT TO SCALE)



MATCH TO SHEET 5

MATCH TO SHEET 11

MATCH TO SHEET 9

LEGEND

AC = ACRES
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SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 8

POD "C"

LAKE
(10.93 AC)

BLOCK 3

STREET NAME T.B.D.
(50' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(100' PRIVATE R/W)

LAKE
(8.95 AC)

LAKE
(1.82 AC

MATCH TO SHEET 5

MATCH TO SHEET 11

MATCH TO SHEET 12

MATCH TO SHEET 6

N 89°53'55" E 2621.95

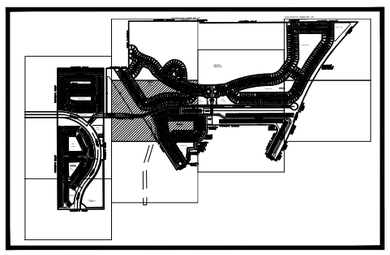
BLOCK 4
LOTS 1-172

LAKE (4.29 AC)

S 32°37'47"

N 62°

MATCH TO SHEET 10



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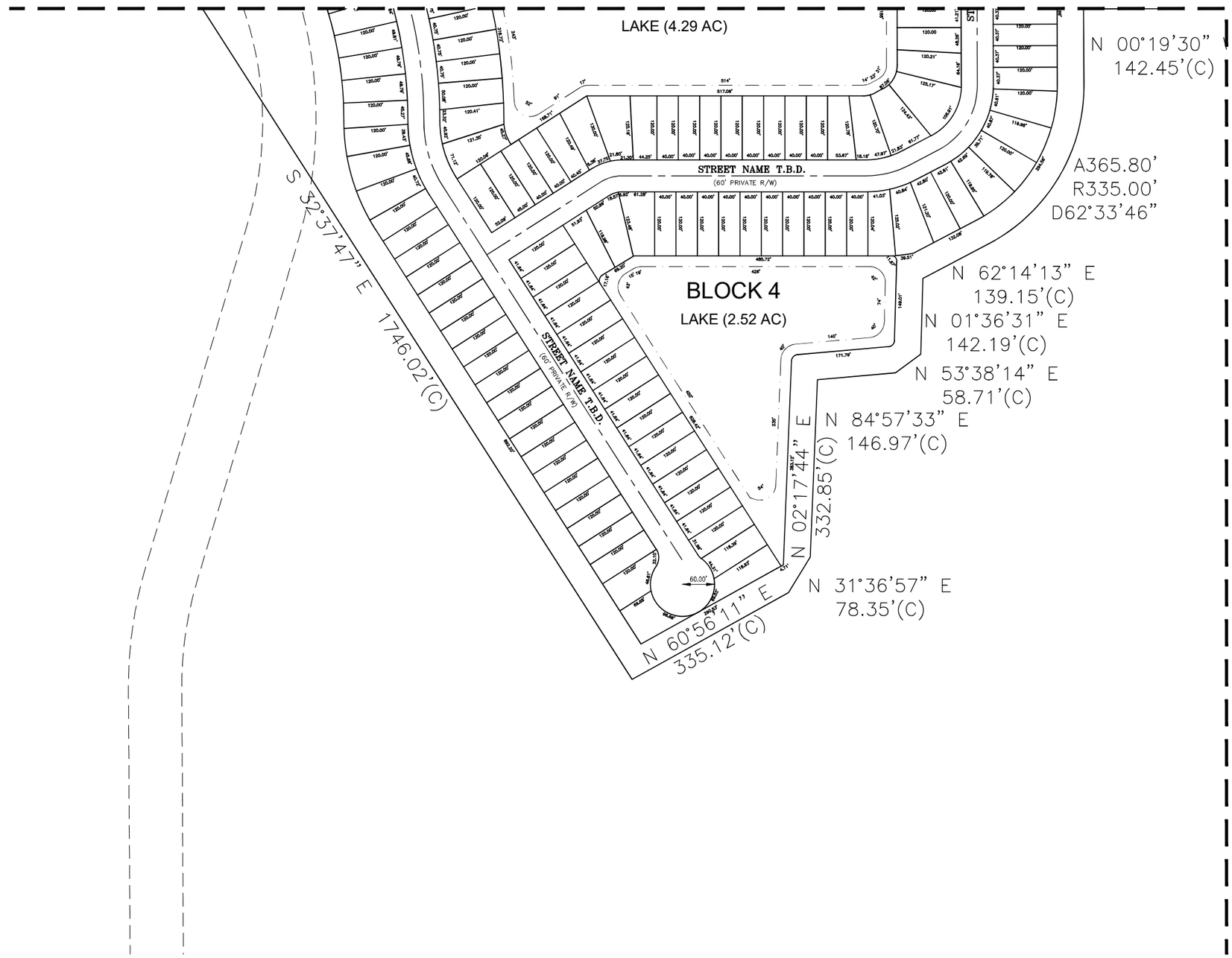
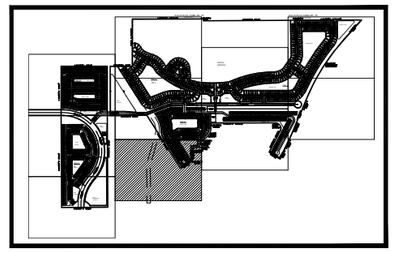
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 9





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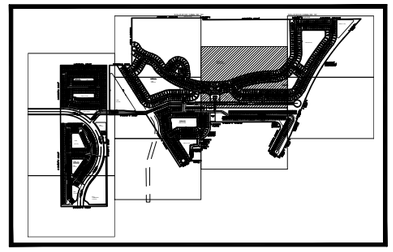

KEY MAP
(NOT TO SCALE)

EXISTING
PRESERVE

MATCH TO SHEET 8

MATCH TO SHEET 9

MATCH TO SHEET 13

MATCH TO SHEET 14

STREET NAME T.B.D.
(50' PRIVATE R/W)

BLOCK 5
LOTS 1-298

LAKE (6.81 AC)

POD "E"

LAKE
(1.82 AC)

ADDITIONAL
AMENITY SITE

LAKE
(2.13 AC)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

CLUBHOUSE
AND POOL

BLOCK 6

STREET NAME T.B.D.

MATCH TO SHEET 12

LEGEND

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SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 11

MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 13

MATCH TO SHEET 14

CLUBHOUSE AND POOL

ACCESSORY USES

STREET NAME T.B.D.
(60' PRIVATE R/W)

BLOCK 6

STREET NAME T.B.D.
(60' PRIVATE R/W)

TRACT "G"

BLOCK 6
LOTS 1-218

N 89°49'40" E 1811.20'(C)

N 00°19'30" W
142.45'(C)

A365.80'
R335.00'
D62°33'46"

A308.52'
R150.00'
D117°50'41"

S 27°40'21" W 671.72'(C)

S 56°27'25" E
323.59'(C)

N 32°29'48" E
230.02'

N 26°31'11" E
518.68'

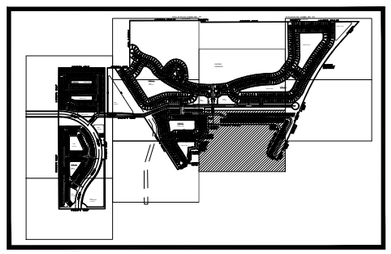
N 62°14'13" E
139.15'(C)

N 01°36'31" E
142.19'(C)

N 53°38'14" E
58.71'(C)

33" E
'(C)

7" E



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

N 00°18'35" W 2.00'

(63.00 R/W)

S 89°48'11" W 1750.19 (M)'

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

STREET NAME T.B.D.
(60' PRIVATE R/W)

LAKE (9.03 AC)

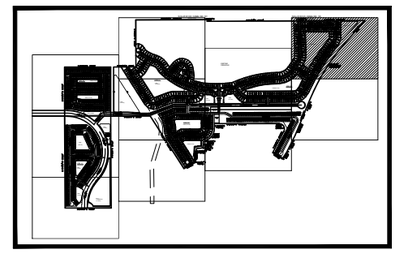
LAKE (3.11 AC)

N 41°34'47" E
727.09'

ARC=1997.79'
RADIUS=5901.41'
DELTA=19°23'46"

MATCH TO SHEET 11

MATCH TO SHEET 14



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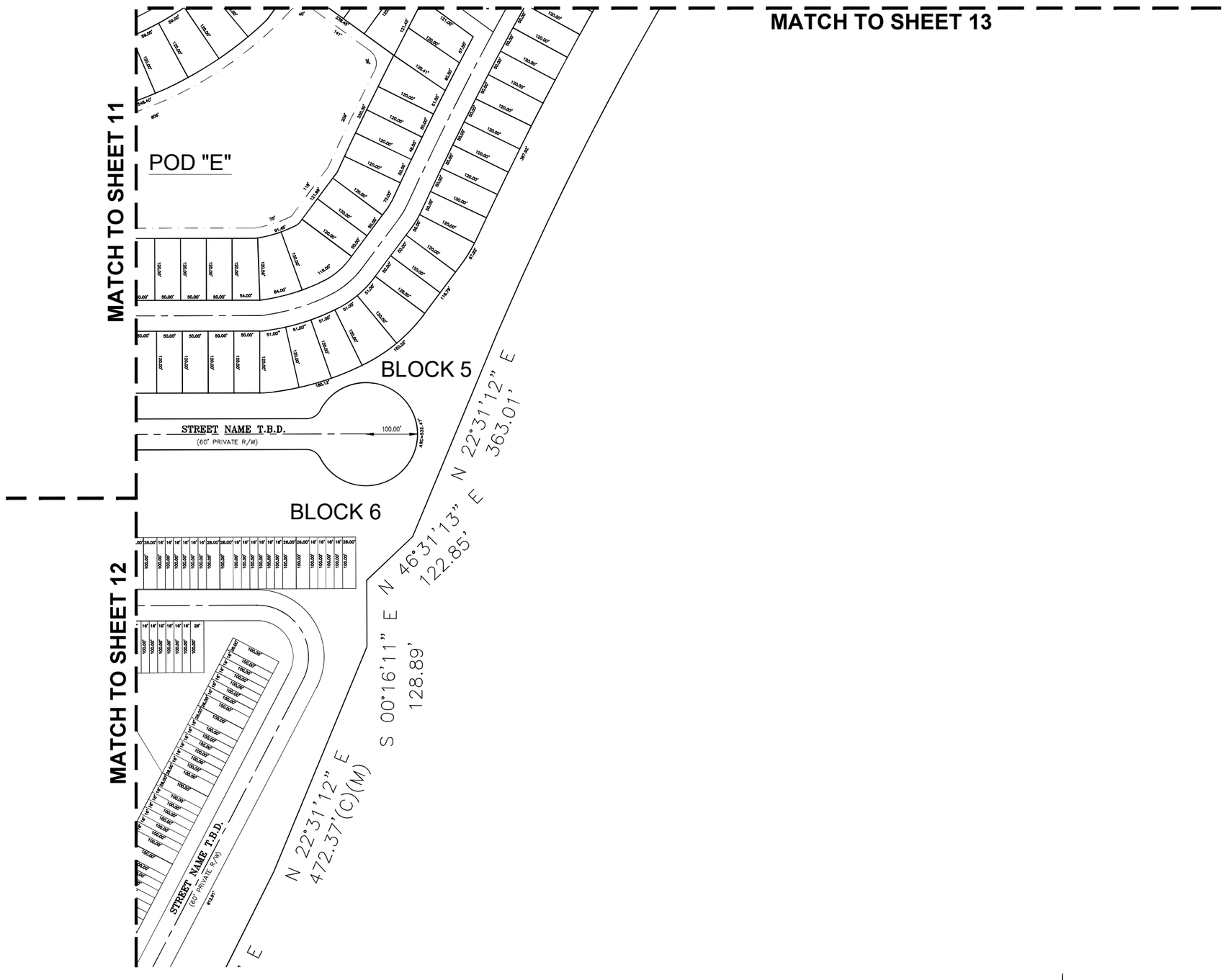

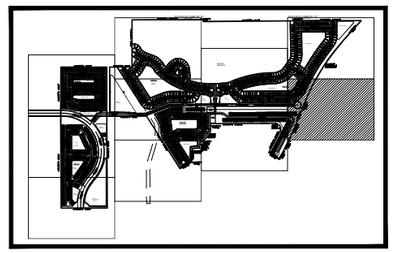

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SHEET 14 OF 14

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Planning Board **6. f.**

Meeting Date: 08/12/2024

Re: Rowe Duplex - 1001 Tennessee Avenue

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Conditional Use with New Construction - Rowe Duplex
1001 Tennessee Avenue

SUMMARY:

The proposed development will include two (2) residential units. Both units will include a covered entry, 2-bedroom – 2-bathroom floor plan, utility area for washer and dryer, kitchen, living room, and covered lanai. The site plan will include three (3) parking spaces per unit; above the minimum required parking spaces of two (2) parking spaces per unit. In addition, the applicant is proposing the installation of additional landscaping and adhering to the bike parking requirement of the City's Land Development Code by installation of a bike to accommodate up to five bikes.

This Conditional Use application is the result of the City's Land Development Code's Allowed Use Table (City Code Section 125-187). The proposed use of a Residential Duplex is a Conditional Use in the C-1, Office Commercial Zone. Per City Code Section 125-235. – Purpose: The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

RECOMMENDATION:

The proposed Conditional Use with New Construction application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order 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 article shall be replaced with equivalent or better vegetation

if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

b.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. The proposed sidewalk on South 10th Street and Tennessee Avenue shall be constructed per the City of Fort Pierce Details. A Right-of-Way permit application shall be required and approved by the City of Fort Pierce Engineering Department prior to sidewalk installation.

4. Prior to Certificate of Occupancy, a sidewalk easement shall be required and filed for the portion of sidewalk on South 10th Street to Tennessee Avenue that crosses onto the property.

ALTERNATIVES:

- Recommend Approval with alternative conditions.
- Recommend Denial.

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report Supporting Documents
Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore
Started On: 08/05/2024 10:28 AM
Final Approval Date: 08/06/2024

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: ROWE DUPLEX – CONDITIONAL USE WITH NEW CONSTRUCTION

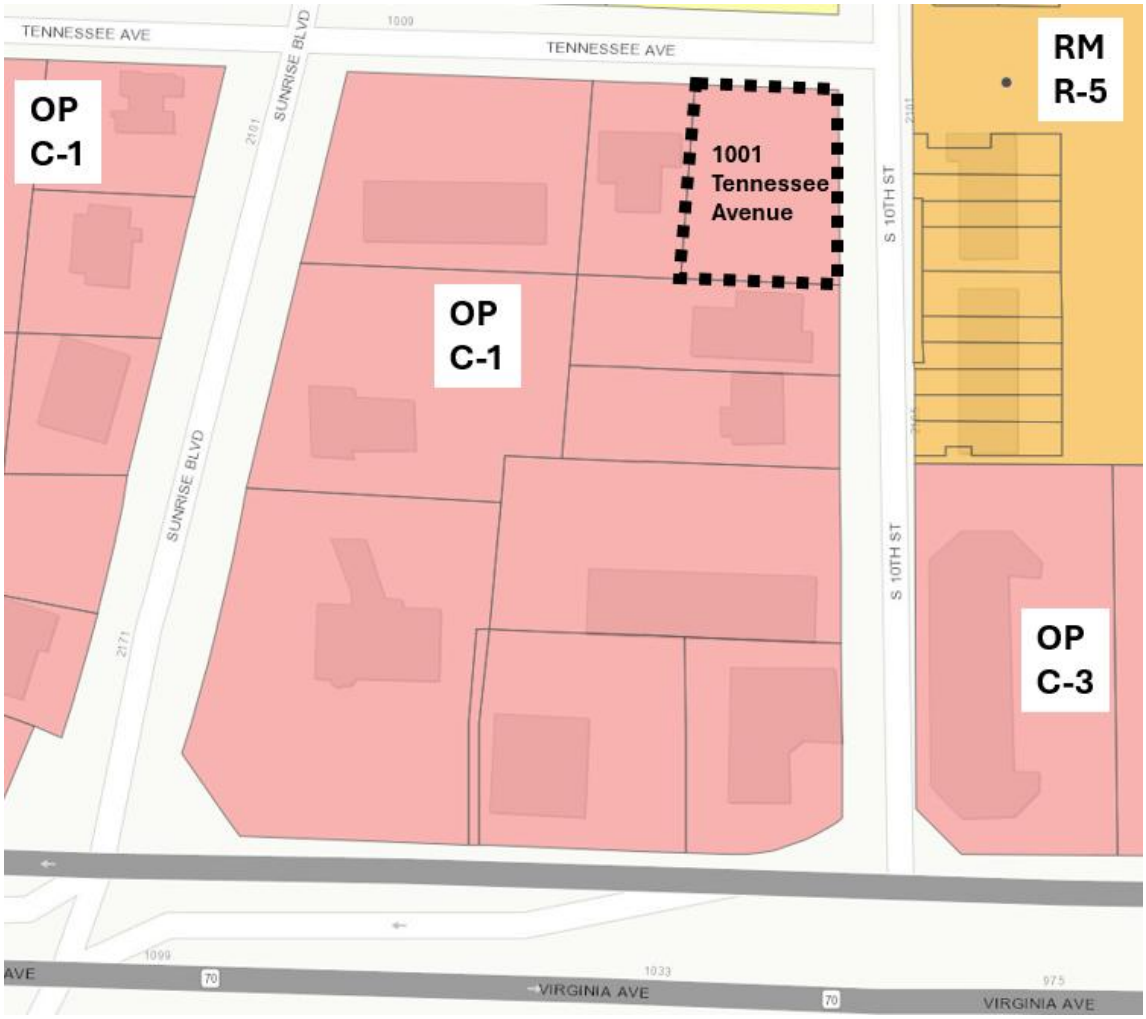
REVIEWER: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

DATE: AUGUST 5, 2024

STAFF REPORT

Owner:	Davide Rowe
Applicant/Representative:	Same as Owner
Requested Action:	Conditional Use with New Construction
Location:	1001 Tennessee Avenue
Parcel IDs:	2415-703-0220-000-6
Current Zoning:	C-1, Office Commercial Zone
Future Land Use:	OP, Offices – Professional and Business Services





Surrounding FLU:

North	East	South	West
RL	RM	OP	OP

Surrounding Zoning:

North	East	South	West
R-2	R-5	C-1	C-1

Site Area: +/- 0.29 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request
Request for review of an application for a Conditional Use with New Construction to construct a Residential Duplex Apartment building totaling 2,595 square feet with associated site improvements.

Project Summary
The proposed development will include two (2) residential units. Both units will include a covered entry, 2-bedroom – 2-bathroom floor plan, utility area for washer and dryer, kitchen, living room, and covered lanai. The site plan will include three (3) parking spaces per unit; above the minimum required parking spaces of two (2) parking spaces per unit. In addition, the applicant is proposing the installation of additional landscaping and adhering to the bike parking requirement of the City's Land Development Code by installation of a bike to accommodate up to five bikes.

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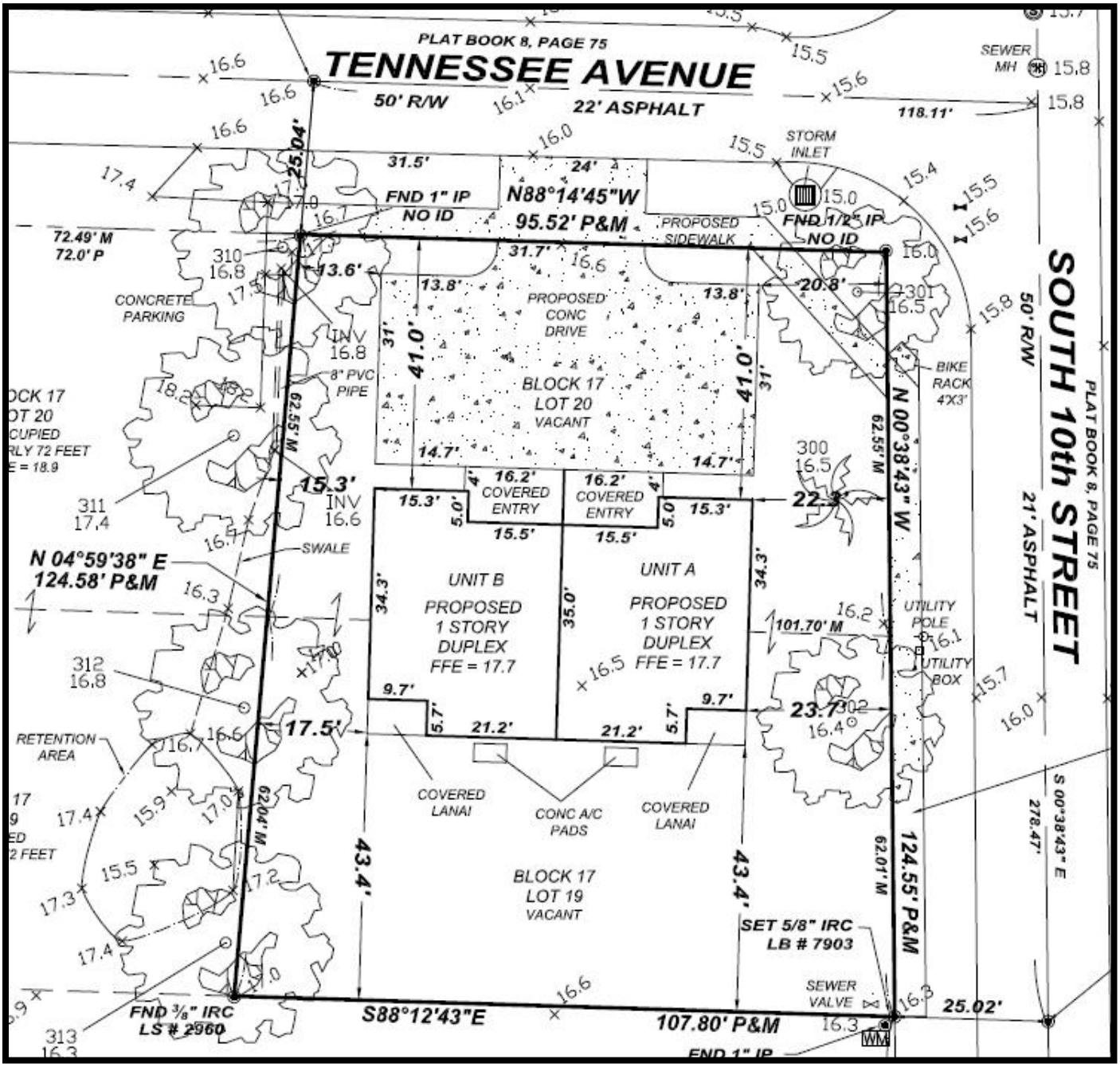
Future Land Use and Zoning
The Offices – Professional and Business Services (OP) Future Land Use designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20 percent of the total floor area of the OP future land use designation.

The subject site has a Zoning District Classification of Office Commercial Zon (C-1) District which is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Proposed Site Plan



Existing Conditions
The site is currently vacant land. The subject parcel has a total of approximately 0.29 acres. The site is surrounded by an office to the north and west, residential uses to the east, and south.

Design
One (1) duplex building:

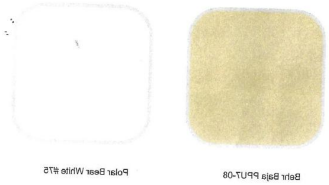
- Building Area – 2,595 sf total
  - Unit A – 1,298 sf
  - Unit B – 1,297 sf

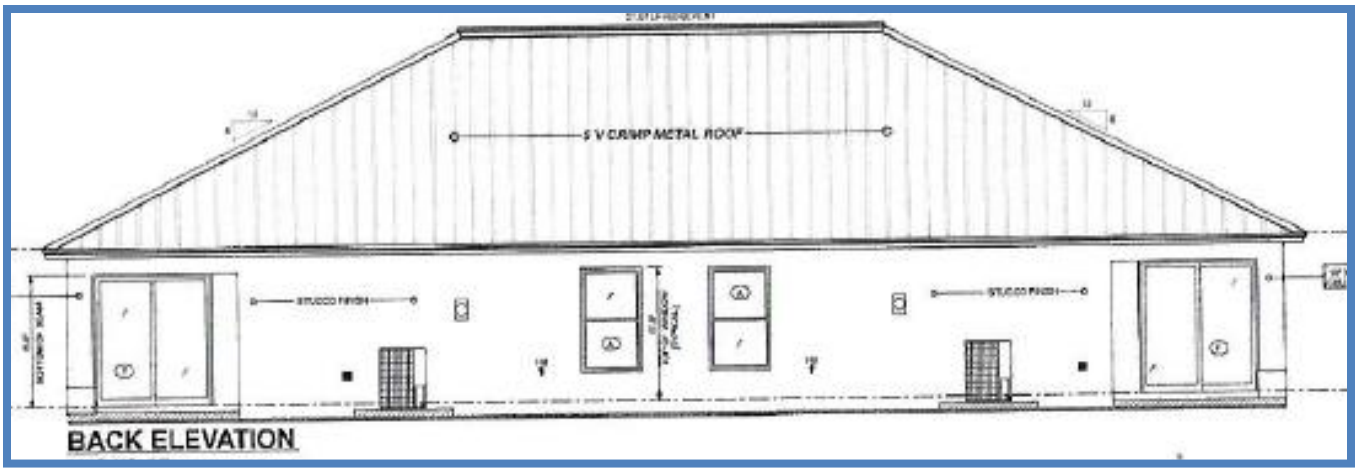
6 parking spaces
5 bicycle spaces

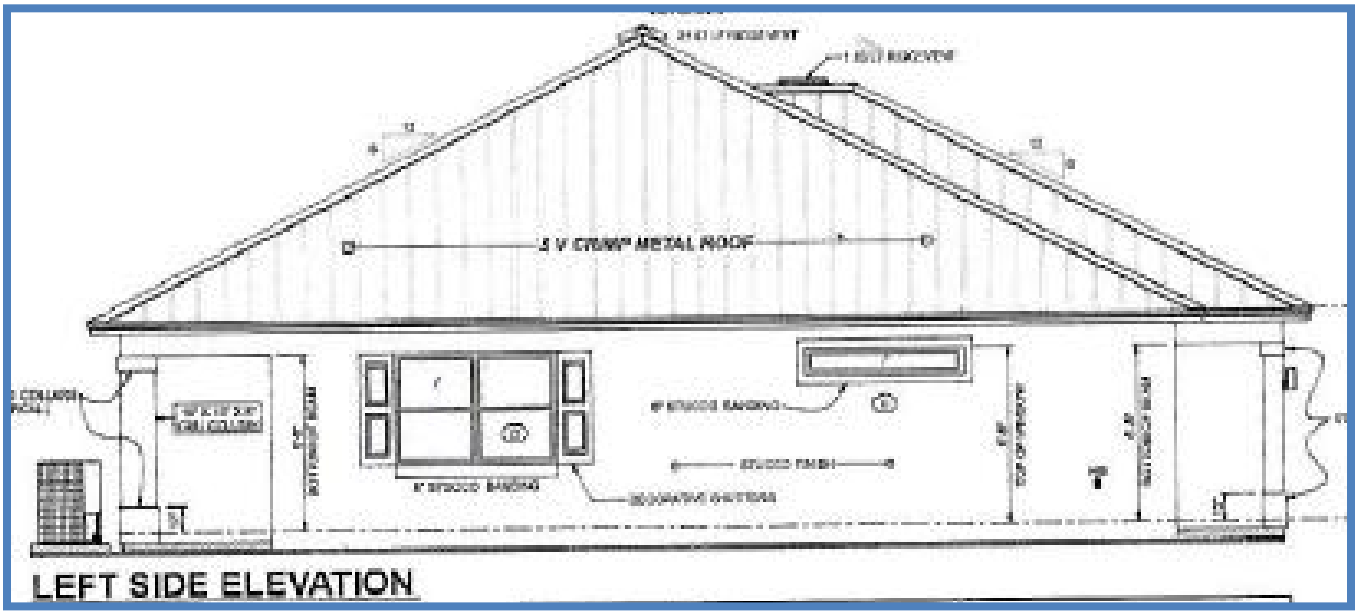
The design intent for this project is to provide an attractive site design along with aesthetically pleasing and modern-architectural design for the proposed residential use. While the proposed design is intended to be aesthetically pleasing, it is also intended to provide functionality for its use as an residential site. This shall be accomplished using site elements, landscape vegetation and architectural features. Site elements for the subject property shall include features such as a roof pitch of 6/12, front hip roof extension that spans the two (2) front porches, textured stucco with smooth banding, decorative shutters to windows facing Tennessee Avenue, aluminum impact insulated windows, and 6-panel embossed front doors with peep holes.

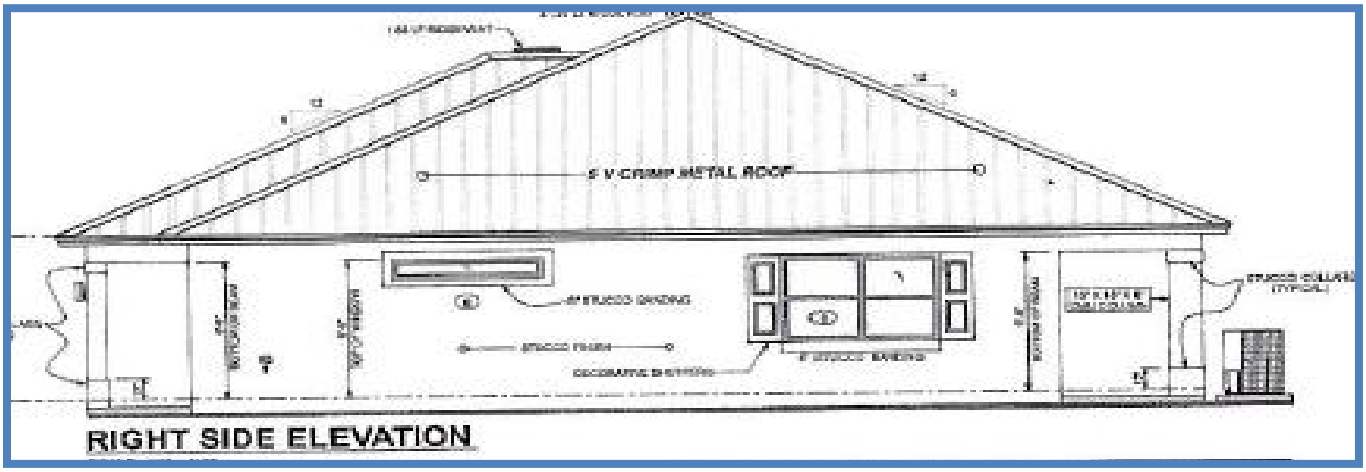


Exterior Colors: Behr Baja and Polar Bear White





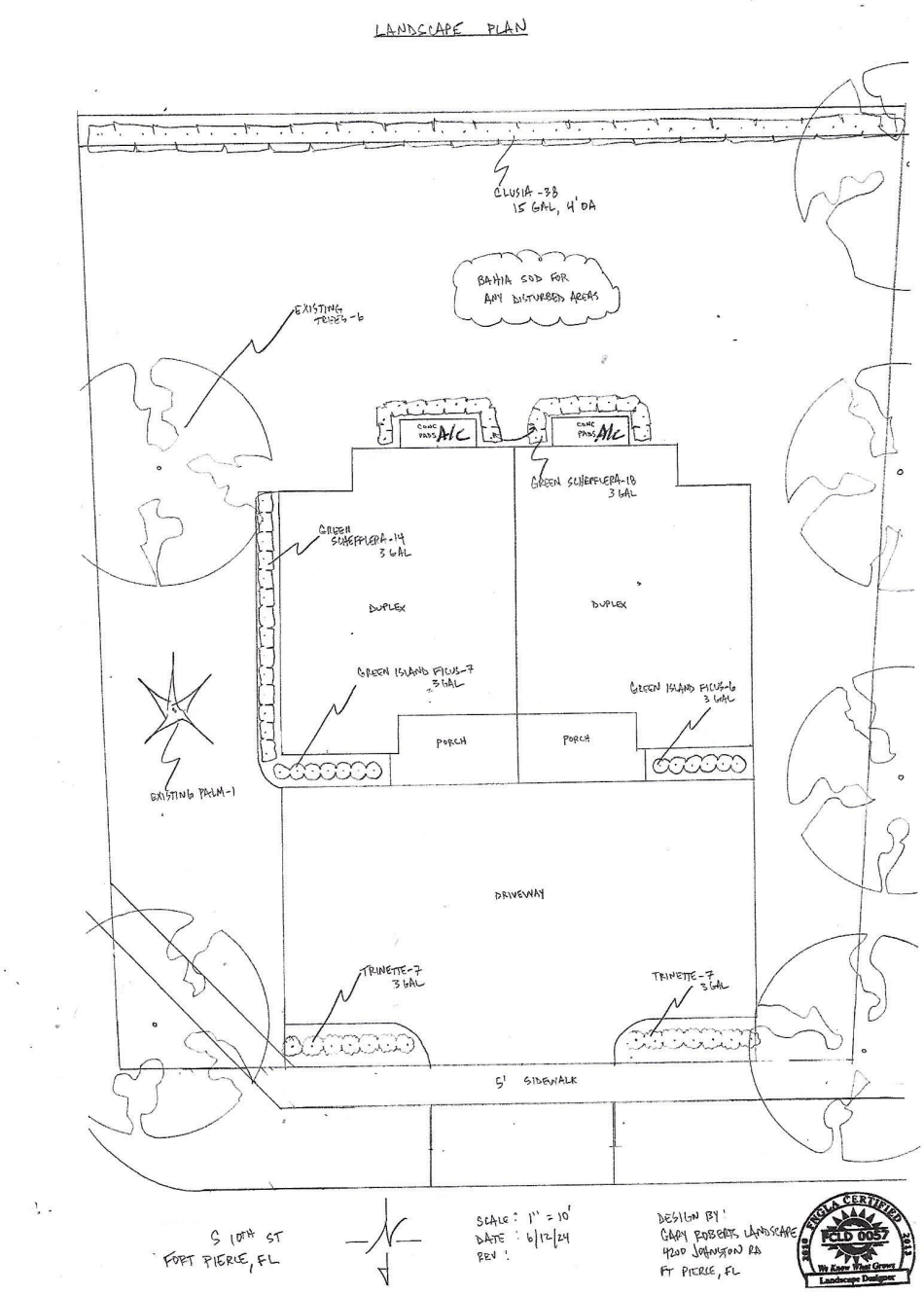




Landscaping

The plant-schedule the applicant is proposing consists of a total of 155 trees. The applicant is also proposing to keep existing trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees: No additional trees. Only existing Oaks and Palms (6 Oaks, 1 Palm)
- Shrubs: 13 Green Island Ficus, 21 Green Arboricola, 38 Clusia Bush and 14 Trinette.
- Groundcover: Bahia Sod
- New Irrigation will be installed.



Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department
See Supporting Documents.
Fort Pierce Building Department
No comments received.
St. Lucie County Planning Department
No comments received.
St. Lucie County PW/Engineering
No comments received.
Fort Pierce Police Department
See Supporting Documents.
City Clerk Office
No comments received.
Code Enforcement
No comments received.
Fort Pierce Utilities Authority
See Supporting Documents.
St. Lucie County Fire District
No comments received
Florida Department of Transportation
No comments received.
St. Lucie County School Board
No comments received.
St. Lucie Transportation Planning Organization
No comments received.
St. Lucie County Transit – Area Regional Transit
No comments received.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation:
The proposed Conditional Use with New Construction application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

   The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order 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 article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater 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 to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Vennis Gilmore, Assistant Planning Director

From: Venetia Barnes, Stormwater Engineer

Thru: Tracy Telle, Engineering Manager

Re : Conditional Use w. New Construction – Duplex – 1001 Tennessee Avenue – TRC 24-04000003

Date : July 10, 2024

This is to advise you that we have completed the review of the following documents as received by this office on June 26, 2024:

☒ Conditional Use w. New Construction
☐ Construction Drawings
☐ Test Reports & Related Documents
☐ Executed Construction Contract
☐ Record Drawings
☐ Permits

Based on our reviews and appropriate site final inspection, we

☒ Recommend
☐ Do Not Recommend

☒ CU Approval w/ Conditions
☐ Site Plan Approval
☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. The proposed sidewalk on South 10th Street and Tennessee Avenue shall be constructed per the City of Fort Pierce Details (see attached). A Right-of-Way permit application shall be required and approved prior to sidewalk installation.
2. Prior to CO a sidewalk easement shall be required and filed for the portion of sidewalk on South 10th Street to Tennessee Avenue that crosses onto the property.

TST/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4/18/24
Property Address: Conditional Use with New Construction - Duplex - S. 10th Street and Tennessee Avenue (2415-703-0220-000-6)

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/17/24

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-04000003

Conditional Use with New Construction - Duplex - S. 10th Street and Tennessee Avenue (2415-703-0220-000-6)

Comments

W/WW Engineering: Water and Wastewater Service is available to the subject property.

The applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fees will include (but not limited to):

The installation of a residential double water service from the existing water main to the subject site. The two water meters must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.

The Installation of the sanitary sewer service from the existing gravity sewer main to the subject property.

The Applicant's plumber is responsible for contacting Julie Cantave @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-3 (Double Lateral Service Connection) and S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Please note: All new services must be served by underground feed.

Please contact Sal Scimeca for electric customer requirements and project coordination.

(Con't pg 2)

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Approved.

FPUAnet Fiber: FPUAnet Approves.

David Rowe
7203 Coquina Avenue
Fort Pierce, FL 34951

Re: S. 10th Street and Tennessee Avenue Duplex – Conditional Use – (2415-703-0220-000-6) 1 Parcel – 1001 Tennessee Avenue

Dear Mr. Rowe,

The following are comments from the Planning Department's review of the applications (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments):

1. **Please provide a landscape plan that represents the illustration of your plans. All presented items are utilized as evidence for your requested Conditional Use.**

2. **Bicycle Parking (bike racks or lockers) shall be provided pursuant to City Code 125-315 (f)(1)(a).**

3. **Provide sidewalks and sidewalk connections along abutting ROW(s) Tennessee Avenue and South 10th Street) per City Code Section 125-317 (b).**

4. **Adhere to City Code Section 125-314 Design Review (G) Design Review Guidelines: (1) Roofs.**

   a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.

c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

5. **Adhere to City Code Section 125-314 Design Review (G) Design Review Guidelines: (2) Entrances.**
   a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

   c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.

   d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

6. **Adhere to City Code Section 125-314 Design Review (G) Design Review Guidelines:**

(3) Windows.

a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

7. Adhere to City Code Section 125-314 Design Review (G) Design Review Guidelines:

(4) Elevations.

a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

e. **Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.**

8. **Adhere to City Code Section 125-314 Design Review (G) Design Review Guidelines:**

   (5) Streetscape improvement guidelines.

   Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

9. **Consider the design of an existing duplexes located 511 & 513 N 9th Street as inspiration for your design. See below:**



If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

From: Moore, Jon W
To: Planning Department; Vennis Gilmore
Subject: RE: Rowe Duplex - S. 10th Street & Tennessee Avenue (1st Resubmittal) - Project 24-04000003
Date: Thursday, June 27, 2024 3:38:13 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good Afternoon,

After review, please see our DEP comments below:

If the site to be developed is larger than 1 acre, a DEP NPDES Stormwater Construction permit may be required. The plans do not appear to have any impacts to surface waters or wetlands.

Thank you,

Jon W. Moore
Ombudsman
Florida Department of Environmental Protection
Southeast District – West Palm Beach
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
Jon.W.Moore@floridadep.gov
Office: (561) 681-6676
Please note: Florida has a very broad public records law. This communication may be subject to public disclosure if it regards state business and is not exempt under Chapter 119, Florida Statutes.

From: Southeast District <Southeast.District@dep.state.fl.us>
Sent: Thursday, June 27, 2024 3:29 PM
To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: FW: Rowe Duplex - S. 10th Street & Tennessee Avenue (1st Resubmittal) - Project 24-04000003
Importance: High

Megan Rutter
Environmental Specialist
Florida Department of Environmental Protection
Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
Megan.Rutter@floridadep.gov
(561)681-6694

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Wednesday, June 26, 2024 10:58 AM
Subject: Rowe Duplex - S. 10th Street & Tennessee Avenue (1st Resubmittal) - Project 24-04000003
Importance: High

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

To Whom It May Concern,

Technical Review Project: # 24-04000003 (Conditional Use with New Construction)

The purpose of this project is for new construction. The intent is to construct a new 2-unit residential single-story duplex. Construction is on a vacant property located on the corner of S. 10th Street and Tennessee Ave with Parcel # 2415-703-0220-000-6.
This proposed structure is 2470 square feet with each unit approximately 1,235 square feet with 2 bedrooms/2 baths. Each unit has an enclosed front porch entry and an enclosed rear porch. No enclosed garage, both have open-concrete driveway wide enough to accommodate 2 vehicles per unit.

The original submittal was reviewed for the April 18th, 2024, TRC meeting. This is the 1st Resubmittal

Send all comments and approval letters by July 3, 2024 (Wednesday) to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey





From: Karen Murphy
To: Vennis Gilmore
Cc: Paul Thomas
Subject: Rowe Duplex S 10th St. and Tenn. Ave 24-0400003 and Sunrise PUD 23-4120003
Date: Friday, June 28, 2024 1:09:32 PM
Attachments: Outlook-mouj2l3t.png

Vennis, good afternoon!

Paul has no additional comment for either project.

Thanks. Have a nice weekend!

Karen Murphy | Executive Assistant | Building Department
Mailing: 100 N US Hwy. 1 Street Address: 300 Orange Ave., Sunrise Ctr. 3rd Fl.
Ft. Pierce FL 34950 Phone: 772.467.3188 kmurphy@cityoffortpierce.com
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:
http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

From:	Grant M. Chambers
To:	Vennis Gilmore
Subject:	RE: Rowe Duplex - S. 10th Street & Tennessee Avenue (1st Resubmittal) - Project 24-04000003
Date:	Wednesday, June 26, 2024 11:08:11 AM
Attachments:	image001.png

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Good morning Vennis,

The County's Engineering Division does not have any comments.

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

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From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Wednesday, June 26, 2024 10:58 AM
Subject: Rowe Duplex - S. 10th Street & Tennessee Avenue (1st Resubmittal) - Project 24-04000003
Importance: High

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

Technical Review Project: # 24-04000003 (Conditional Use with New Construction)

The purpose of this project is for new construction. The intent is to construct a new 2-unit residential single-story duplex. Construction is on a vacant property located on the corner of S. 10th Street and Tennessee Ave with Parcel # 2415-703-0220-000-6.
This proposed structure is 2470 square feet with each unit approximately 1,235 square feet with 2 bedrooms/2 baths. Each unit has an enclosed front porch entry and an enclosed rear porch. No enclosed garage, both have open-concrete driveway wide enough to accommodate 2 vehicles per unit.

The original submittal was reviewed for the April 18th, 2024, TRC meeting. This is the 1st Resubmittal

Send all comments and approval letters by July 3, 2024 (Wednesday) to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

David Rowe
7203 Coquina Avenue
Fort Pierce, FL 34951

Re: S. 10th Street and Tennessee Avenue Duplex – Conditional Use - (2415-703-0220-000-6) 1 Parcel – 1001 Tennessee Avenue

Dear Mr. Rowe,

The following are Conditions of Approval from the Planning Department's review of your development applications:

1. **Prior to Certification of Occupancy, provide a Landscape Maintenance Agreement.**

   The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order 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 article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater 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 to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

(A Landscape Maintenance Agreement Template is Attached)

2. **Bicycle Parking (bike rack or bike locker) shall be provided pursuant to City Code 125-315 (f)(1)(a).**

3. **Provide sidewalks and sidewalk connections along abutting ROW(s) Tennessee Avenue and South 10th Street) per City Code Section 125-317 (b) prior to Certification of Occupancy.**

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

DEVELOPMENT REVIEW

Property Information

Property address or Location: Corner of S 10th Street and Tennessee Ave

Parcel ID #(s): 2415-703-0220-000-6

Project description: Proposed residential duplex 1-story

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: 2 Proposed Sq. Ft.: 2470(.056Acre Site Acreage: .29

David Rowe	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
7203 Coquina Ave	
Street Address	Street Address
Fort Pierce FL 34951	
City State Zip	City State Zip
772-216-9011	
Phone Number	Phone Number
Rowe441@bellsouth.net	
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.*

David Rowe

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

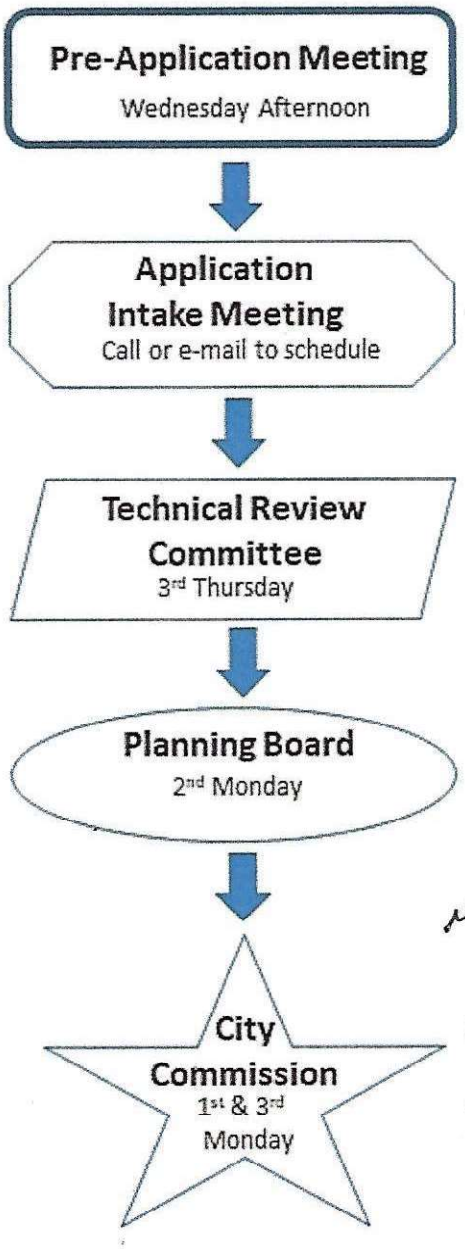
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313) NO
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: Corner of S 10th Street and Tennesee Ave

Parcel ID #(s): 2415-703-0220-000-6

Project description: Proposed residential duplex 1-story

David Rowe	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
7203 Coquina Ave	
Street Address	Street Address
Fort Pierce FL 34951	
City State Zip	City State Zip
772-216-9011	
Phone Number	Phone Number
Rowe441@bellsouth.net	
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.*

David Rowe

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	RESIDENTIAL DUPLEX	
South	↓	↓	
East	↓	↓	
West	↓	↓	

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	C1 - with duplex		VACANT	0.61	X
**Proposed			2 UNITS / 0.61 AC	0.61	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	N/A - VACANT
**Proposed Zoning/FLU	Total gallons per day	2du x 2.6 x 100 gpd = 520 gpd
**Change in Demand	Total gallons per day	520 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day N/A - VACANT
**Proposed Zoning/FLU	Total gallons per day 100 gpd/person x 2.6 x 2 UNITS = 520
**Change in Demand	Total gallons per day 520 gpd 520 gpd

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people	N/A		
Community	2.5 acres per 1,000 people	N/A		
Neighborhood	1.36 acres per 1,000 people	0 - VACANT	DITTO ↔	0.11758 x 10^{-3}

?

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	N/A - VACANT
**Proposed Zoning/FLU	2 YARD MAX
*Change in Demand	2 YARD MAX

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)

2472 SF + 1050 SF drives = 3522 SF imp. OR 13.3% TOTAL = .61 AC = 26571 SF 100%
23049 SF pervious OR 86.7% $Q = \frac{(P-.2S)^2}{P+0.8S}$ for pre development $S = 8.18$ INCHES
$P+0.8S$ for post development $S = 8.18(1-.133) = 7.1$ IN

$Q = \frac{(P-0.2S)^2}{P+0.8S}$ = PRE DEVELOPMENT = $\frac{(7-0.2\cdot8.18)^2}{7+.8\cdot8.18} = \frac{28.7}{13.5} = 2.13$ INCHES

POST DEVELOPMENT = $\frac{(7-0.2\times7.1)^2}{7+0.8\times7.1} = \frac{31.14}{12.68} = 2.46$ INCHES

FOR THE 25YR, 3day event = 0.33 INCHES
of additional runoff

Impact	NON-SIGNIFICANT

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 4	Maximum 2/2
Current Zoning/FLU	C1 / RES DUPLEX	
****Proposed Zoning/FLU**	C1/ RES DUPLEX	
***Change in Demand**	4 Trips	4 Trips
Impact to Capacity	N/A	N/A

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: 1 - DUPLEX	
Non-residential (square footage): N/A			
Mixed-use (describe use): N/A			
(If this is a single phase project, name it Phase I – Total)	PHASE 1 - TOTAL		

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	—				
Single-family, attached	—				
Multi-family	1	2	0.057	ASAP	6 mos
Other (specify)	—				

NON-RESIDENTIAL DATA					
Type(s) specify N/A	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? N/A

2. What is the current use of the structure to be demolished or re-used? N/A

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

REQUESTING CONDITIONAL DUPLEX APPROVAL IN THE CI ZONE

Detailed Project Description

The purpose of this project is for new construction. The intent is to construct a new 2-unit residential single-story duplex. Construction is on an already cleared property located on the corner of S. 10th Street and Tennessee Ave with Parcel # 2415-703-0220-000-6.

Overall building to be 2470 square feet. Each side is 1235 square feet.

Each side is a 2 bedroom / 2 bath resident.

Each unit has an enclosed front porch entry and an enclosed rear porch.

No enclosed garage, both have open concrete driveway wide enough to accommodate 2 vehicles per unit.

Construction to be CBS on a monolithic slab. Prefab Truss using 5/8" CDX.

Roof to be Metal 5-V crimp with metal color. Siding and soffits to be stucco finish.

Exterior windows and doors to be Impact resistant rating.

Site lay out is for front of building facing Tennessee Ave.

All current oak trees to remain. Electrical to be served from existing pole located on S. 10th Street at center point of property.

Exterior color scheme to be earth tones – Body of building to be warm earth tone with white trim and white window frames.

Design Narrative

The proposed new building is a 2-unit residential single-story duplex.

The surrounding area already contains many residential apartments and small businesses. The project is centrally located and suited for the area.

The basic design is to be simple but efficient. Below outlines construction and features.

Overall building is 2470 square feet. Each unit is 1235 square feet.

Each unit consists of 2 bedroom and 2 full baths. Each unit has a separate laundry room off the kitchen. Kitchen includes all appliances including dishwasher. Kitchen includes an island with a dining room. Each unit has a large living room. Design is open floor plan.

Counter tops to be granite both for kitchen and bath.

Floors to be LPV(luxury premium vinyl) throughout home.

Building is designed with an enclosed front entry way and an enclosed rear porch.

Entire building is under a hip roof designed truss system.

There is a fire rated party wall separating the 2 units. Listed here are exterior design features.

CBS construction on Monolithic concrete slab.

Roof is engineered truss system with 5/8” CDX sheathing clipped.

Finish roof is 5-V crimp metal roofing with standard aluminum finish.

Exterior wall is stucco finish. Soffits are stucco finish.

Windows are white color frames with insulated Impact Resistant glass with low-E coating.

Each unit is to have a double driveway due to no garage or carport.

Landscaping is to be done per code. Yard will have sod installed. In lieu of fences, propose a hedge toward rear of property to provide privacy and small hedge between driveways To provide some separation and privacy.

Exterior color of main house body to be Behr paint color Baja PPU7-08

Exterior color of trim and door to be Behr paint color Polar Bear White #75.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5264923 OR BOOK 5068 PAGE 1353, Recorded 11/13/2023 04:51:16 PM Doc
Tax: $0.70

Prepared by return to:
Florida Guardian Title & Escrow
2940 S. 25th Street
Fort Pierce, FL 34981

-0-

[Space Above This Line For Recording Date]

Quit Claim Deed

Made this 9th day of November, 2023 between **Ethel A. Rowe, a single woman,** whose post office address **is 2105 S. 10th Street, Fort Pierce, Florida 34950,** hereinafter called the grantor, to **David Rowe, a single man** whose post office address is **7203 Coquina Ave, Fort Pierce, Florida 34951,** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Saint Lucie County, Florida, viz:

Lot 19 and 20, less Westerly 72 feet of Lot 20, Block 17, Sunrise Estates, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 75, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2415-703-0220-000-6

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name Karalynne Berry

Witness Name Sylvia Blankenbaker

Ethel Rowe (Seal)
Ethel A. Rowe

State of Florida
County of St. Lucie

I hereby certify that The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9th day, of November, 2023, by **Ethel A. Rowe**, who is personally known to me or who has produced FL ID as identification.

ASHLEY D WOOD
Notary Public - State of Florida
Commission # HH 325538
My Comm. Expires Oct 24, 2026
Bonded through National Notary Assn.

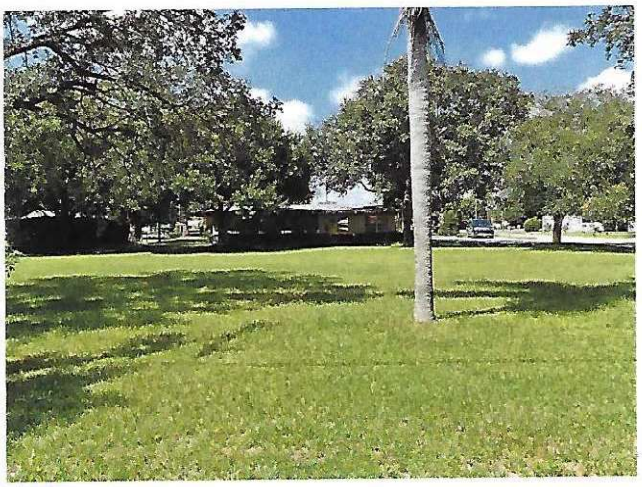
Notary Public
Print Name: Ashley Wood
My Commission Expires: 10/24/2026

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

Property Identification

Site Address: S 10TH ST
Sec/Town/Range: 16/35S/40E
Parcel ID: 2415-703-0220-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 25101
Map ID: 24/16S
Zoning: Office Co



Ownership

David Rowe
7203 Coquina AVE
Fort Pierce, FL 34951

Legal Description

SUNRISE ESTATES BLK 17 LOTS 19 AND 20-LESS WLY 72 FT-

Current Values

Just/Market Value:	$44,900
Assessed Value:	$44,900
Exemptions:	$0
Taxable Value:	$44,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.29
Land Size (SF):	12,480

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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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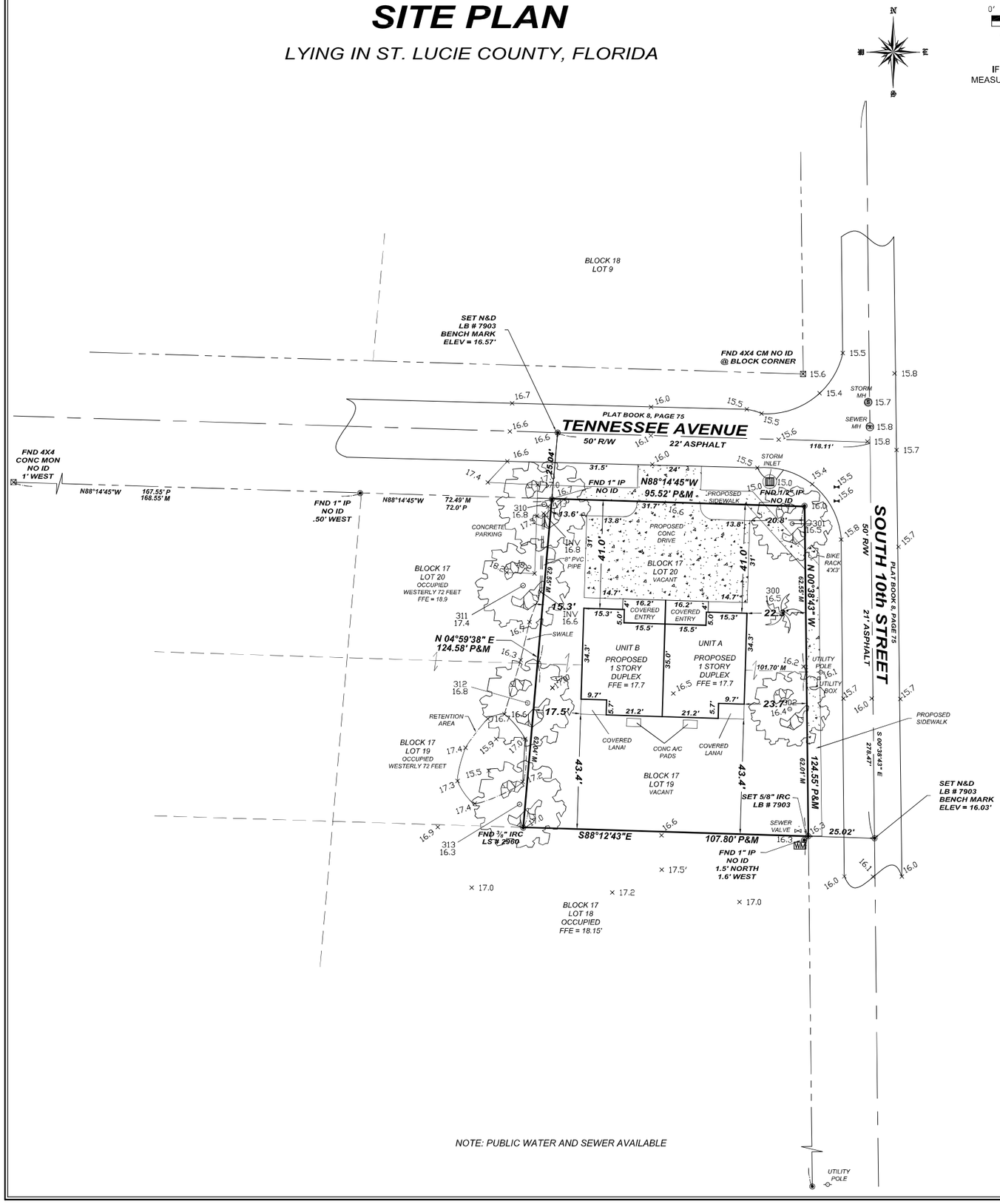
SITE PLAN

LYING IN ST. LUCIE COUNTY, FLORIDA

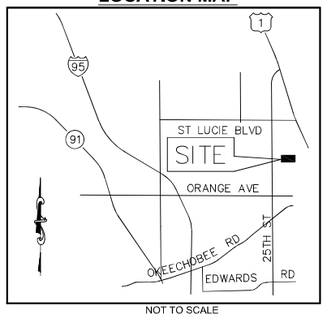


0′ 20′ 40′

GRAPHIC SCALE IN FEET

IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE

LOCATION MAP



NOT TO SCALE

STREET ADDRESS

2105 SOUTH 10th STREET,
FORT PIERCE, FLORIDA 34950

PROPERTY DESCRIPTION

LOTS 19 AND 20, LESS THE WESTERLY 72 FEET THEREOF, BLOCK 17, OF SUNRISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.61 ACRES, MORE OR LESS.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM OR ⊕	BENCHMARK
BRG	BEARING
C	CALCULATED DATA
CBS	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DB	DEED BOOK
DBH	DIAMETER AT BREAST HEIGHT
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MHWL	MEAN HIGH WATER LINE
MON	MONUMENT
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLATTED DATA
PB	PLAT BOOK
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
△	DELTA
(SS)	SANITARY SEWER
○	UTILITY POLE

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.

4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17.

5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

SURVEYOR'S NOTES

1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO SUBMIT TO LOCAL MUNICIPALITY FOR RESIDENTIAL BUILDING PERMITTING OF A DUPLEX BUILDING . ANY OTHER USE IS PROHIBITED BY ASI.

2. REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASI AND WILL DEEM THIS SURVEY AND/OR MAP TO BE INVALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.

3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF TENNESSEE AVENUE HAVING A BEARING OF N88°14'45"W, ACCORDING TO THE PLAT OF SUNRISE ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.

4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0187 K, EFFECTIVE DATE FEBRUARY 19, 2020.

5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "VIR 2-15" HAVING AN ELEVATION OF 17.72'.

6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.

7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.

11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS OCTOBER 06, 2023. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S.

CHARLES ARNOLD, PSM
FLORIDA CERTIFICATE NO. LS4971

DATE

NOTE:
If this is an electronically signed and sealed survey and/or map, it is done so per Florida Administrative Code (F.A.C.) 5J-17. Any printed survey and/or map and copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

NOTE: PUBLIC WATER AND SEWER AVAILABLE

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

BY	DATE	REVISIONS
RC	06/04/2024	REVISED SITE PLAN
RC	12/21/2023	ADDED SITE PLAN

CERTIFICATIONS:
ETHEL A. ROWE

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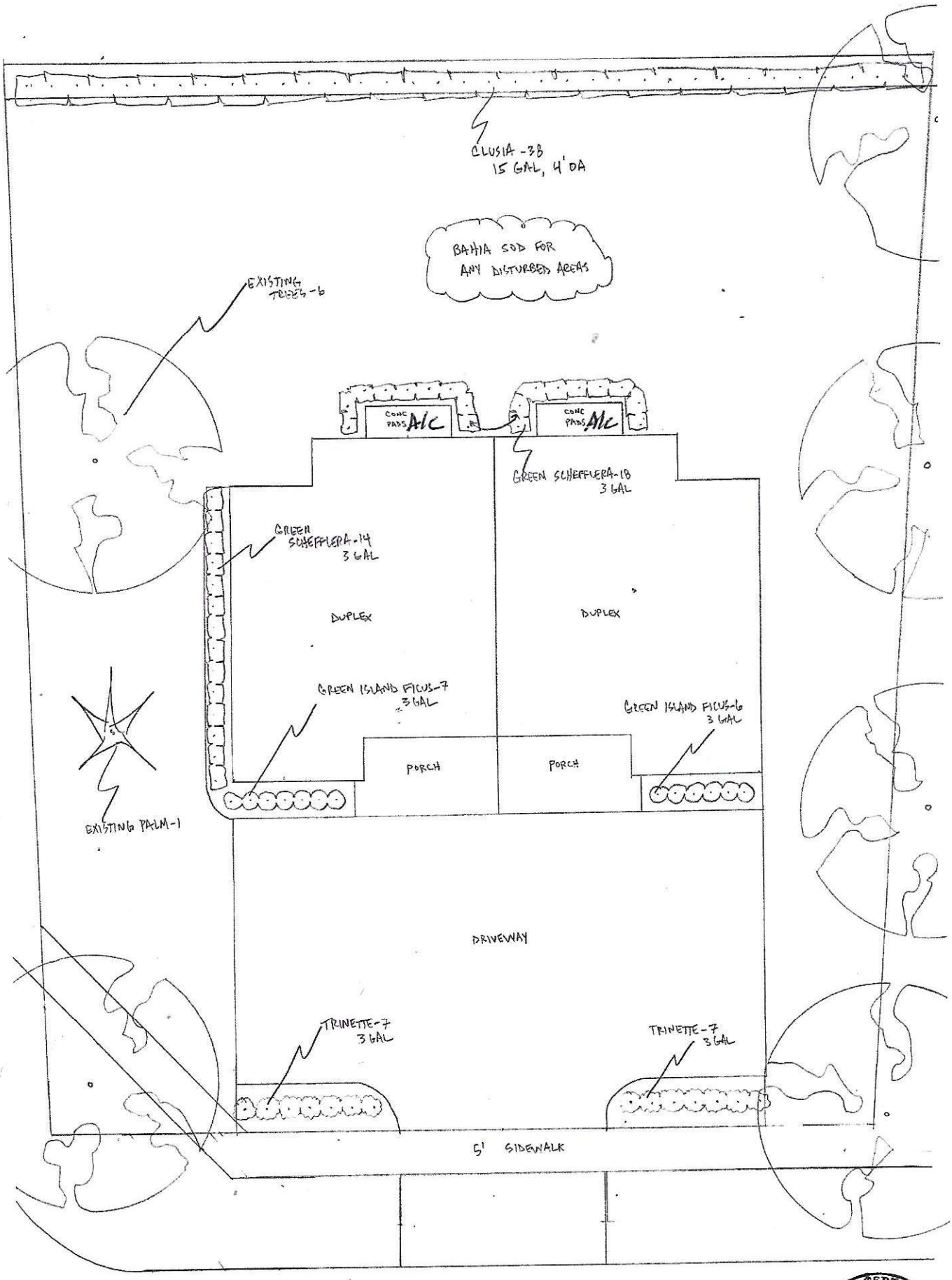
DRAWN BY:	RC
CHECKED BY:	CA
DATE:	10/06/2023
HORIZONTAL SCALE	1"=20'
SHEET	1 OF 1
PROJECT NO.	23-530

LANDSCAPE PLAN



S 10TH ST
FORT PIERCE, FL

SCALE : 1" = 10'
DATE : 6/12/24
REV :

DESIGN BY:
GARY ROBERTS LANDSCAPE
4200 JOHNSTON RD
FT PIERCE, FL

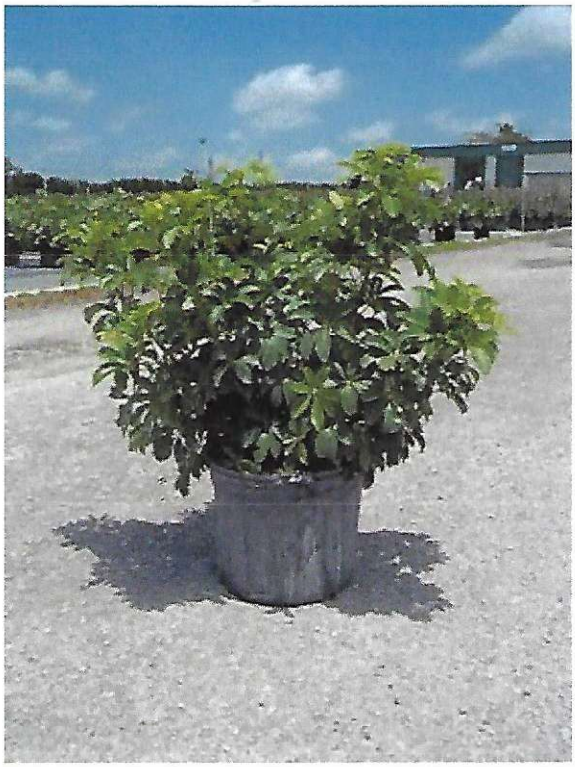
FNGLA CERTIFIED
FCLD 0057
We Know What Grows
Landscape Designer



Green Island Ficus



Clusia Bush



Green Arboricola


Trinette







VICINITY MAP

GENERAL NOTES

1) THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, ECT. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC.

2) STRUCTURAL FEATURES NOT DETAILED ON THESE PLANS WILL BE ADDRESSED BY THE ENGINEER AS CONSTRUCTION PROGRESSES.

3) ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4) ALL CONSTRUCTION MUST COMPLY WITH THE FLORIDA BUILDING CODE FBC1 2020, RESIDENTIAL, FBC 2020 PLUMBING CODE, FBC 2020 MECHANICAL CODE, FBC 2020 ENERGY CONSERVATION, AND THE NEC (NFPA 70) 2017 EDITION.

5) RESIDENCE LOCATED IN NEGLIGIBLE WEATHERING AREA, AND IN VERY HEAVY TERMITE INFESTATION AREA PER FRC 301.

ADDITIONAL NOTES

1) INTERIOR TO BE ½" DRYWALL FINISH.

2) ALL INTERIOR GYPSUM BOARD TO BE MIN. ½" THICK WITH (13 GAGE, 1 3/8" LONG, 15/64" HEAD, 0.098" DIAMETER, 1 ¼" LONG, ANNULAR RINGED; BD COOLER NAIL, 0.099" DIAMETER, 1 5/8" LONG, 5/64" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIAMETER, 1 5/8" LONG, 9/32" HEAD) SPACED AT 7" O.C. FOR NAILS AND 12" O.C. FOR SCREWS.

3) WALLS AT SHOWER TO BE TILE. PROVIDE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178, OR C 1278 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (PER FRC R4.1.1 & FRC 702.4.1)

4) WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

5) WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.

6) ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER. EXPOSED FOAM PLASTIC INSULATION MATERIALS EXPOSED TO THE UNDERSIDE OF THE ROOF DECK OR ON THE ATTIC WALLS SHALL COMPLY WITH SECTION R316.

7) PER FRC 102.2.1 ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C 36, C 79, C 475, C 514, C 630, C 931, C 960, C 1002, C 1047, C 1177, C 1178, C 1278, C 1396, OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF FRC, AND ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C 557.

8) INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

ENERGY CONSERVATION NOTES

1) RESIDENCE SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 ENERGY CONSERVATION RESIDENTIAL.

2) ATTIC ACCESS DOORS OR HATCHES FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL IS INSTALLED, TO PREVENT LOOSE FILL FROM SPILLING INTO THE LIVING SPACE.

3) THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS R402.4.1 THROUGH R402.4.4.

4) WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FT AND MUST BE TESTED, LISTED AND LABELED IN ACCORDANCE WITH R402.4.3.

5) CONTRACTOR SHALL PROVIDE ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD IN ACCORDANCE WITH FBC 2020 ENERGY CONSERVATION R401.3.

CONTENTS

A100 - COVER SHEET

A101 - FLOOR PLAN & DETAILS

A102 - ELEVATIONS

A103 - ELECTRICAL PLAN

A104 - FOUNDATION PLAN

A105 - BLOCK PLAN

A106 - HVAC

A107 - TRUSS PLAN

A108 - DETAILS

A109 - DETAILS

CITY OF FORT PIERCE BUILDING DEPARTMENT
100 N. US1, US 1, FORT PIERCE, FLORIDA 34950
(772) 460-2200 EXT. 261, (FAX) (772) 467-9836

DESIGN CERTIFICATION FOR WIND LOAD COMPLIANCE

THIS CERTIFICATION IS TO BE COMPLETED BY THE PROJECT DESIGN ARCHITECT OR ENGINEER. THIS CERTIFICATION MUST BE SUBMITTED WITH ALL APPLICATIONS FOR BUILDING PERMIT(S) INVOLVING THE CONSTRUCTION OF NEW RESIDENCES (SINGLE OR MULTI-FAMILY), RESIDENTIAL ADDITIONS, ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT, AND ANY NONRESIDENTIAL STRUCTURE. THIS CERTIFICATION SHALL NOT APPLY TO INSTALLATION HEREWITH PROVIDED THAT NO STRUCTURAL WALLS, COLUMNS OR SIMILAR COMPONENT ARE BEING AFFECTED) OR CERTAIN OTHER MINOR PERMITS. FOR FURHER ASSISTANCE PLEASE CONTACT THIS PERMIT OFFICE AT (772) 460-2200, EXT. 261, 276, 211, OR 274.

PROJECT NAME AND ADDRESS	OFFICE USE ONLY THIS SIDE	
DAVID ROWE DUPLEX	PERMIT NUMBER :	
SOUTH 10TH STREET	OCCUPANCY TYPE	
FORT PIERCE, FLORIDA 34982	CONSTRUCTION TYPE	

CERTIFICATION STATEMENT :
I CERTIFY THAT, TO THE THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE STRUCTURAL PORTION OF THE BUILDING CODES CURRENTLY ADOPTED AND ENFORCED BY THE CITY OF FORT PIERCE. I ALSO CERTIFY THAT STRUCTURAL ELEMENTS DEPICTED ON THESE PLANS PROVIDE ADEQUATE RESISTANCE TO THE WIND LOADS AND FORCES SPECIFIED BY CURRENT CODE PROVISIONS.

DESIGN PARAMETERS AND ASSUMPTIONS USED :

1. BUILDING CODE EDITION USED (YEAR) 2023 FBC. X ASCE 7-22 ____ OTHER 8TH ADDTION	
2. BUILDING DESIGN IS : ENCLOSED X PART ALLY ENCLOSED ____ OPEN BUILDING ____	
3. MEAN ROOF HEIGHT : 13.25 FEET. ROOF PITCH : 6.0 : 12 WIND SPEED USED IN DESIGN : 160 MPH / VULT.	
4. WIND EXPOSURE CLASSIFICATION (refer to exposure tables in ASCE 22) : C	
5. WIND VELOCITY PRESSURE (refer to ASCE EQ. 28.3-1 & 30.3.3) : 32.8 PSF COMPONENTS AND CLADDING 32.8 PSF	
6. DESIGN PRESSURE ON EXTERIOR FACES OF STRUCTURE (ASCE 30.4-1) : POSITIVE 39.7 PSF AND NEGATIVE 52.0 PSF	
7. IMPORTANCE / USE FACTOR (obtain from ASCE tbl 1.5-2) : 1.0	
8. RISK CATEGORY (obtain from FBC table 1604.5) : 2.0	
9. APPLICABLE INTERNAL PRESSURE COEFFICIENTS (tbl 26.11-1 ASCE 7) : 0.18	
10. LOADS : FLOOR : 40 PSF ROOF / DEAD : 5 PSF ROOF / LIVE : 20 PSF	
11. WERE SHEAR WALLS CONSIDERED FOR STRUCTURE ? (check one) X YES ____ NO (if no, attach explanation)	
12. IS A CONTINUOUS LOAD PATH PROVIDED ? (check one) X YES ____ NO (if no, attach explanation)	
13. ARE COMPONENT AND CLADDING DETAILS PROVIDED ? (check one) X YES ____ NO (if no, attach explanation)	
14. MINIMUM SOIL BEARING PRESSURE 2000 PSF	

DESIGN PROFESSIONAL CERTIFICATION :
AS WITNESSED BY MY SEAL, I HEREBY COPY THAT THE INFORMATION INCLUDED WITH THIS CERTIFICATION IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND BELIEF.

BENCHMARK ENGINEERING
BOWDOIN G HUTCHINSON P.E.
FLORIDA REGISTRATION
NO. 70878

BUILDING DEPARTMENT PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

OPENING SCHEDULE : SWING DOORS, OVERHEAD DOORS , SLIDING GLASS DOORS, FIXED GLASS, WINDOWS , AND SKYLIGHTS

OPENING ID	FL # OR NOA #	PRODUCT	MODEL #	MANUFACTURER	GLASS DESCRIPTION	ATTACHMENT METHOD TYPE, SIZE, SPACING AND EMBEDMENT (DISTANCE FROM CORNER/ DISTANCE O.C.)	BUILDING DESIGN PRESSURE	PRODUCT DESIGN PRESSURE
A, B, D,		ALUMINUM SINGLE HUNG WINDOW			IMPACT		SEE ELEVATIONS	
F		ALUMINUM SLIDING GLASS DOORS			IMPACT		SEE ELEVATIONS	
E		ALUMINUM FIXED WINDOW			IMPACT		SEE ELEVATIONS	
C		3068 SC O.S. ENTRY DOOR			N/A		SEE ELEVATIONS	

PRODUCT	MODEL #	MANUFACTURER	ATTACHMENT METHOD TYPE, SIZE, SPACING, EMBEDMENT, & STIFFENER	BUILDING DESIGN PRESSURE	PRODUCT DESIGN PRESSURE
ROOF	5-V CRIMP METAL ROOF				
SIDING	N/A	N/A	N/A	N/A	
ROOF UNDERLAYMENT				N/A	
RIDGEVENT					
MULLIONS				SEE ELEVATIONS	
SOFFIT	STUCCO	N/A	N/A	N/A	N/A
HURRICANE PANELS 9' SPAN OR LESS	N/A	N/A	N/A	N/A	N/A

NOTES
1.) ALL GLAZED EXTERIOR OPENINGS SHALL BE IMPACT RESISTANT OR PROVIDED WITH SHUTTERS.
2.) MAIN EGRESS DOOR MUST BE IMPACT RESISTANT.
3.) ALL GLASS SHALL HAVE A U-FACTOR LESS THAN OR EQUAL TO 0.40 AND SHGC LESS OR EQUAL TO 0.25.

I HAVE REVIEWED THE ABOVE PRODUCT APPROVAL INFORMATION AND APPROVE IT.

NAME BOWDOIN G HUTCHINSON P.E. | CERTIFICATION NUMBER : FL REG.NO. 70878

STRUCTURAL NOTES

1) DESIGN LOADS IN ACCORDANCE WITH ASCE7-16.

2) SOIL BEARING CAPACITY: 2000 PSF (MIN.).

3) ALL STRUCTURAL CONCRETE IN BEAMS, LINTELS, VERTICAL CELLS, AND COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

4) SLAB ON FOOTINGS TO BE CONCRETE WITH A MINIMUM 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. SEE PLAN FOR SIZES & STEEL REQUIREMENTS.

5) MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS:
FOOTINGS 3"CLEAR; 2 ½"SUSPENDED SLABS; 1 ½"

6) LAP ALL REINFORCING STEEL A MINIMUM OF 48 BAR DIAMETERS EXCEPT AS NOTED GRADE 60 STEEL MINIMUM IN BEAMS AND COLUMNS.

7) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

8) SPLITTING OR CRACKING OF STRUCTURAL COMPONENTS DUE TO INSTALATION OF HARDWARE IS NOT PERMITTED.

9) UNLESS OTHERWISE NOTED, THE INSTALLATION OF SPECIFIED HARDWARE SHALL CONFORM TO THE MANUFACTURES INSTRUCTIONS AND STANDARD PRACTICES

10) UNLESS OTHERWISE NOTED, FOR EXTERIOR WALLS, EXTERIOR PLYWOOD SHEATHING AND INTERIOR DRYWALL IS TO BE NAILED WITH 10d OR BETTER NAILS 6" O.C. EDGES, AND 6" O.C. FIELD, OR SCREWED WITH DRYWALL SCREWS 1.5" LONG AND 0.131 DIA.

11) ALL LINTELS SHALL HAVE A MINIMUM 4" BEARING.

12) PROVIDE # 5 CORNER BARS W/ 30" MIN. LAP SPLICE FOR BOND BEAM.

13) EXTERIOR FRAME WALLS TO BE STUCCO OVER WIRELATH WITH 11 GA. 1" LONG NAILS WITH 3/8" @ HEAD @ 6" O.C. OVER (1) LAYERS OF 15# FELT OR TYVEK BUILDING WRAP OVER 15/32" CDX PLYWOOD WITH 10D NAILS TO STUDS @ 6" O.C. PERIMETER AND FIELD.

14) BEARING POINTS OF TRUSSES SHALL HAVE VERTICAL STUDS IN A NUMBER EQUAL TO THE NUMBER OF PLIES OF THE BEARING MEMBER WHEN THE BEARING MEMBER IS (2) OR MORE PLIES UNLESS NOTED.

15) R606.2.4 COMPOSITION OF MASONRY UNITS
CONCRETE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM C55 FOR CONCRETE BRICK; ASTM C73 FOR CALCIUM SILICATE FACE BRICK; ASTM C90 FOR LOAD-BEARING CONCRETE MASONRY UNITS; ASTM C744 FOR PREFACED CONCRETE AND CALCIUM SILICATE MASONRY UNITS; OR ASTM C1634 FOR CONCRETE FACING BRICK.

16) R606.2.7 MORTAR
EXCEPT FOR MORTARS LISTED IN SECTIONS R606.2.6, R606.2.8 AND R605.2.10, MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL MEET THE PROPORTION SPECIFICATIONS OF TABLE R606.2.7 OR ON THE PROPERTY SPECIFICATIONS OF ASTM C270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH SECTIONS R606.2.7.1, R606.2.7.2 AND R606.2.7.3

17) R606.2.11 GROUT
GROUT SHALL CONSIST OF CEMENTITIOUS MATERIAL AND AGGREGATE IN ACCORDANCE WITH (ASTM C476 OR THE PROPORTION SPECIFICATIONS OF TABLE R606.2.11. TYPE M OR TYPE S MORTAR TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO PRODUCE POURING CONSISTENCY SHALL BE PERMITTED TO BE USED AS GROUT.

ELECTRICAL NOTES

1) ALL ELECTRICAL WORK SHAL BE IN ACCORDANCE WITH THE NEC (NFPA 70) 2020 EDITION.

2) A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (LOW VOLTAGE LIGHTING SHALL NOT BE REQUIRD TO BE HIGH-EFFACY LAMPS)

3) RECESSED LIGHTING SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

4) SMOKE DETECTORS TO BE 110V W/ BATTERY BACK UP - ARC FAULT CIRCUIT

5) SMOKE DETECTORS TO BE INTERCONNECTED SO THAT ONE SMOKE DETECTOR ACTIVATES ALL SMOKE DETECTORS IN THE RESIDENCE

6) PROVIDE BRANCH CIRCUIT ARC-FAULT PROTECTION FOR ALL CIRCUITS SERVING: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS PER FBC AND NEC REQUIREMENTS.

7) PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE 15 AND 20 AMP CIRCUITS SERVING: BATHROOMS, GARAGES, KITCHENS, ACCESORY BUILDINGS, OUTDOORS, OR WITHIN 72" OF EDGE OF ANY SINK.

8) CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10' OF ALL BEDROOMS.

9) EXHAUST FANS TO BE VENTED THRU ROOF OR SOFFIT.

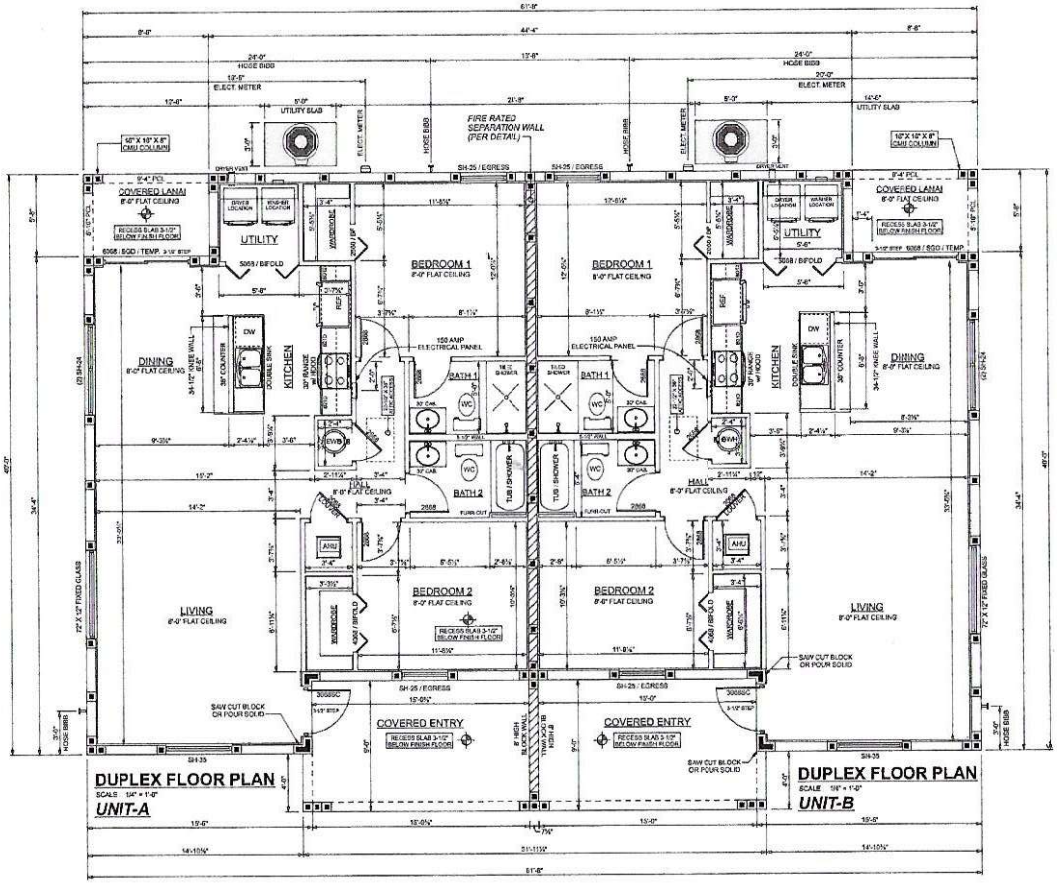
10) PROVIDE TAMPER RESISTANT RECEPTICLES PER NEC REQUIREMENTS.

TRUST CONSTRUCTION INC.
BUILDING • REMODELING • ADDITIONS
6007 CITRUS AVENUE, FORT PIERCE, FLORIDA 34982
(772) 467- 0050 CGC 1512590

PROJECT	
DATE	05-15-2024
PROJECT NAME	DAVID ROWE
PROJECT ADDRESS	SOUTH 10TH STREET, FORT PIERCE , FL 34982
SHEET TITLE	COVER SHEET
JOB NUMBER	2023-01

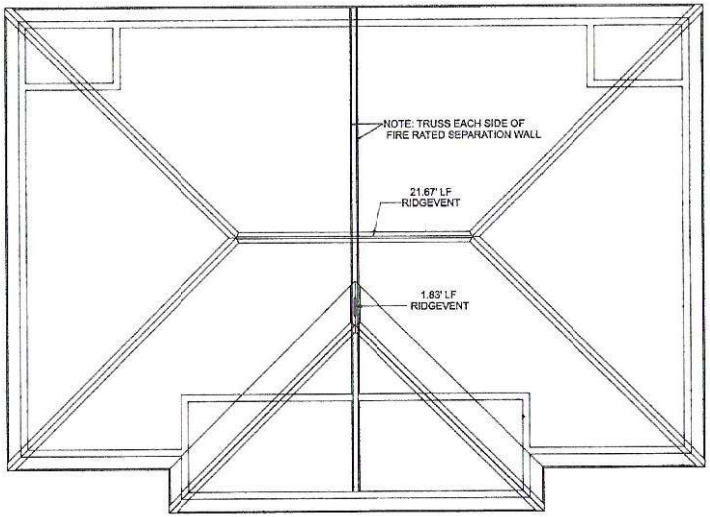
ENGINEER
BENCHMARK ENGINEERING
BOWDOIN G HUTCHINSON P.E.
FLORIDA REGISTRATION
NO. 70878

SHEET
ONE OF TEN



DUPLEX FLOOR PLAN
SCALE 1/4" = 1'-0"
UNIT-A

DUPLEX FLOOR PLAN
SCALE 1/4" = 1'-0"
UNIT-B



ROOF CONCEPT DRAWING
8'-0" BEARING HEIGHT

SCALE : 3/16" = 1'-0"

12" TRUSS OVERHANG (CANTILEVER)
6 / 12 ROOF PITCH
" SEE TYPICAL WALL SECTION & SOFFIT DETAIL FOR ADDITIONAL INFORMATION "

PLAN INFORMATION

A MULTI FAMILY RESIDENCE

FLOOR PLAN	CUSTOM
GARAGE SIDE	N/A
ELECTRICAL SERVICE	TBD
EXPOSURE	TBD
PLAN DIMENSIONS	61'-8" X 40'-0"

AREA TABULATIONS	**UNIT-A**
LIVING AREA	1106 SQUARE FEET
COVERED ENTRY	141 SQUARE FEET
COVERED LANIA	49 SQUARE FEET
TOTAL FOOT PRINT	1296 SQUARE FEET

AREA TABULATIONS	**UNIT-B**
LIVING AREA	1106 SQUARE FEET
COVERED ENTRY	140 SQUARE FEET
COVERED LANIA	49 SQUARE FEET
TOTAL FOOT PRINT	1297 SQUARE FEET

TOTAL COMBINED FOOT PRINT

2593 SQUARE FEET

CALCULATE ATTIC VENTILATION

CEILING = 2593 SQUARE FEET
2593 / 300 = 8.63 REQUIRED VENTILATION
221.33 LINEAR FEET OF 6" X 22" VENTS @ 48" O.C. = 50.9 SQ. FT. / 2 = 25.45 SQUARE FEET AVAILABLE FOR CROSS VENTILATION.
25.45 SQUARE FEET > 8.63 SQUARE FEET SOFFIT VENTILATION OK

PROVIDE 6" X 22" SOFFIT VENT @ 48" ON CENTER

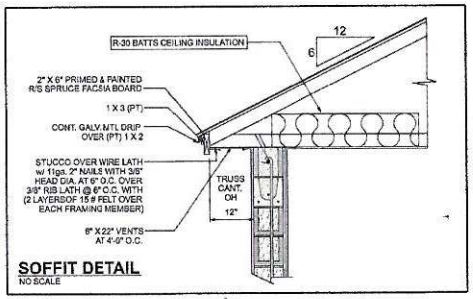
REQUIRED VENTING IN THE UPPER PORTION OF THE ATTIC

40 - 50 % OF REQUIRED VENTING AS PER FRC 806.2 EX #2

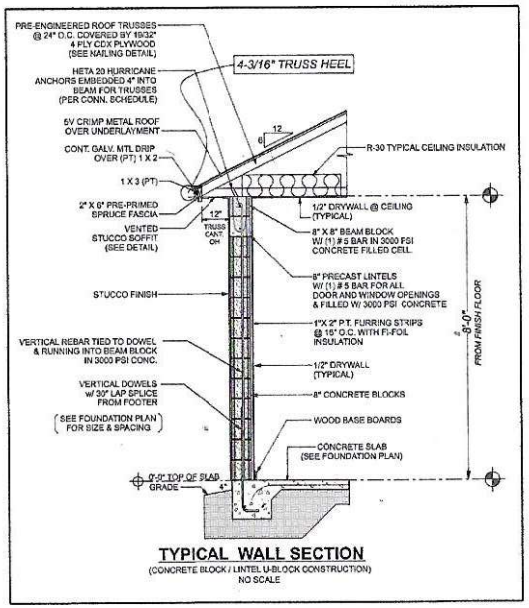
8.63 X 40% = 3.45 SQ. FT. OF RIDGE VENT
8.63 X 60% = 5.18 SQ. FT. OF RIDGE VENT

RIDGE VENT

23.4" LINEAR FEET OF 2" VENT = 3.90 SQUARE FEET OF RIDGE VENT
PROVIDE 23'-4" LF OF RIDGE VENT



SOFFIT DETAIL
NO SCALE



TYPICAL WALL SECTION
(CONCRETE BLOCK / LINTEL U-BLOCK CONSTRUCTION)
NO SCALE

DATE	05-16-2024
PROJECT NAME	**DAVID ROWE**
PROJECT ADDRESS	SOUTH 10TH STREET, FORT PIERCE., FL 34982
SHEET TITLE	FLOOR PLAN, ROOF PLAN, TYP. WALL SECTION, VENT CALCS.
CONTRACTOR	TRUST CONSTRUCTION
SCALE	AS NOTED
JOB NUMBER	2023-01
WIND SPEED	160
EXPOSURE	C
MODEL	DUPLEX

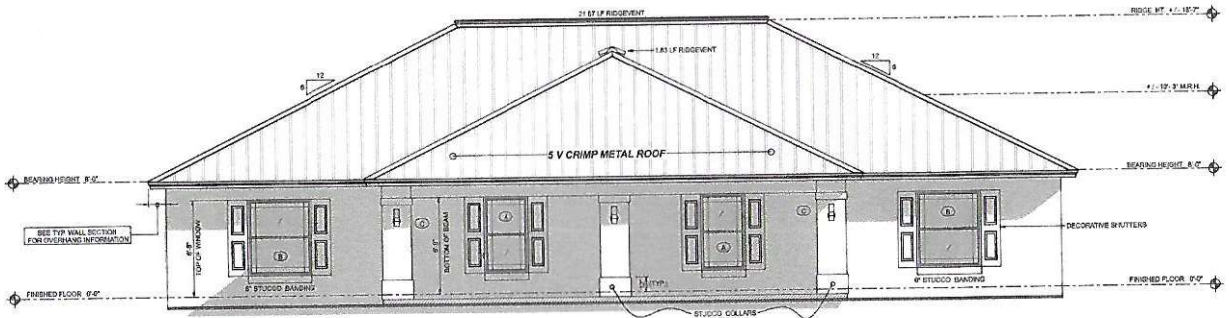
PROJECT

BENCHMARK ENGINEERING
BOWDOIN G HUTCHINSON P.E.
FLORIDA REGISTRATION NO. 70878

ENGINEER

SHEET

TWO OF TEN



FRONT ELEVATION

SCALE : 1/4" = 1'-0"

SAND FLOAT FINISH ON ALL STUCCO BANDS & RETURNS SUCH AS WINDOWS, DOORS, GARAGE DOORS, AND ENTRY

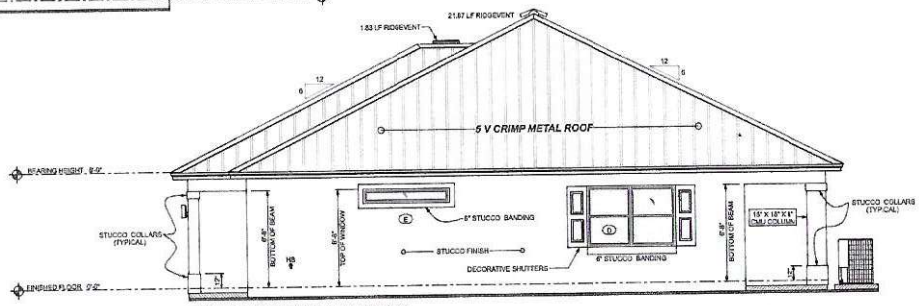


ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS

OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
A	SH-25	18.1	INTERIOR ZONE	+ 33.5 PSF	- 36.3 PSF
B	SH-35	23.2	END ZONE	+ 33.4 PSF	- 44.6 PSF
C	3068 ENTRY DOOR	20.0	END ZONE	+ 33.4 PSF	- 44.6 PSF

EXPOSURE 160-C

DESIGN PRESSURES PER ASCE 7-16



RIGHT SIDE ELEVATION

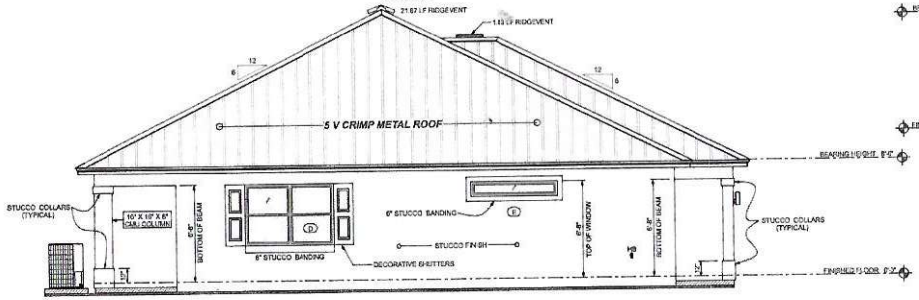
SCALE : 1/4" = 1'-0"

ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS

OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
E	FIXED GLASS	6.0	INTERIOR ZONE	+ 33.6 PSF	- 36.4 PSF
D	(2) SH 24	13.0	END ZONE	+ 33.6 PSF	- 44.9 PSF

EXPOSURE 160-C

DESIGN PRESSURES PER ASCE 7-16



LEFT SIDE ELEVATION

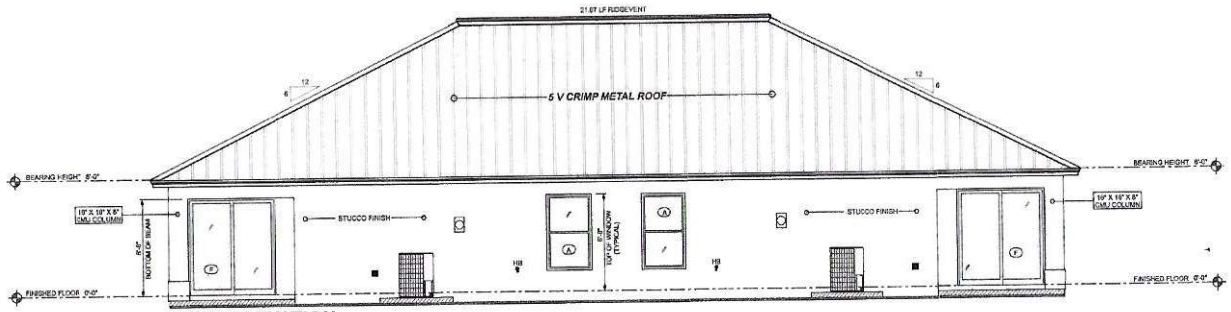
SCALE : 1/4" = 1'-0"

ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS

OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
E	FIXED GLASS	6.0	INTERIOR ZONE	+ 33.6 PSF	- 36.4 PSF
D	(2) SH-24	13.0	END ZONE	+ 33.6 PSF	- 44.9 PSF

EXPOSURE 160-C

DESIGN PRESSURES PER ASCE 7-16



BACK ELEVATION

SCALE : 1/4" = 1'-0"

ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS

OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
A	SH-25	18.1	INTERIOR ZONE	+ 33.5 PSF	- 36.3 PSF
F	6068 / SGD	20.0	END ZONE	+ 33.4 PSF	- 44.6 PSF

EXPOSURE 160-C

DESIGN PRESSURES PER ASCE 7-16

DATE	05-16-2024
PROJECT NAME	DAVID ROWE
PROJECT ADDRESS	SOUTH 10TH STREET, FORT PIERCE , FL 34982
SHEET TITLE	ELEVATION SHEET
CONTRACTOR	TRUST CONSTRUCTION
SCALE	AS NOTED
JOB NUMBER	2023-01
WIND SPEED	160
EXPOSURE	C
MODEL	DUPLEX PROJECT

PROJECT

BENCHMARK ENGINEERING

BOWDOIN G HUTCHINSON P.E.
FLORIDA REGISTRATION NO. 70878

ENGINEER

SHEET

THREE OF TEN

3-Loop Wave Style Bike Rack - 5 Bike Capacity, Black



More Images

Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	IN STOCK SHIPS TODAY
H-2543BL	3-Loop	43 x 2 1/2 x 39"	5	56			Black	1 ADD

SHIPS VIA MOTOR FREIGHT

− Additional Info | + Parts | + Shopping Lists | Request a Catalog

DIMENSIONS:
- Base Plate (Diameter): 7"
- Mounting Holes: 9/16"

MOUNTING HARDWARE:
- Included hardware is for concrete, block or stone.
- Not recommended for asphalt.

Ships Via Motor Freight

Availability: In Stock
Unit Weight: 56 lbs.

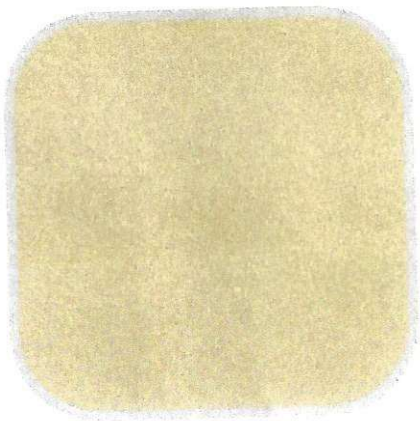
Instructions

Catalog Page 417

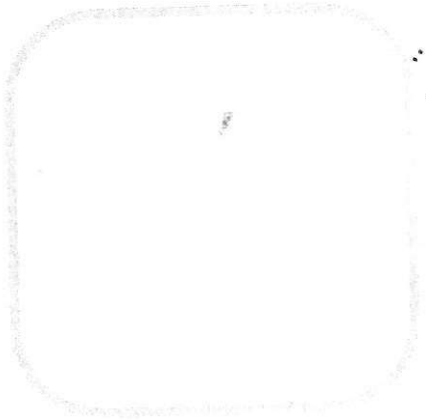
Email Item

Country of Origin: USA

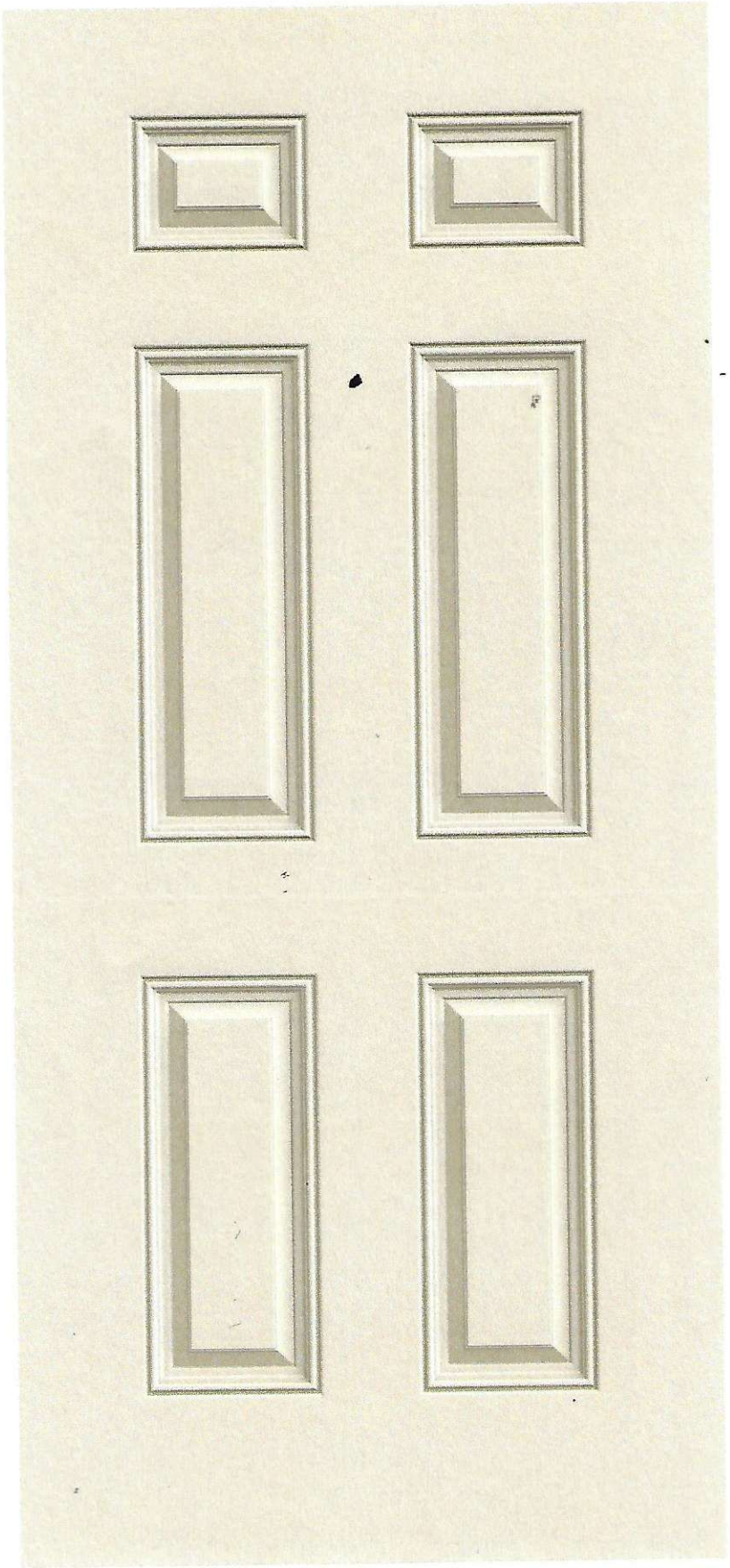
SAME DAY SHIPPING | HUGE SELECTION IN STOCK | SHIPS FROM 13 LOCATIONS



Behr Baja PPU7-08



Polar Bear White #75




PGT
USA
WinGuard

Traffic Impact Report

The proposed duplex is positioned on a corner lot at Tennessee Ave. and S. 10th Street. The driveways are located to enter/exist on Tennessee Ave. The area is a mixed use of commercial/residential. The commercial side is low volume traffic. The neighboring offices are a tax office and beauty salon. The proposed duplex is designed with driveways wide enough to accommodate two vehicles on both sides.

We do not foresee any burdening efforts by building this duplex.

Planning Board **6. g.**

Meeting Date: 08/12/2024

Re: Site Plan - Asphalt Plant - 4060 Selvitz Road

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Site Plan - Asphalt Plant - 4060 Selvitz Road

SUMMARY:

A development review application has been submitted for a site plan for an asphalt plant, located at 4060 Selvitz Road, Parcel ID: 2432-223-0004-000-6. The applicant, ETM Solutions, LLC is proposing that 7.48 acres (325,937 sq ft.) will be utilized to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement. The asphalt plant is approved as one of FDOT's Production Facilities. The plant will serve State, County, Municipal/local road, airport, and private projects in the region.

RECOMMENDATION:

Planning Department Staff recommends that the Planning Board moves the item to the City Commission with a recommendation of APPROVAL of the site plan with the two (2) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a.All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

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

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

2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of final certificate of occupancy.

ALTERNATIVES:

- Recommend Approval with additional conditions
- Recommend Disapproval of site plan

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Applicant File
Staff Supporting Documents

Form Review

Form Started By: Kerry Driver
Started On: 06/26/2024 12:12 PM
Final Approval Date: 08/05/2024

CITY OF FORT PIERCE

PLANNING BOARD

August 12, 2024

Site Plan for an Asphalt Plant
4060, Selvitz Road

APPLICANT

ETM Solutions, LLC Robert Baer, Manager

PROPERTY OWNER(S)

Wanda Johnson

PARCEL ID #(S):
2432-223-0004-000-6

4060 Selvitz Rd., Asphalt Plant SITE PLAN

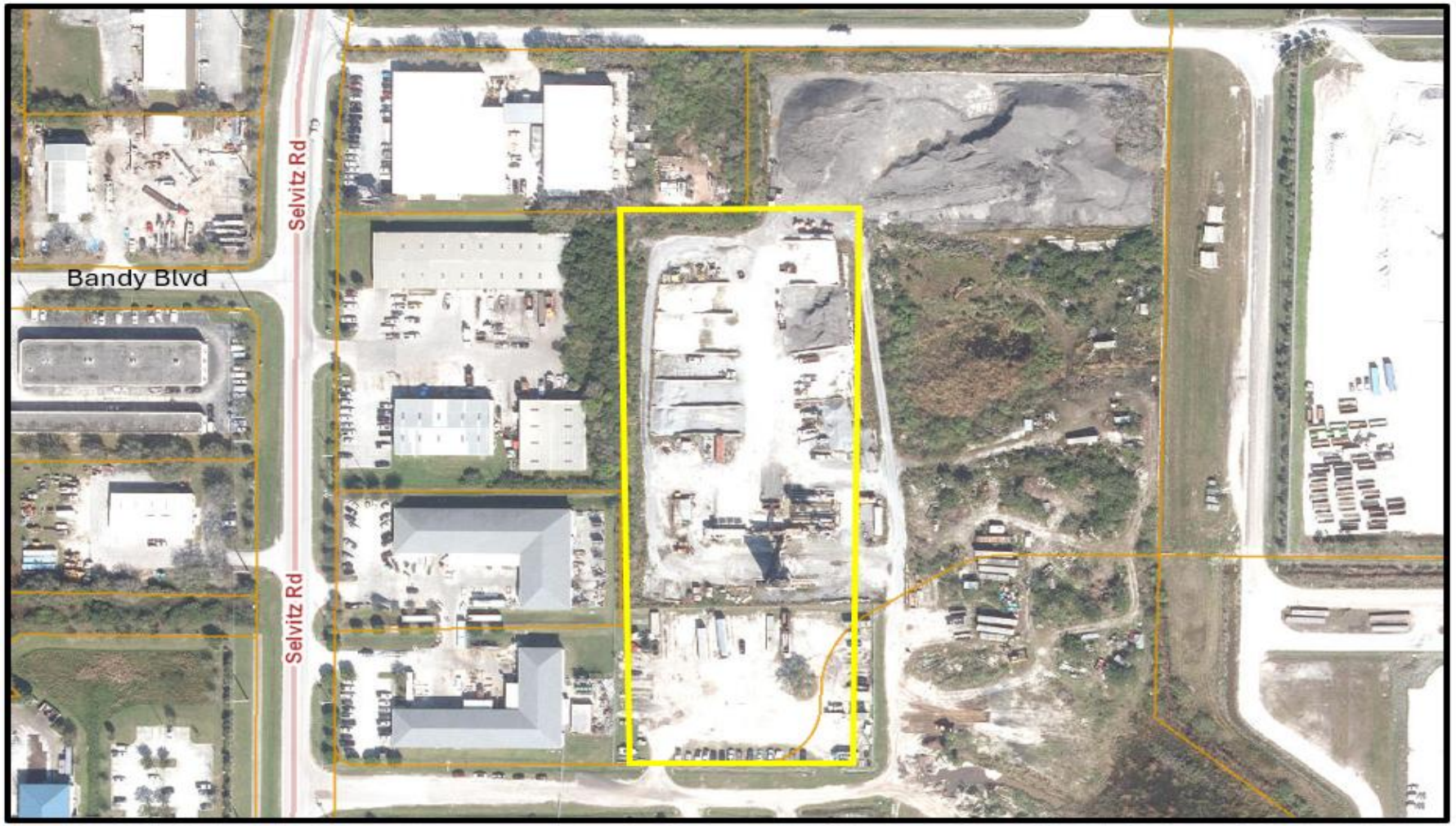
SUMMARY

Request for review of an application for a Site Plan to operate and maintain a portable asphalt plant on approximately 325,937 square foot parcel at 4060 Selvitz Road.

The subject parcel has a total of 12.79 acres however, 7.48 acres will be used for the “portable” asphalt plant. While the plant is portable in that it is capable of being taken apart, shipped and set up in another location, the Project anticipates the portable asphalt plant to be permanent on the Property.

The site is surrounded by Heavy Industrial and Planned Development Zoning districts and Heavy Industrial Future Land Use uses.

SITE LOCATION

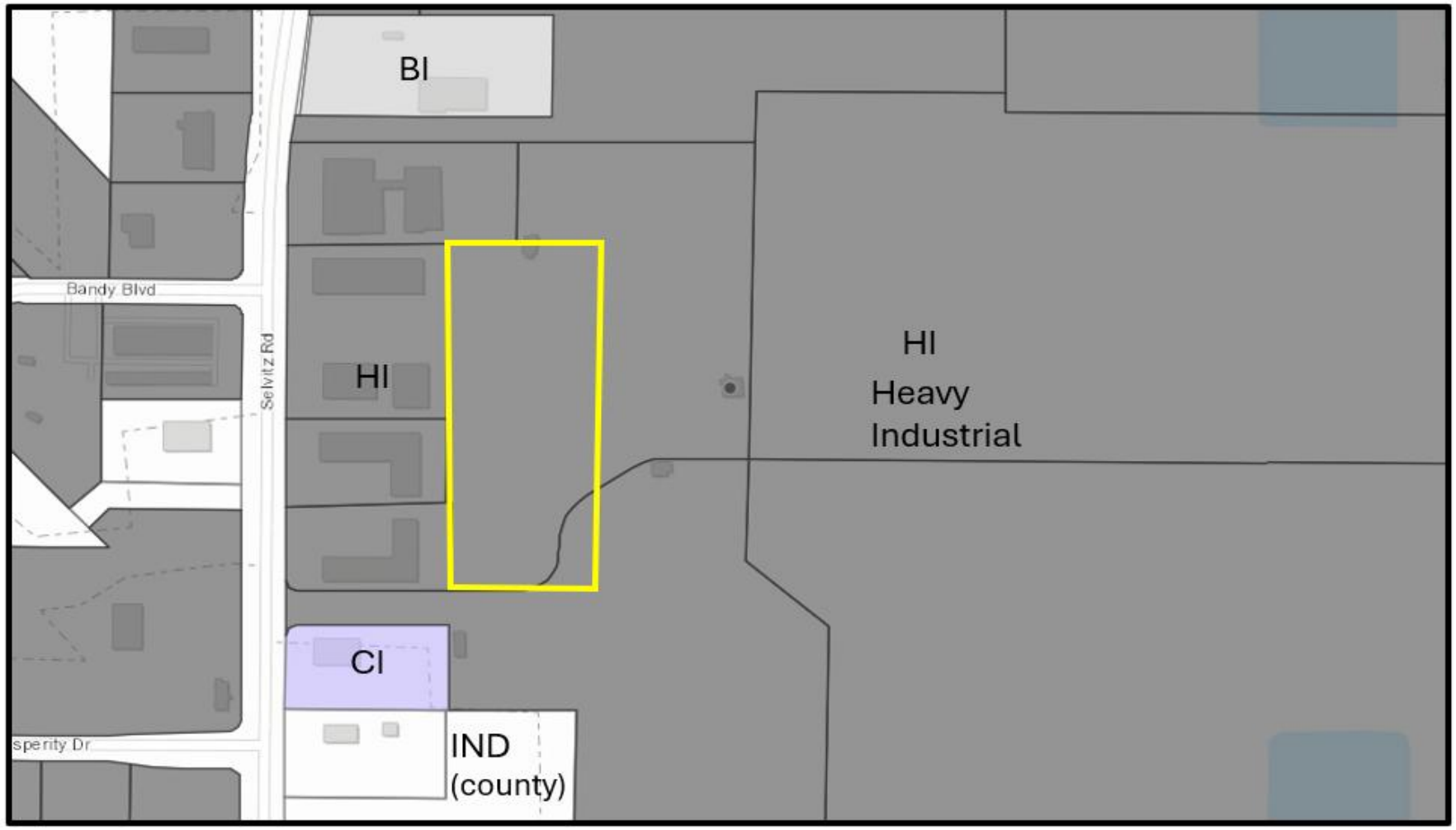


SITE AREA= 12.79 +/- Acres
PLANT AREA = 7.48 +/- Acres

4060 Selvitz Rd., Asphalt Plant SITE PLAN

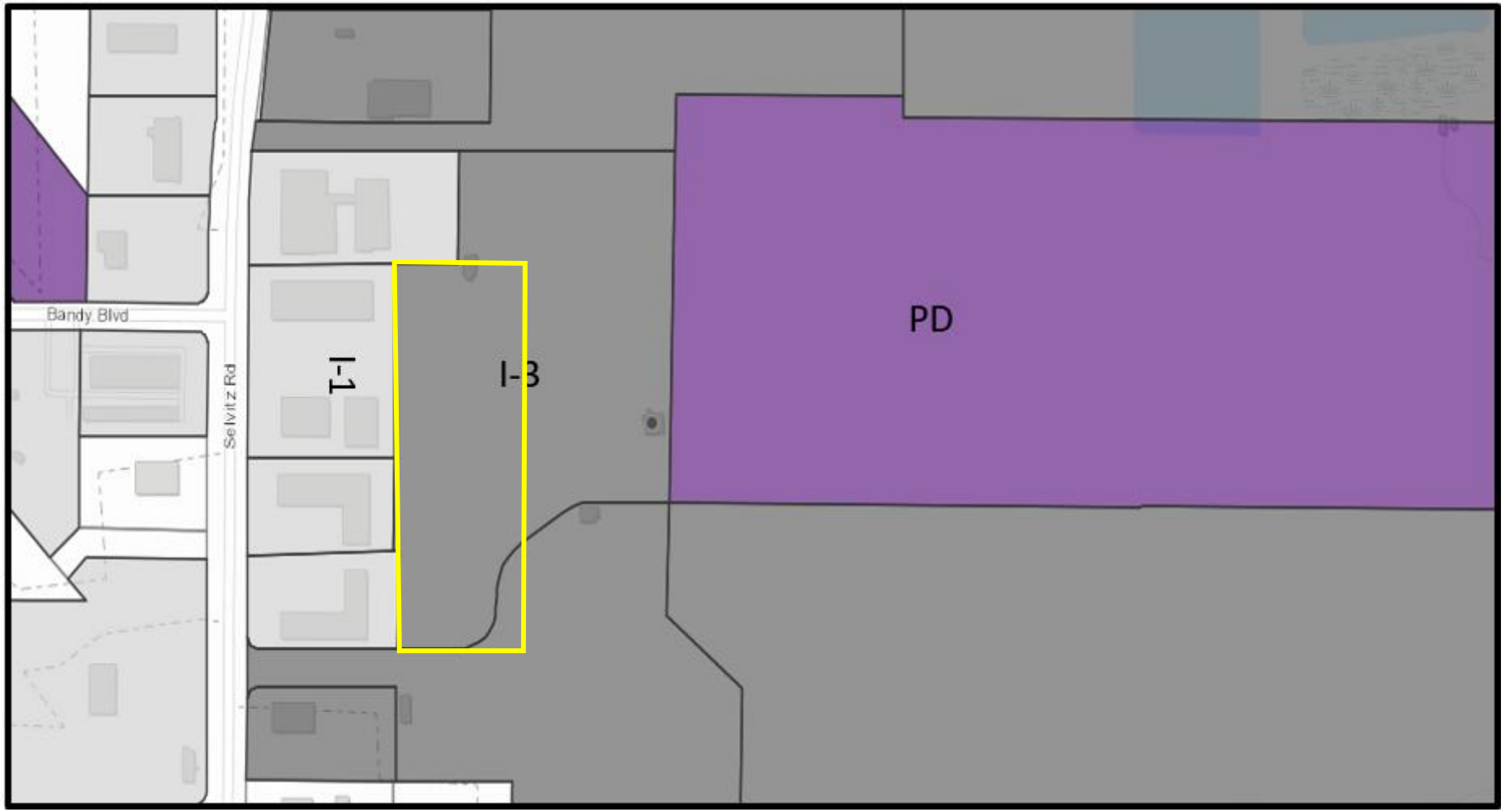
FUTURE LAND USE

FLU: Heavy Industrial (HI)

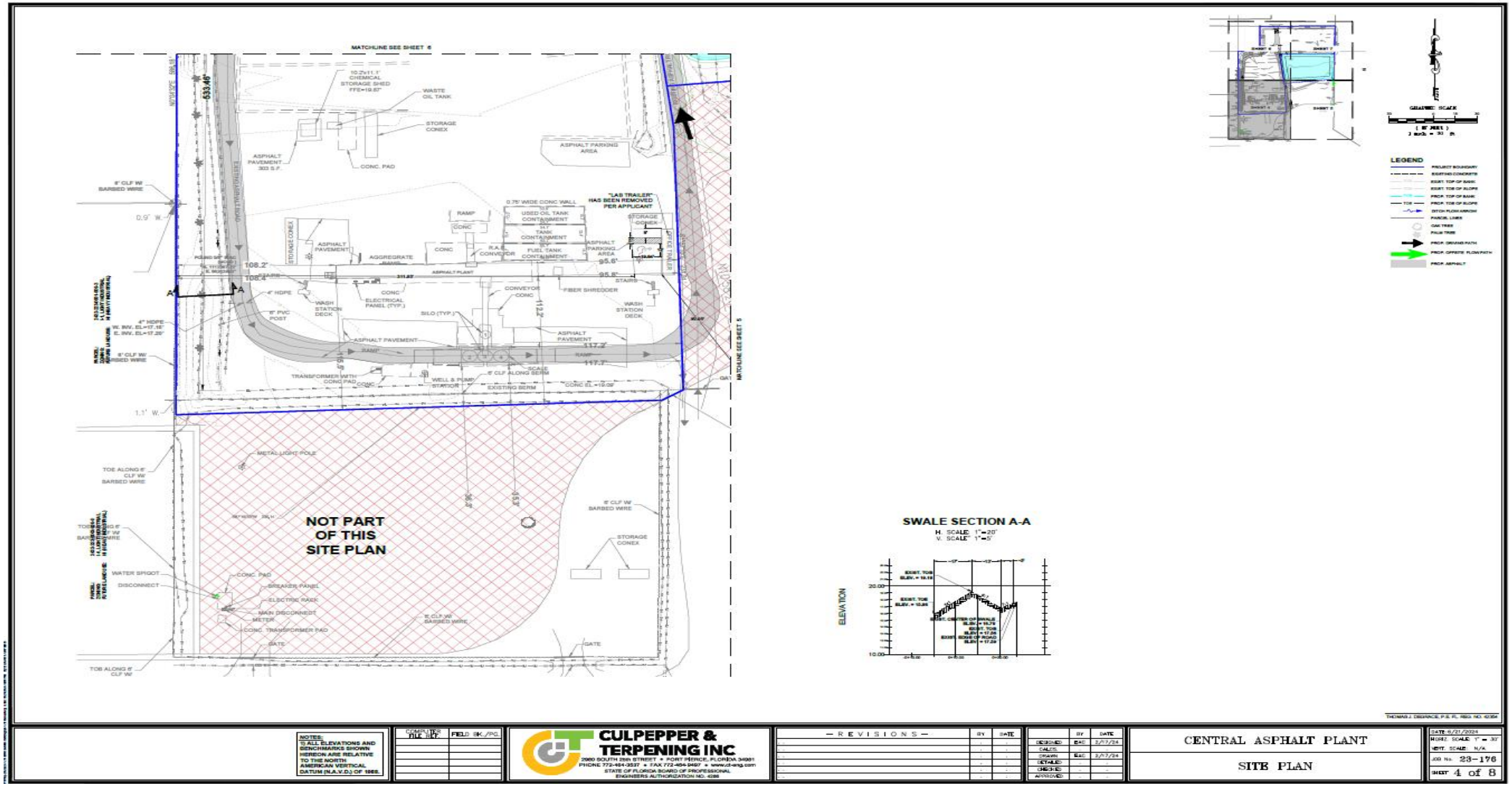


ZONING

ZONE: Heavy Industrial (I-3)



SITE PLAN



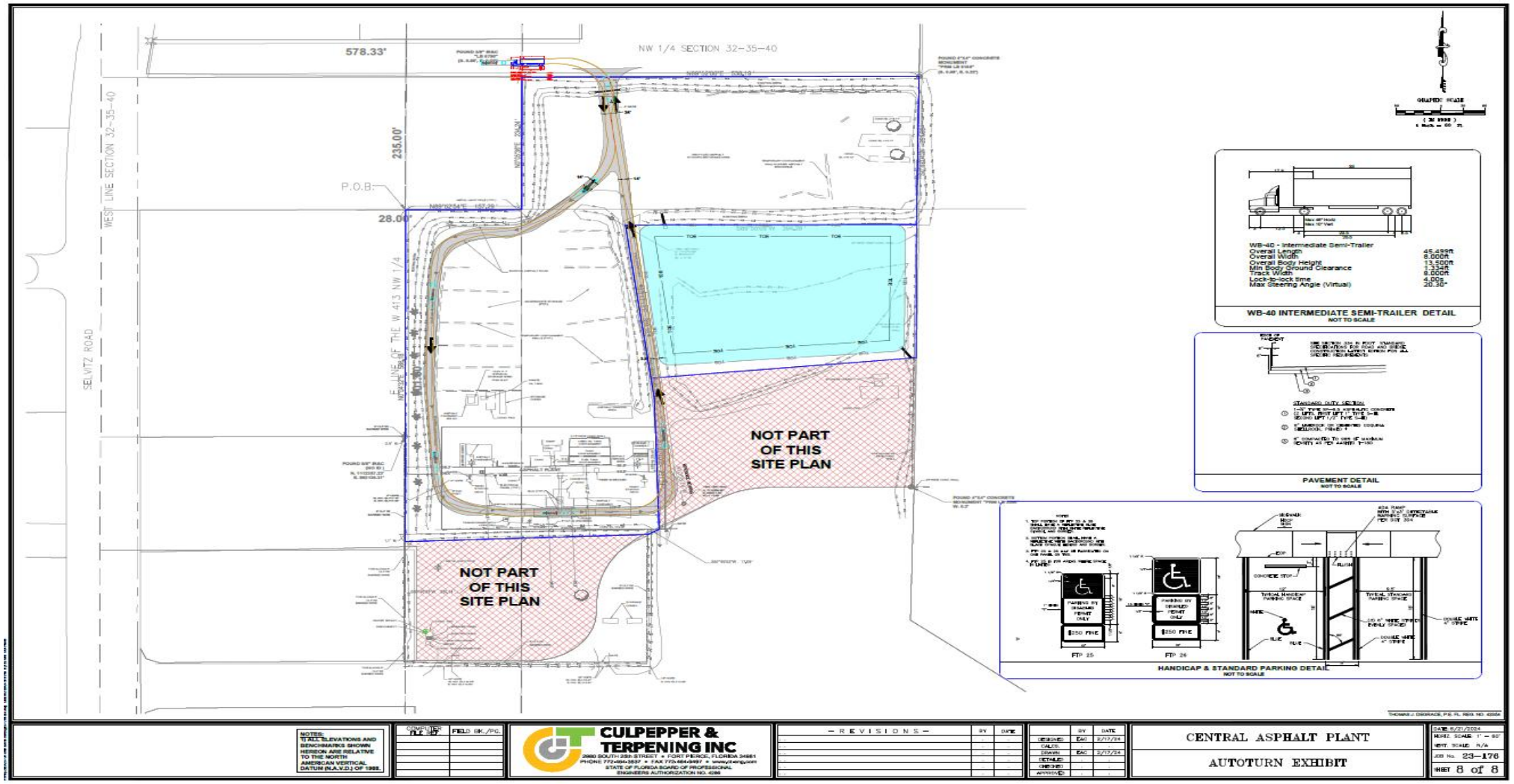
4060 Selvitz Rd., Asphalt Plant SITE PLAN

SITE PHOTOS





ROUTE PLAN



4060 Selvitz Rd., Asphalt Plant SITE PLAN

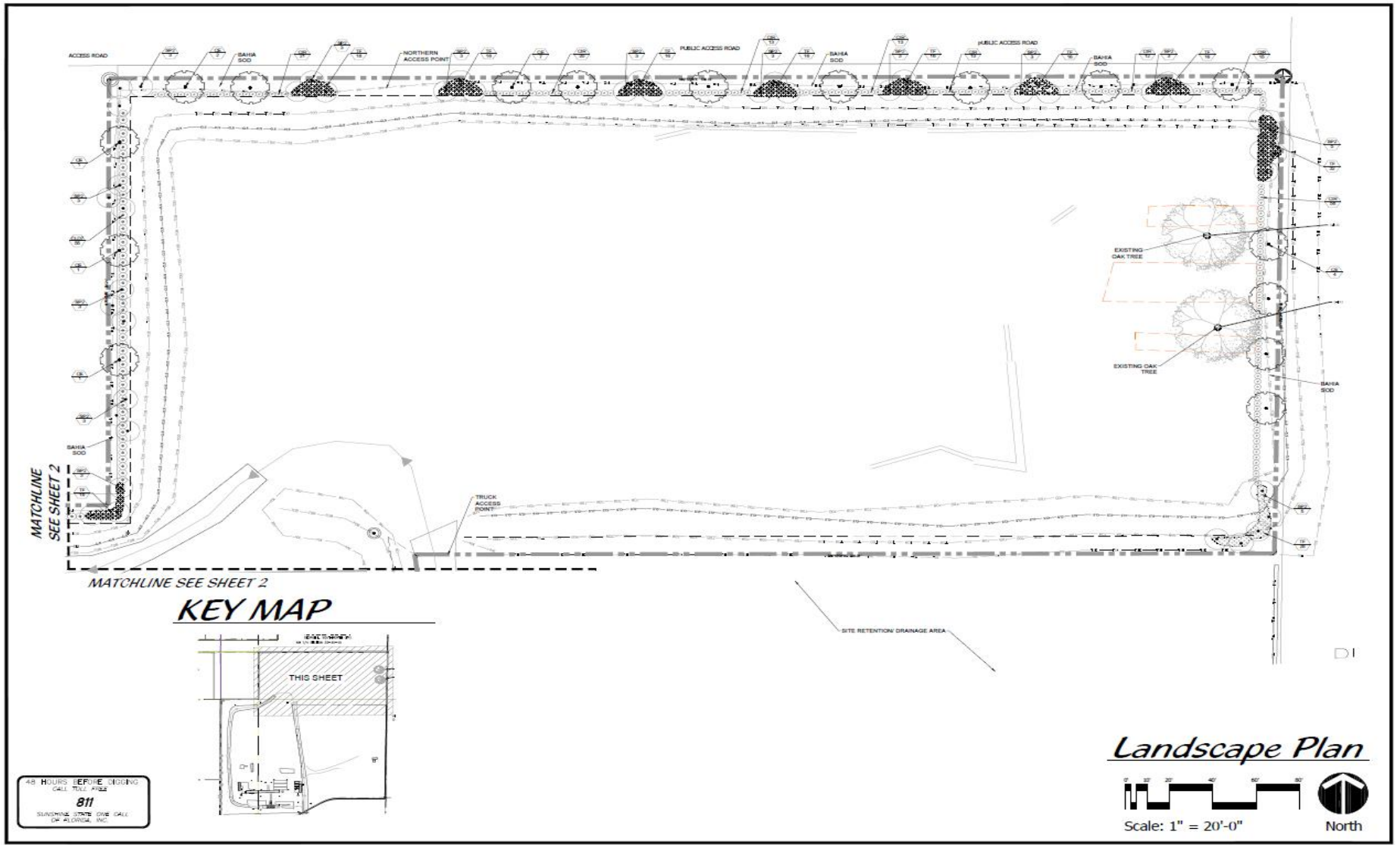
TRAFFIC COUNT

HOH: 6a-6p

Traffic Count - 6/20/24

Time	15 min. Intervals Trips In	15 min. Intervals Trips Out	15 min. Intervals Total	Hour	Hourly Volume In (end time)	Hourly Volume Out (end time)	Hourly Volume Total
7:15 - 7:30 AM	7	8	15				
7:30 - 7:45 AM	0	0	0				
7:45 - 8:00 AM	3	10	13				
8:00 - 8:15 AM	0	0	0	7:15 to 8:15	10	18	28
8:15 - 8:30 AM	2	3	5	7:30 to 8:30	5	13	18
8:30 - 8:45 AM	0	3	3	7:45 to 8:45	5	16	21
8:45 - 9:00 AM	4	2	6	8:00 to 9:00	6	8	14
9:00 - 9:15 AM	0	0	0	8:15 to 9:15	6	8	14
9:15 - 9:30 AM	3	2	5	8:30 to 9:30	7	7	14
9:30 - 9:45 AM	0	0	0	8:45 to 9:45	7	4	11
9:45 - 10:00 AM	2	0	2	9:00 to 10:00	5	2	7
10:00 - 10:15 AM	0	0	0	9:15 to 10:15	5	2	7
10:15 - 10:30 AM	4	0	4	9:30 to 10:30	6	0	6
10:30 - 10:45 AM	0	0	0	9:45 to 10:45	6	0	6
10:45 - 11:00 AM	9	1	10	10:00 to 11:00	13	1	14
1:30 - 1:45 PM	3	9	12	12:45 to 1:45	3	9	12
1:45 - 2:00 PM	0	0	0	1:00 to 2:00	3	9	12
2:00 - 2:15 PM	0	4	4	1:15 to 2:15	3	13	16
2:15 - 2:30 PM	0	0	0	1:30 to 2:30	3	13	16
2:30 - 2:45 PM	9	7	16	1:45 to 2:45	9	11	20
2:45 - 3:00 PM	0	0	0	2:00 to 3:00	9	11	20
3:00 - 3:15 PM	4	5	9	2:15 to 3:15	13	12	25
3:15 - 3:30 PM	0	0	0	2:30 to 3:30	13	12	25
3:30 - 3:45 PM	2	3	5	2:45 to 3:45	6	8	14
3:45 - 4:00 PM	0	0	0	3:00 to 4:00	6	8	14
4:00 - 4:15 PM	2	6	8	3:15 to 4:15	4	9	13
4:15 - 4:30 PM	0	0	0	3:30 to 4:30	4	9	13
4:30 - 4:45 PM	1	1	2	3:45 to 4:45	3	7	10
4:45 - 5:00 PM	0	0	0	4:00 to 5:00	3	7	10
5:00 - 5:15 PM	1	1	2	4:15 to 5:15	2	2	4
Total:	56	65	121				

LANDSCAPE PLAN



Cotleur & Hearing
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Land Planners
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

SHEET 1 OF 4

4060 Selvitz Rd., Asphalt Plant SITE PLAN

LANDSCAPE PLAN DETAILS

LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

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

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

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS

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

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

ALL SOD SHALL BE BAHIA SOD.

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A MANNER TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT EIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT-OF-WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO HP, POWER LINES WILL COMPLY WITH THE HP, RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/96)

TRIMMING TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURES.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

24-7" "RIO MARKER" ROOT BARRIERS SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN 5-ft (5') FEET OF PUBLIC CURBS, GUTTERWAYS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE CURBABLE AND 10' ADJACENT TO THE CURB.

PERMANENT, FULLY AUTOMATIC IRRIGATION IS NOT PROPOSED FOR THIS PROJECT. APPROPRIATE WATERING SHALL BE PROVIDED DURING THE PLANT ESTABLISHMENT PERIOD.

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

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

ANY AREA DISTURBED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CHAINS. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TRANSPLANT AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 40" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOD, PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND PRUNING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWING. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE GRADED ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINERS IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FEEDER ROOTS TO HAVE DEVELOPED SO THAT THE SOIL MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. ALL REPLACEMENT SOIL SHALL BE REPLACEMENT SOIL MUST SHALL CONTAIN 60% SAND AND 40% MUCK. SOILS SHALL BE FREE OF CLAY. NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE PROOF ROLLED PRIOR TO DELIVERY ON SITE.

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

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND NEED-FLOWING. THIS ARE SLOW SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 10% NITROGEN, 5% PHOSPHORUS AND 10% POTASSIUM. FERTILIZER FOR GROUNDCOVERS AND SHRUBS SHALL BE 16-4-8 GRAM 1323 SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	2
7-15 GAL.	1/2 LB.	3
2"-4" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"PALMYRA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MAKE ON SITE TRIMS IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN ON THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND ADDITIONAL MINOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECTS DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. MOUND 4-8" HIGH (EVEN WITH EXISTING PLANTING MIXTURE) BEYOND EDGE OF EXCAVATION. APPLY 3" OF MULCH (EXCEPT WITHIN 6" OF TRUNK).

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

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 2-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1-4" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM SAUCER SLIGHTLY DISHED AND WIDENED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH (EXCEPT WITHIN 3" OF STEM).

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

4. PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY AFTER PLANTING. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LEAVING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOD AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO BE FERTILIZED USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 MPH. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SOFTLY STANDARD PLANTING MIXTURE INTO MINOR LOADS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE PEGGED WITH 2" X 2" WOOD STAKES DRIVEN FLUSH WITH SOIL. WATER THOROUGHLY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS, INCLUDING SOD, WATERING, WEEDING, GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, REPLACING AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 12" AND BACKFILLED WITH PLANTING MIXTURE. IF PLANTING AREAS PREVIOUSLY EXISTED AS LAWN, THE CONTRACTOR SHALL ENSURE THAT ALL GRASS ENCOUNTERED DURING PLANTING OPERATIONS IS REMOVED. THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. TREES SHALL BE NO EXCEPTIONS TO THIS PROVISION.

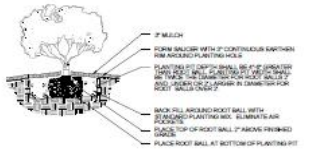
ALL LANDSCAPE ISLANDS AND BEDS WILL BE MADE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT MIX.

LANDSCAPE WARRANTY

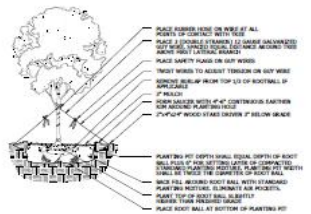
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL

THE CONTRACTOR SHALL BID FOR AND CARRY THE WORK AS REQUIRED IN THIS PLANT LIST.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

SIGNED	AGB
DRN	AGB
CHKD	AGB
JOB NUMBER	20-0521
1ST SUBMIT	09-19-20
1ST RESUB	02-21-24

SHT 4 OF 4

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
TREES									
CE	34	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	30 GAL. OR F.G.	2.5" CAL	12` O.A.	Y		FULL CANOPY
SP2	84	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10`, 14`, 18` CT STGG	Y	Y	SLICK, STRAIGHT TRUNK.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CIR	271	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	2` X 2`	2` O.C.	Y		FULL
CLD7	232	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3`-4` HT X 3` SPRD	36" O.C.	N		FULL TO BASE, FL #1 OR BETTER
GROUND COVERS									
MUH	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL &THICK
TF	249	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	2.5` O.C.	Y		FULL & THICK

4060 Selvitz Rd., Asphalt Plant SITE PLAN

RECOMMENDATION

Staff recommend two (2) Conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
    1. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
        1. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All tees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
        2. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance

2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of final certificate of occupancy.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Review) application, with the two (2) conditions, for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with additional conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

August 12, 2024

Site Plan for Asphalt Plant
4060 Selvitz Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4060 Selvitz Road, Ft. Pierce, Florida 34981

Parcel ID #(s): 2432-223-0004-000-6

Project description: Temporary Asphalt Plant

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 325,937 Site Acreage: 7.48

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Wanda Johnson	ETM Solutions, LLC, Robert Baer, Manager
Property Owner(s)	Applicant/Representative, Title, Company
4060 Selvitz Road	4060 Selvitz Road
Street Address	Street Address
Ft Pierce FL 34981	Ft Pierce FL 34981
City State Zip	City State Zip
772-216-5368	305-888-3344
Phone Number	Phone Number
sharisjohnson@gmail.com	bbaer@centralcivil.com
Email Address	Email Address

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

Wanda Johnson

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.

- ❑ Complete application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Detailed project description
- ❑ General location map (see Section 125-313)
- ❑ Survey (see Section 125-313)
- ❑ Site Plan (see Section 125-313)
- ❑ Landscaping Plan (see Section 123-37)
- ❑ Conceptual Drainage Plan (see Section 125-313)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 125-313)
- ❑ Lighting Plan (see Section 125-313)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial (Concrete Fabrication)	HI (Heavy Industrial)	I-3
South	Industrial	HI (Heavy Industrial)	I-3
East	Industrial (Concrete Recycle and Fabrication)	HI (Heavy Industrial)	PD (Planned Development)
West	Industrial (Misc. Fabrication) & Waste Transfer Station	HI (Heavy Industrial)	I-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HI (Heavy Industrial)	I-3	0	12.79	X
Proposed	HI (Heavy Industrial)	I-3	Assume Max. Coverage @ 10,000 sq ft / acre = 13,000 (+/-)	12.79	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 SF:	12,790 SQ FEET (+/-)
Current Zoning/FLU	Total gallons per day	16,000 GPD (ESTIMATED MAX)
**Proposed Zoning/FLU	Total gallons per day	16,000 GPD (ESTIMATED MAX)
**Change in Demand	Total gallons per day	0

B. Wastewater:		
Average Use	Residential: Other:	100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) 0.100 gallons per day per square foot
Demand Analysis	Maximum SF:	12,790 SQ FEET (+/-)
Current Zoning/FLU	Total gallons per day	13,000 GPD (ESTIMATED MAX)
**Proposed Zoning/FLU	Total gallons per day	13,000 GPD (ESTIMATED MAX)
**Change in Demand	Total gallons per day	0

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	20.0 acres per 1,000 people			
Urban District	5.00 acres per 1,000 people			
Community	2.50 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	n/a	n/a
City	n/a	n/a
Distance	n/a	n/a
Current Zoning/FLU Enrollment Demand	n/a	n/a
****Proposed Zoning/FLU Enrollment Demand**	n/a	n/a
****Change in Demand**	n/a	n/a

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 Units:
Current Zoning/FLU	n/a
****Proposed Zoning/FLU**	n/a
***Change in Demand**	n/a

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

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
	Land Use Assumption is Manufacturing (ITE 140), @ 13,000 sq feet.	
Current Zoning/FLU	62	10/ 10
Proposed Zoning/FLU	62	10/ 10
Change in Demand	0 Trips	0 Trips
Impact to Capacity	None. No change from current land use conditions	

IV. Project Description

PHASING				
Is this project (phase) part of a larger project?		Yes	XX	**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):	13,000 SF (APPROXIMATE MAX) (PHASE 1 TOTAL)			
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 (Specify)	Phase	Number of Units	Acres	Expected 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 [XX] NO

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] YES [XX] NO
If yes, what is the size of the structure(s) to be demolished or re-used? _____ SQ FEET.

2. What is the current use of the structure to be demolished or re-used? [ ] YES [ ] NO

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

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2520260 OR BOOK 2116 PAGE 2197, Recorded 12/15/2004 at 03:46 PM
Doc Tax: $1019.90

This instrument prepared by:
Glen M. Goldman, Esq.
Cargill, Incorporated
Law Department
P. O. Box 5624
Minneapolis, MN 55440
952-742-6371

Parcel ID# 2432-122-0001-000/5

Recording Data Above

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 25 day of October, 2004, by and between **Cargill Juice North America, Inc.**, a Delaware corporation ("CJNA"), whose address is 100 East 6th Street, Frostproof, Florida 33843, and **Bobby Johnson and Wanda Johnson**, husband and wife, whose mailing address is 4767 Selvitz Road, Fort Pierce, Florida 34981 (collectively, the "Grantee").

WITNESSETH, that CJNA, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by CJNA, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm has granted, bargained and sold to Grantee, and their heirs and assigns forever, the following described real property located in **St. Lucie County, Florida**:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

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

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

And CJNA hereby covenants with Grantee that CJNA is lawfully seized of the Property in fee; that CJNA has good right and lawful authority to sell and convey CJNA's interest in and to the Property; and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under CJNA but none other.

IN WITNESS WHEREOF, CJNA has executed this instrument the 25 day of October, 2004.

Subscribed before the
following two witnesses:

CARGILL JUICE NORTH AMERICA, INC.

Jay Jones
Print Name: JAY JONES

Jim Maliszewski
Print Name: Jim Maliszewski

By: Bryce R. Kelly

Name: Bryce R. Kelly

Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 25 day of October, 2004, by Bryce R. Kelly, as Assistant Vice President of Cargill Juice North America, Inc., a Delaware corporation, to me personally known.

(Affix Notary Seal)

ELIZABETH C. DuCHENE
Notary Public, State of Florida
My comm. expires Feb. 11, 2005
Comm. No. DD 1654398

Elizabeth C. DuChene
NOTARY PUBLIC, State of Florida
Print Name: ELIZABETH C. DuCHENE
My Commission Expires: 2-11-05

[362652]

EXHIBIT A

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the West one-quarter corner of said section 32; thence North 00°04'06" East along the West line of the Northwest one-quarter of said section 32, a distance of 53.50 feet; thence South 89°58'19" East, a distance of 50.00 feet to a point on the East right-of-way line of Selvitz Road (100.00 feet wide right-of-way); thence continue South 89°58'19" East along a line that is 53.50 feet North of, as measured at right angles to the South line of the Northwest one-quarter of said section 32, said line also being the Northerly right-of-way line of the North St. Lucie River Water Control District Canal No. 101, a distance of 705.00 feet to the Point of Beginning; thence North 00°04'06" East, along a line that is 755.00 feet east of and parallel with the West line of said section 32, a distance of 600.00 feet to a point in a line that is 653.50 feet North of a parallel with the South line of the Northwest one-quarter of said section 32; thence North 89°58'19" West along said line, a distance of 280.00 feet; thence North 00°04'06" East along a line that is 425.00 feet East of and parallel with the West line of said section 32, a distance of 200.00 feet; thence North 89°58'19" West along a line that is parallel with and 853.50 feet North of the South Line of said section 32, a distance of 350.00 feet to the beginning of a curve concave to the Southeast, having a radius of 25.00 feet; thence Southwesterly and Southerly along the arc of said curve, through a central angle of 89°58'50", a distance of 39.26 feet to a point in the aforementioned East right-of-way line of Selvitz Road; thence North 00°04'06" East, along said line and non-tangent to last described curve, a distance of 125.00 feet to a point of cusp with a curve concave to the Northeast, having a radius of 25.00; thence Southeasterly and Easterly along the arc of said curve, through a central angle of 90°02'25", a distance of 39.29 feet; thence South 89°58'19" East, a distance of 349.98 feet; thence South 89°58'25" East, a distance of 156.76 feet to the beginning of a curve concave to the Northwest, having a radius of 87.50 feet; thence Northeasterly and Northerly along the arc of said curve, through a central angle of 89°12'39", a distance of 136.24 feet; thence North 00°48'56" West, a distance of 22.40 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 57°00'06", a distance of 136.79 feet; thence North 57°49'02" East, a distance of 116.83 feet to the beginning of a curve concave to the South, having a radius of 137.50 feet; thence Northeasterly and Easterly along the arc of said curve, through a central angle of 32°12'10", a distance of 77.28 feet; thence South 89°58'48" East, a distance of 193.44 feet; thence South 00°49'02" West, a distance of 228.64 feet; thence South 51°03'36" East, a distance of 241.52 feet to a point in a line that is 40.00 feet West of and parallel with, as measured at right angles to the East line of the Southwest one-quarter of the Northwest one-quarter of said section 32; thence South 00°49'02" West along said line, a distance of 801.37 feet to a point in the North right-of-way line of aforementioned canal No. 101; thence North 89°58'19" West, along said line a distance of 568.67 feet to the Point of beginning.

Containing 16.71 acres, more or less.

DETAILED PROJECT DESCRIPTION

4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant

Approximately 7 acres of the parcel located at 4060 Selvitz Road, Ft. Pierce, Florida 34981 (the "Property") is leased for the purpose of commercial and industrial uses that comply with all applicable zoning ordinances, building restrictions and regulations (the "Project").

The purpose of the Project is to operate and maintain a portable[1] asphalt plant to produce hot mix asphalt pavement. The current asphalt plant is certified by the Florida Department of Transportation ("FDOT") and has been recognized by the State of Florida for producing high quality asphalt for FDOT state highway projects. The asphalt plant is approved as one of FDOT's Production Facilities. The asphalt plant is capable of producing asphalt for state, county and municipal/local road and airport projects in the region. It is also capable of producing asphalt for private projects. The operator will meet or exceed all City of Ft. Pierce requirements (i.e., dust control, noise requirements, etc.) and any other criteria, ordinances and regulations, when operating the asphalt plant.

The asphalt plant is currently not in use. The hours of operation will vary depending upon the needs of local customers and project limitations for lane closures, if applicable. This may include plant operation weekdays, weeknights and weekends.

The Project brings value to the Ft. Pierce area. The plant will hire employees who reside in the area, utilize local trucking for both completed products and raw material deliveries. The plant also brings additional competition in the asphalt production market that currently has only two other asphalt plants in the area that are certified by FDOT.



4060 Selvitz Road, Asphalt Plant

[1] The term "portable" does not mean temporary. While the plant is "portable" in that it is capable of being taken apart, shipped and set up in another location, the Project anticipates the portable asphalt plant to be permanent on the Property.

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

Property Identification

Site Address: 4060 SELVITZ RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-223-0004-000-6
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 157269
Map ID: 24/32N
Zoning: Heavy Indu

Ownership

Wanda Johnson

4767 Selvitz Rd
Fort Pierce, FL 34981



Legal Description

32 35 40 FROM NW COR OF SEC RUN N 89 50 34 E ALG N LI OF SEC 947.75 FT,TH S 00 47 49 W 460.07 FT,TH N 89 52 58 E 170.02 FT, TH S 00 47 37 W 234.76 FT TO POB,TH S 00 49 04 W 733.29 FT,TH N 89 58 19 W 193.42FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY ALG ARC 77.30 FT,TH S 57 49 02 W 116.83 FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY AND SLY ALG ARC 136.79 FT,TH S 00 49 02 W 22.41 FT TO CURVE CONC W,R OF 87.50 FT,TH SWLY ALG ARC 28.23 FT TO CURVE CONC NW,R OF 87.50 FT,TH SWLYALG ARC 108.01 FT,TH N 89 58 19 W 156.25 FT,TH N 00 04 06 E 200.96 FT,TH S 89 56 24 W 12 FT,TH N 00 04 06 E 601.60 FT,TH S 89 51 05 E 157.36 FT,TH N 00 04 06 E 235 FT,TH N 89 50 34 E 537.17 FT TO POB (12.79 AC) (OR 1252-1370)

Current Values

Just/Market Value:	$570,900
Assessed Value:	$428,582
Exemptions:	$0
Taxable Value:	$428,582

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.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	12.79
Land Size (SF):	557,132

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
Sep 24, 1999	1252 / 1370	XX01	QC	Johnson Bobby	$119,900

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$570,900
Just/Market:	$570,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$142,318
Assessed:	$428,582
Exemption(s):	$0
Taxable:	$428,582

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	91.2	Fort Pierce Stormwater Charge	$6,292.80
Start Year	AssessCode	Units	Description	Amount
2013	0054	12.78999	North St. Lucie Water Management District	$294.17

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$570,900	$428,582	$0	$428,582
2022	$428,200	$389,620	$0	$389,620
2021	$354,200	$354,200	$0	$354,200
2020	$354,200	$354,200	$0	$354,200

Permits

Number	Issue Date	Description	Amount	Fee
BP19-1304	May 28, 2019	Electric	$70,000	$0

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

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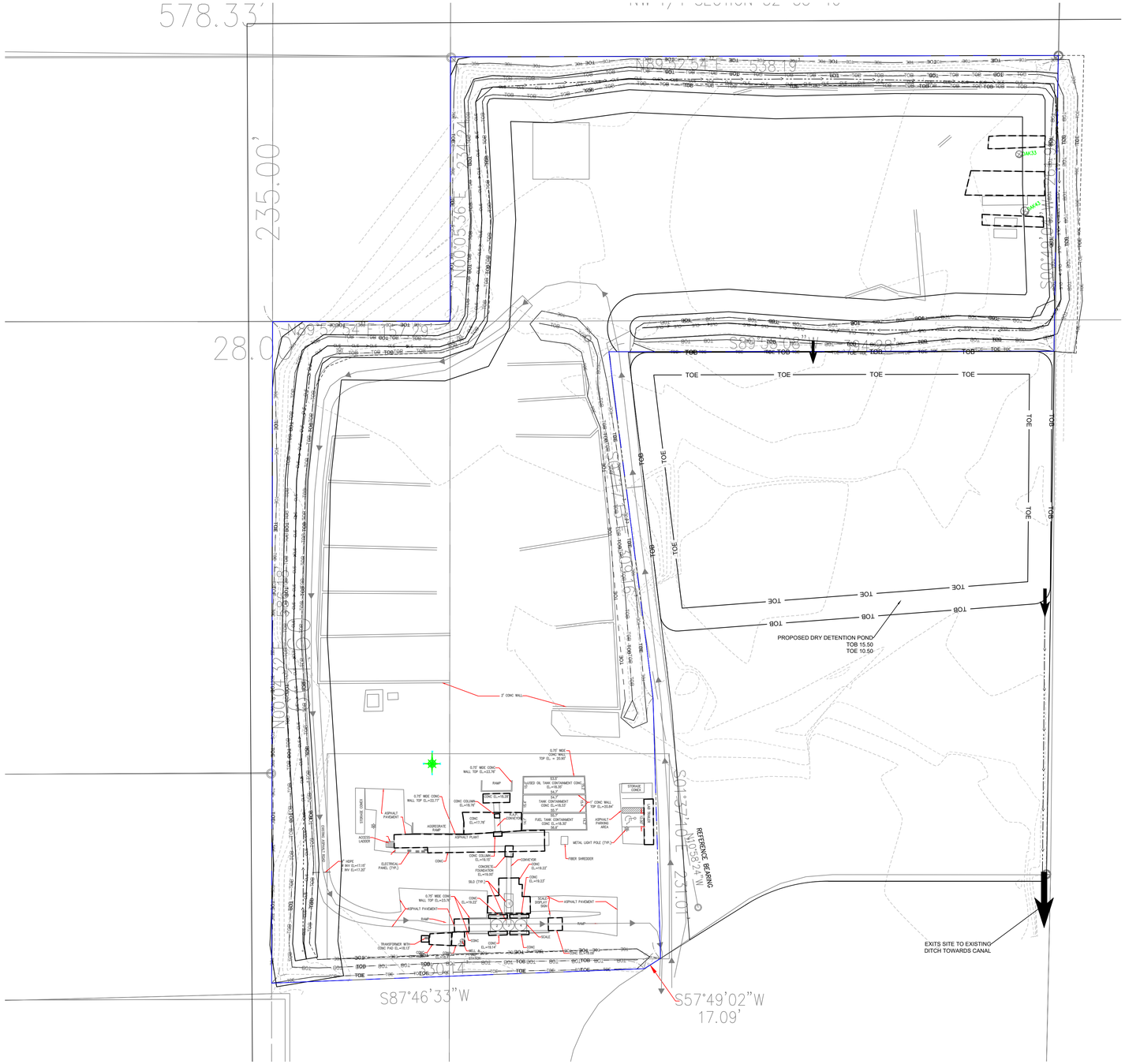


SITE DATA TABLE

Owner/Applicant:
Bobby and Wanda Johnson
4767 Slevitz Rd
Fort Pierce, FL, 34981
Phone: 772-465-1122

Architect:
TBD

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Environmental Services

Landscape Architect:

1.) **Project Name:**
Central 4060 Selvitz

2.) **Location:**
The project site is located east of Selvitz Rd at 4060 Selvitz Rd between Bandy Blvd and Prosperity Dr.

3.) **Project Description:**
325,937 SF Industrial site with existing parking plant

4.) **Sec/Town/Range:**
Section 32, Township 35 South, Range 40 East

5.) **Tax Map ID:**
34/20N

6.) **Parcel ID Numbers:**
2432-223-0004-000-6

7.) **Gross Site Area:**
7.48 acres 325,937 sq feet

8.) **Zoning:**
IL Light Industrial 7.48 acres

9.) **Land Use:**
IND Industrial 7.48 acres

10.) **Site Density/Intensity:**
N/A

11.) **Development Schedule: Phase 1**
Start: Fall 2024
Complete: Winter 2024

12.) **Flood Zone:**

The project site is located in Flood Zone X (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K eff. 2/19/2020

13.) **Site Coverage[1]:**

Existing Site Facilities (2024)

	acreage	sq feet	% of site	FAR[3]
Buildings (all types)	0.00	-	0.0	0.000
Roadways/Parking	0.45	19,806	6.1	N/A
Other Impervious	0.18	7,795	2.4	N/A
Total Impervious	0.63	27,601	8.5	
Open Space/ Landscape/ Future Dev.	6.85	298,336	91.5	N/A
Lakes & Retention (dry)	0.00		0.0	N/A
Total Site Area	7.48	325,937	100	

Proposed Site Addition (areas of addition only)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-		0.000
Roadways/Parking	0.00	-		N/A
Other Impervious	0.00	-		N/A
Total Impervious	0.00	-	0.0	
Open Space/ Landscape	0.00	-		N/A
Lakes/ Retention (dry)	1.94	84,564		N/A
Preserve Area	0.00	-		N/A
Total Site Area	1.94	84,564	0.0	

Total Site[1]

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.01	332	0.1	0.001
Roadways/Parking	0.45	19,806	6.1	N/A
Other Impervious	0.18	7,795	2.4	N/A
Total Impervious	0.64	27,933	8.6	
Open Space/ Landscape	4.91	213,772	65.6	N/A
Lakes/ Retention (dry)	1.94	84,564	25.9	N/A
Preserve Area	0.00	-	0.0	N/A
Total Site Area	7.49	326,269	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Existing Site Facilities (2023) represent existing site conditions & Proposed Site Addition represents site area

3.) FAR coverage based on total bldg sq ft/ gross lot area.

14.) **Parking: Expansion Area**

Building Area	SP/1000	Total Required	Provided	Handicap parking
0	N/A	N/A	2	1

15.) **Building Hgt.:**
Maximum Building Hgt. 50' Proposed Building Hgt. (max) 35'-6"
Containment Tank Max. Hgt. 35'

16.) **Building Setbacks/Spacing (Min. Industrial):**

	Required	Provided
Frionat (as measured from DiGiorgio Road)	25.0 ft	N/A
Side	10.0 ft	N/A
Rear (as measured from west property line)	25.0 ft	N/A

17.) **Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) **Refuse Collection:**
Soild waste collectors will be through the use of on-site trash compactors and approved by the City of Fort Pierce

19.) **Site Lighting:**
Site lighting in the parking and trailer access areas will be provided through a combination of wall mounted fixtures on the side of the building and the placement of several independent poles in the parking lot areas.

20.) **Site Drainage (preliminary):**
The subject site will drain through a swale system, and drain into a proposed lake and outfall via a control structure.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.

	BY	DATE
DESIGNED	.	.
CALCS.	.	.
DRAWN	.	.
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

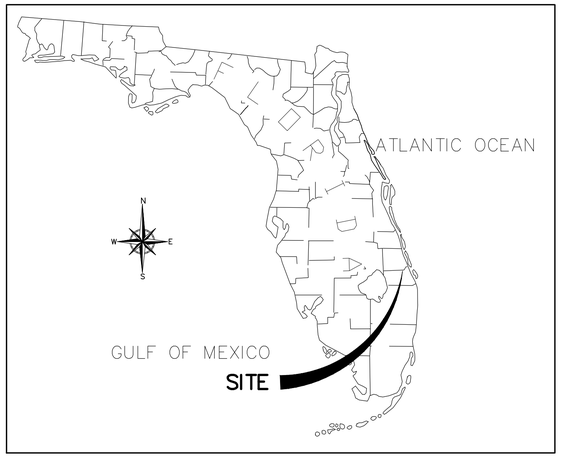
CENTRAL– 4060 SELVITZ RD

SITE PLAN

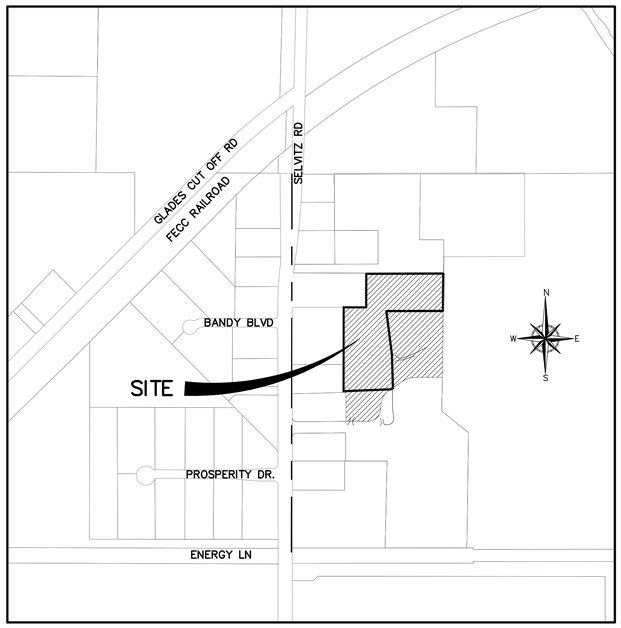
DATE: .
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23–176
SHEET 1 of 1

P:\Proj\2023\23-176 4060 Selvitz Rd\Eng\23-176 Base.dwg Date: 3/1/2024 4:10 PM By: EDGAR COMPARAN

TOPOGRAPHIC SURVEY
WITH PROPOSED SITE PLAN
FOR
PORTABLE ASPHALT PLANT
IN
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA
PREPARED FOR
ETM SOLUTIONS, INC.



VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
SCALE: 1"=500'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°52'54" EAST ALONG THE NORTH LINE OF SAID SECTION 32, 413.00 FEET TO AN INTERSECTION WITH A LINE BEING 413.00 FEET EASTERLY OF, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32; THENCE SOUTH 00°04'32" WEST ALONG SAID PARALLEL LINE, 929.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'54" EAST ALONG A LINE THAT IS 929.95 SOUTHERLY OF AND PARALLEW WITH SAID NORTH LINE OF SECTION 32, 157.29 FEET; THENCE NORTH 00°05'36" EAST, 234.24 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 694.85 FEET OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE NORTH 89°52'54" EAST ALONG SAID PARALLEL LINE, 538.19 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 230.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 32; THENCE SOUTH 00°49'04" WEST ALONG SAID WEST LINE, 261.96 FEET; THENCE SOUTH 89°55'08" WEST, 394.28 FEET; THENCE SOUTH 07°17'13" EAST, 309.16 FEET; THENCE SOUTH 01°37'10" EAST, 231.01 FEET; THENCE SOUTH 57°49'02" WEST, 17.09 FEET; THENCE SOUTH 87°46'33" WEST, 330.14 FEET TO AN INTERSECTION WITH A LINE BEING 413.00 FEET EASTERLY OF, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32; THENCE NORTH 00°04'32" EAST ALONG SAID PARALLEL LINE, 586.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 325,937 SQUARE FEET OR 7.48 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, OR DEDICATIONS.

LINETYPE LEGEND

- PROPERTY LINE
- CONCRETE
- ASPHALT PAVEMENT

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
- × 15.2 FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF N10°58'24"W ALONG A LINE BEWTEEN TWO ON-SITE TEMPORARY BENCHMARKS.
2. ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D 88), REFERENCE ST. LUCIE COUNTY BENCHMARK "STL 4", ELEVATION = 18.22 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.12 FEET.
3. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED.
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120126, PANEL 0188, SUFFIX K, EFFECTIVE DATE JUNE 22, 2017. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
6. THIS IS NOT A BOUNDARY SURVEY.

ABBREVIATIONS

BL	BETSY LINDSAY, INC
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
CLS	CENTERLINE OF SWALE
CONC.	CONCRETE
EL.	ELEVATION
FND.	FOUND
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
IR&C	IRON ROD & CAP
LB	LICENSED BUSINESS
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
PVC	POLY VINYL CHLORIDE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TYP.	TYPICAL
W/	WITH

SITE DATA TAKEN FROM ENGINEERING PLAN:

APPLICANT:
ETM SOLUTIONS, LLC.
2302 BRICKELL AVENUE
MIAMI, FL. 33131

PROPERTY OWNER:
BOBBY AND WANDA JOHNSON
4767 SELVITZ ROAD
FT PIERCE, FL. 34981

ENGINEER:
DAVID E. MORIN, P.E.
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FT PIERCE, FL. 34981
PHONE: (772) 464-3537

SURVEYOR:
BETSY LINDSAY, P.L.S.
BETSY LINDSAY, INC.
7997 SW JACK JAMES DR
STUART, FL. 34997
PHONE: (772) 286-5753

1. PROJECT NAME: PORTABLE ASPHALT PLANT

2. LOCATION: 4060 SELVITZ ROAD
FT PIERCE, FLORIDA

3. PROJECT DESCRIPTION: INSTALLATION OF ASPHALT PLANT USED FOR THE MANUFACTURE OF ASPHALTIC CONCRETE USED IN PAVING

4. PARCEL ID NUMBER: 24-32-223-0004-000-6

5. TOTAL SITE AREA: 7.48 ACRES

6. ZONING/LAND USE: EXISTING I-1-FP PROPOSED I-1-FP

7. UTILITY SERVICE: EXISTING FPUA WASTEWATER SERVICE: EXISTING FPUA
ELECTRIC SERVICE: EXISTING FPUA

8. SOLID WASTE: WASTE MATERIALS FROM ASHPALTIC CONCRETE PRODUCTION IS NOT ANTICIPATED THAT THE PLANT WILL PRODUCE WASTE AS THE MATERIAL USED IN THE PRODUCTION ASPHALTIC CONCRETE DO NOT PRODUCE A WASTE STREAM.

9. HAZARDOUS WASTE: DISPOSAL OF ALL HAZARDOUS WASTE MATERIAL, IF ANY, SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

10. DRAINAGE STATEMENT: THE SITE WILL HAVE A PERIMETER BERM TO PREVENT OFFSITE RUNOFF, IN ADDITION, AN ON-SITE SWALE WILL COLLECT RUNOFF FROM ON-SITE. VOLUME RECOVERY WILL BE BY PERCOLATION TO GROUND WATER ONLY.

11. VEGETATION STATEMENT: THE SITE HAS BEEN CLEARED PREVIOUSLY AND IS CURRENTLY USED FOR STORAGE OF MATERIALS AND EQUIPMENT.

12. TRAFFIC STATEMENT: THE INTENDED PURPOSE FOR THE PORTABLE ASPHALT PLANT IS THE PAVING OF MIDWAY ROAD. IT IS ANTICIPATED 100% OF THE TRUCK TRAFFIC ON SELVITZ ROAD WILL ENTER AND EXIT THE SITE FROM AND TO THE SOUTH ON SELVITZ ROAD. IN ADDITION, MIDWAY ROAD'S CONNECTION TO I-95 WOULD INDICATE TRAFFIC SUCH AS MATERIAL DELIVERIES WOULD BE FROM THE SOUTHERLY DIRECTION.

	QUANTITY	TRIP ENDS PER DAY
EMPLOYEES:	3	12
ASHPALT DUMP TRUCKS:	8	32
MATERIAL DELIVERY TRUCKS:	1	2
		48 TOTAL

13. LIGHTING: THERE IS NO PROPOSED LIGHTING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "TOPOGRAPHIC SURVEY" WITH PROPOSED SITE PLAN AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON MARCH 5, 2020 AND UPDATED ON DECEMBER 21, 2023, AND SAID "TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "TOPOGRAPHIC SURVEY" 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON January 9, 2024

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
09/29/2020	ADD S.F. & DIMENSIONS TO EX. & PROP. FEATURES
10/13/2020	ADD PROPOSED DUMPSTER & TRAFFIC FLOW DIAGRAM
10/15/2020	ADD TABLE FOR EXISTING & PROPOSED FEATURES
12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELED LEASE AREA)

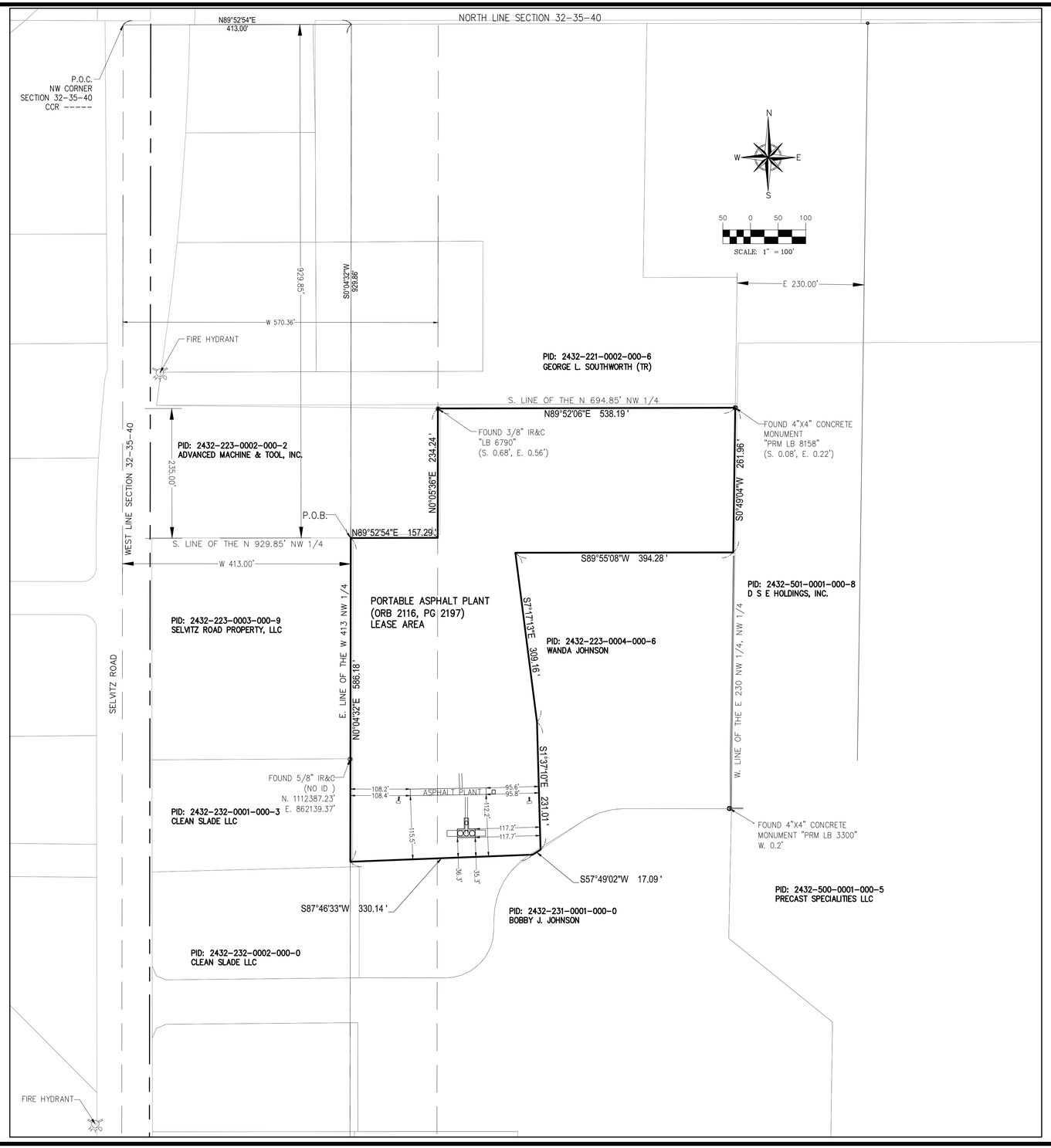
DATE 03/13/2020
SCALE AS SHOWN
FIELD BK. FP 18
DRAWN BY D.G./C.R.
CHECKED BY E.A.L

PORTABLE ASPHALT PLANT
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
ETM SOLUTIONS, LLC.

SHEET NO. 1
OF 4 SHEETS
PROJECT NO. 20-18

P:\FL\2012097-ETM Solutions\001-Selvitz Asphalt Plant\20-18 Selvitz Asphalt\dwg\20-18 SELVITZ-ASPHALT-SITEPLAN 12-20-23.dwg, SHEET (1), 1/9/2024 11:40:45 AM



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12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELED LEASE AREA)

DATE 03/13/2020
SCALE 1" = 100'
FIELD BK. FP 18
DRAWN BY D.C./C.R.
CHECKED BY E.A.L

PORTABLE ASPHALT PLANT
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
ETM SOLUTIONS, LLC.

SHEET NO. 2
OF 4 SHEETS
PROJECT NO. 20-18

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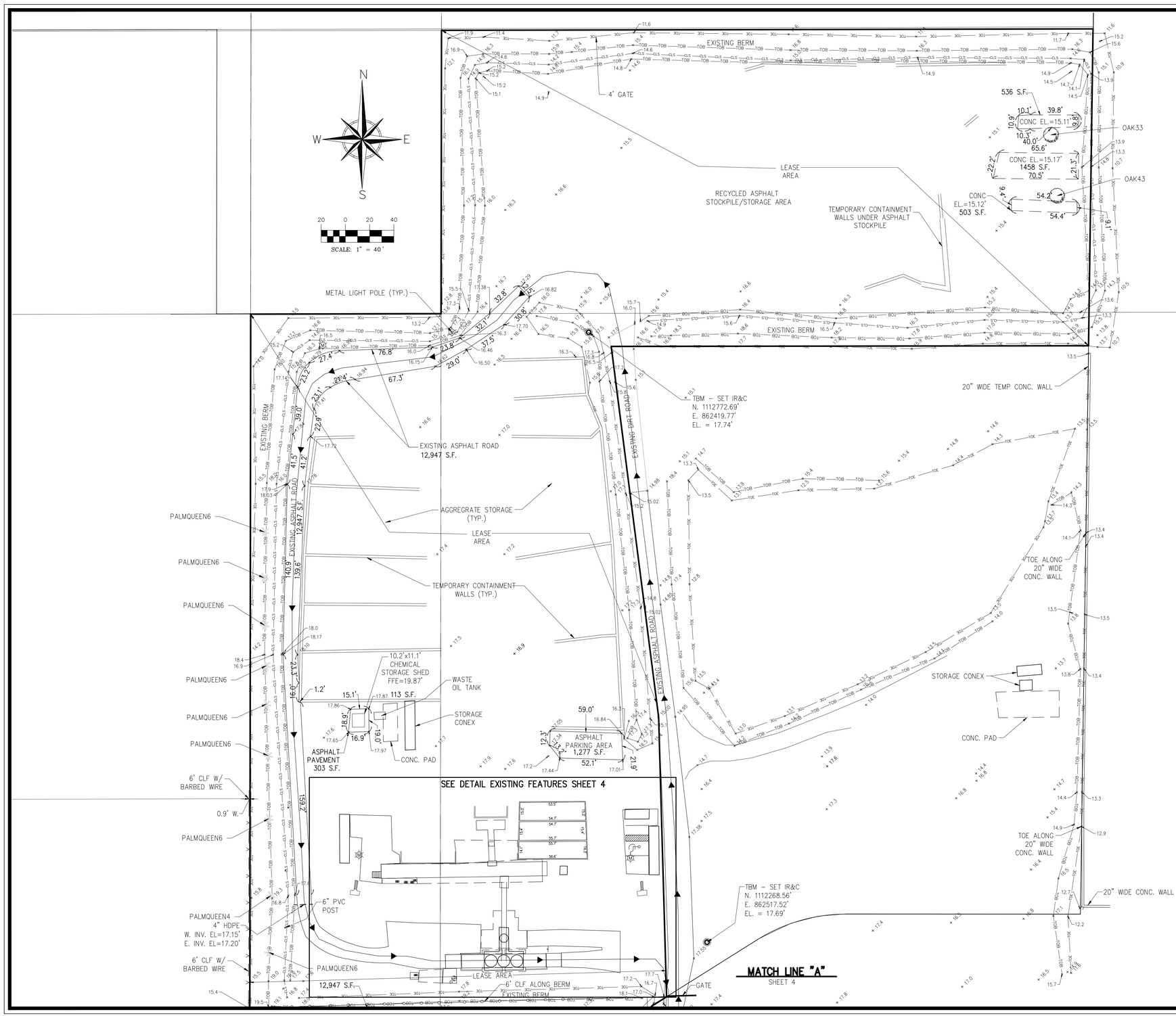

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
09/29/2020	ADD S.F. & DIMENSIONS TO EX. & PROP. FEATURES
10/13/2020	ADD PROPOSED DUMSTER & TRAFFIC FLOW DIAGRAM
10/15/2020	ADD TABLE FOR EXISTING & PROPOSED FEATURES
12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELED LEASE AREA)

DATE 03/13/2020
SCALE 1" = 40'
FIELD BK. FP 18
DRAWN BY D.G./C.R.
CHECKED BY E.A.L.

PORTABLE ASPHALT PLANT
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY

ETM SOLUTIONS, LLC.

SHEET NO. 3
OF 4 SHEETS
PROJECT NO. 20-18

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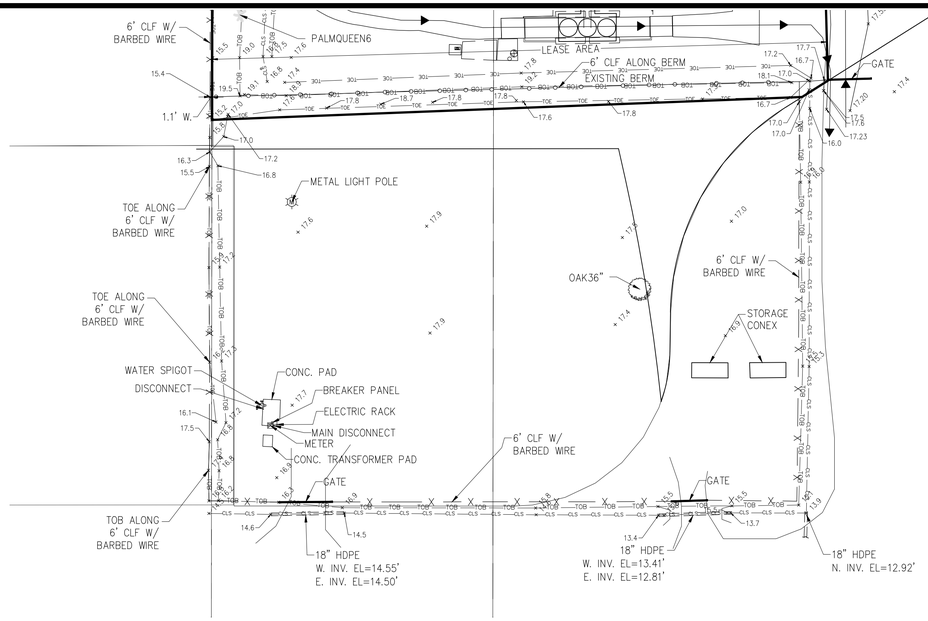
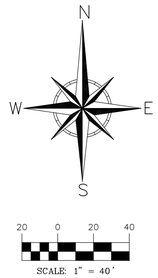
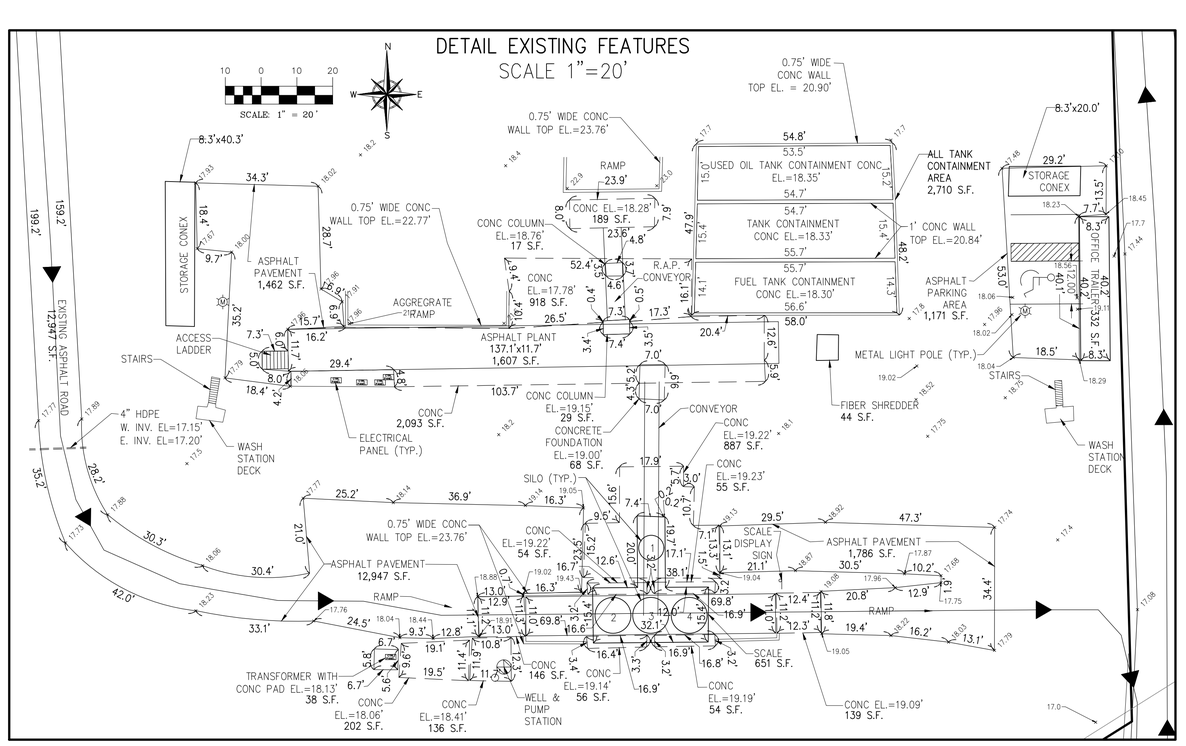


MATCH LINE "A"
SHEET 3





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DATE 03/13/2020
SCALE AS SHOWN
FIELD BK. FP 18
DRAWN BY D.G./C.R.
CHECKED BY E.A.L

PORTABLE ASPHALT PLANT
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
ETM SOLUTIONS, LLC.

SHEET NO. 4
OF 4 SHEETS
PROJECT NO. 20-18

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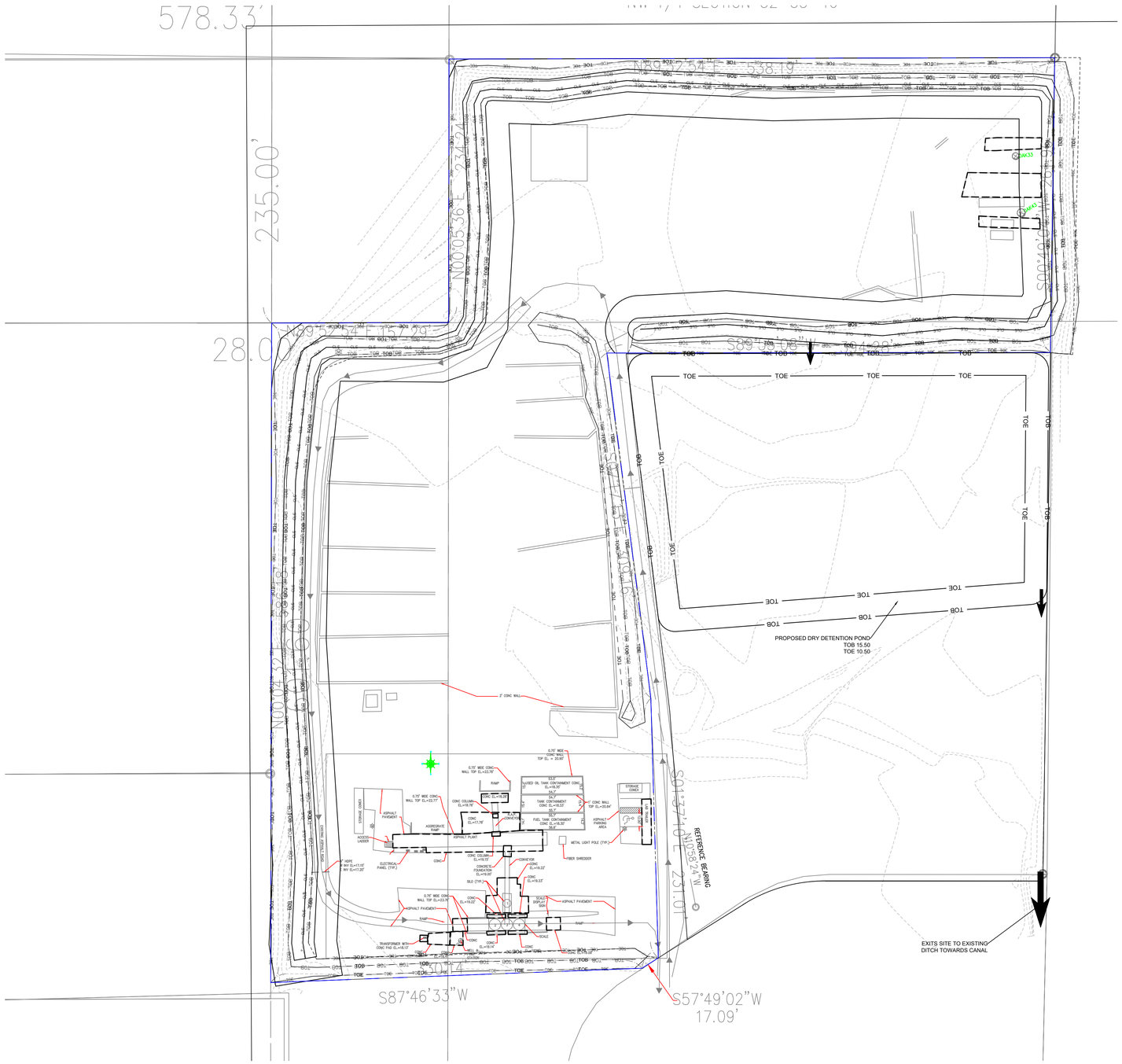


23-176 Center
Basin 1

SCS Curve Number, Soil Storage, & Tc Derivation:

1) Natural Condition:

a) Drainage Area = 11.49 acre
b) Impervious Area = 0.47 acre
c) % Impervious = 4% 98 CN
d) % Pervious = 96% acre 88 CN
e) Soil Type:

	Percentage	Num.	Name	Soil Group	Curve Number
1)	15%	2	Ankona and Farmton sands	C/D	91
2)	59%	43	Susana and Wauchula sands	C/D	91
3)	26%	44	Tantile and Pomona sands	A/D	81

Soil Group from USDA St. Lucie County Soil Survey
Curve numbers from TR 55 Table 2-2a Urban Industrial

f) Weighted Calculation:
CN = 88

g) Soil Storage: (S)
S = (1000/CN) - 10 = 1.31 in

h) Time of Concentration (Tc):
Tc = 3 min

2) Post-Development Condition:

a) Drainage Area = 11.49 acre
b) Impervious Area = 0.47 acre
c) % Impervious = 4% 98 CN
d) % Pervious = 96% 88 CN
e) Weighted Calculation:
CN = 88

f) Soil Storage: (S)
S = (1000/CN) - 10 = 1.31 in

g) Time of Concentration (Tc):
Tc = 2 min

Basin 1 Swale:

Length, L = 1980 ft
Top width, w = 18 ft
Bottom width, b = 2 ft
Depth, d = 1.5 ft
Volume, V = 0.68 ac-ft

Dry Retention Pond

TOE	=	62519 SF	1.435239 AC
DEPTH	=	5	7.176194 AC-FT
TOB	=	22045 SF	0.506084 AC
SLOPE		4	0.632604 AC-FT
TOTAL			7.808798 AC-FT

25 R S O
10.00 - 1.31 = 8.69 in
x
11.49 ac
=
V-req 8.321607 AC-ft
V-P 8.490616

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

23-176 Center

Basin 1

Land Use Summary

Description	Acres
Impervious	
Buildings	0.01
Concrete Pavement and Sidewalks	0.00
Driveway and Parking	0.46
Total Impervious	**0.47**
Pervious	
Dry Retention	1.44
Dry Retention Bank	1.90
Open Space	7.69
Total Pervious	**11.03**
Offsite Contributer	
Existing Offsite Driveway	
Total Area	**11.49**
Basin Area	**11.49**
Percent Impervious	**4%**
Percent Pervious	**96%**

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.

	BY	DATE
DESIGNED	.	.
CALCS.	.	.
DRAWN	.	.
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

CENTRAL– 4060 SELVITZ RD

23–176 BASE – HYDRO EXHIBIT

DATE: .
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23–176
SHEET 1 of 1

P:\Proj-2023\23-176 4060 Selvitz Rd\Eng\23-176 Base.dwg Date: 3/1/2024 4:13 PM By: EDGAR COMPIAN

ENVIRONMENTAL IMPACT STATEMENT

4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant

During the course of its operation, the asphalt plant has been in compliance with all applicable environmental regulations. The asphalt plant will acquire, maintain and renew, as necessary, all environmental permits in compliance with all applicable regulations. The asphalt plant is located within the industrial zone of the City of Fort Pierce. The surrounding properties around the asphalt plant are all industrial, including a precast concrete production yard, concrete redi-mix plant, and other manufacturing and commercial material suppliers.

LIGHTING
The plant maintains lighting to be utilized for security and during plant production at night. Lighting is limited to active operations, has been designed by a licensed engineer and with no adverse impact to the surrounding area.

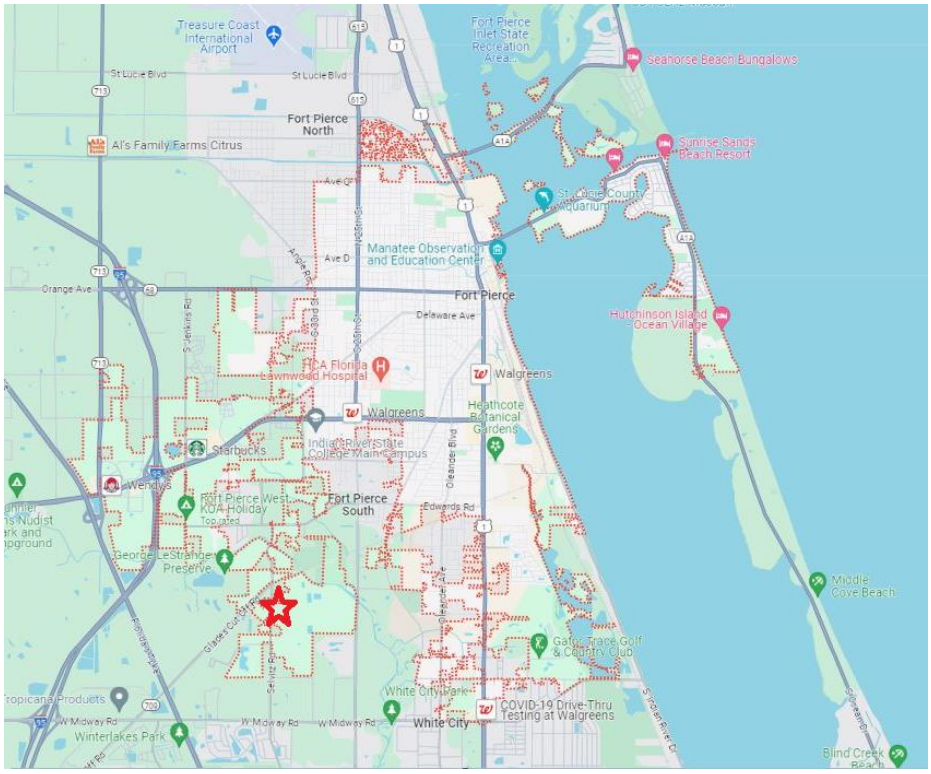
DUST
The asphalt plant does not produce dust. The plant is equipped with a "bag house" that collects the dust created by asphalt mixing operations. This filtration system is regularly maintained and inspected annually. Dust may be generated by trucks during ingress and egress to and from the asphalt plant property when delivering raw materials or taking the asphalt produced. Should dust be generated by this traffic, the operator will utilize the on-site water truck to mitigate as necessary.

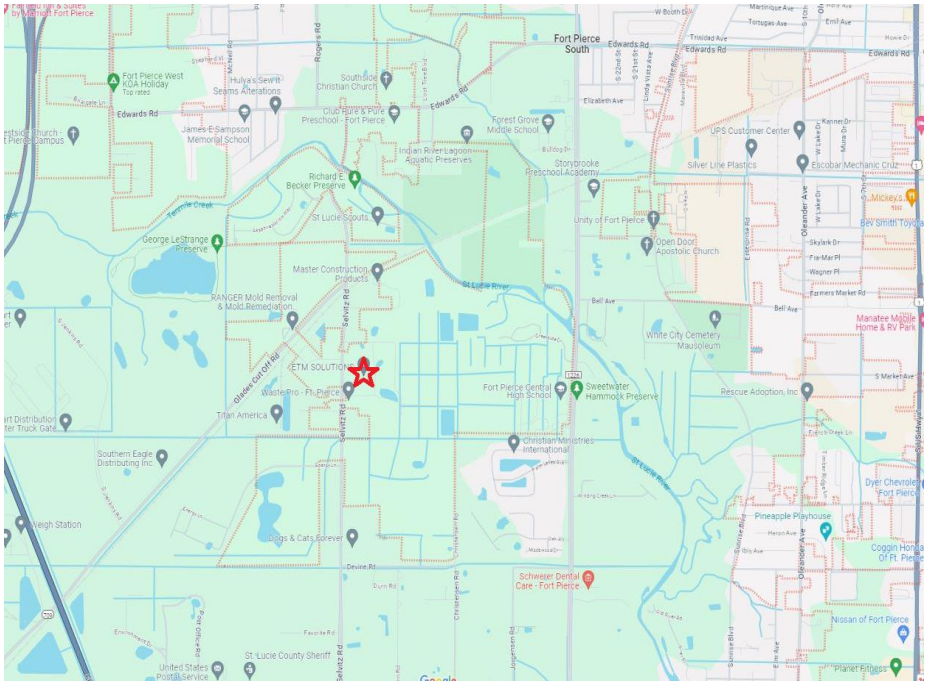
NOISE
The plant uses electricity to operate (not by generator). The plant does not generate loud or excessive noise. Trucks and equipment in the yard are properly muffled. The noise generated by the asphalt plant is appropriate for the industrial zone area and within safe parameters for employees.

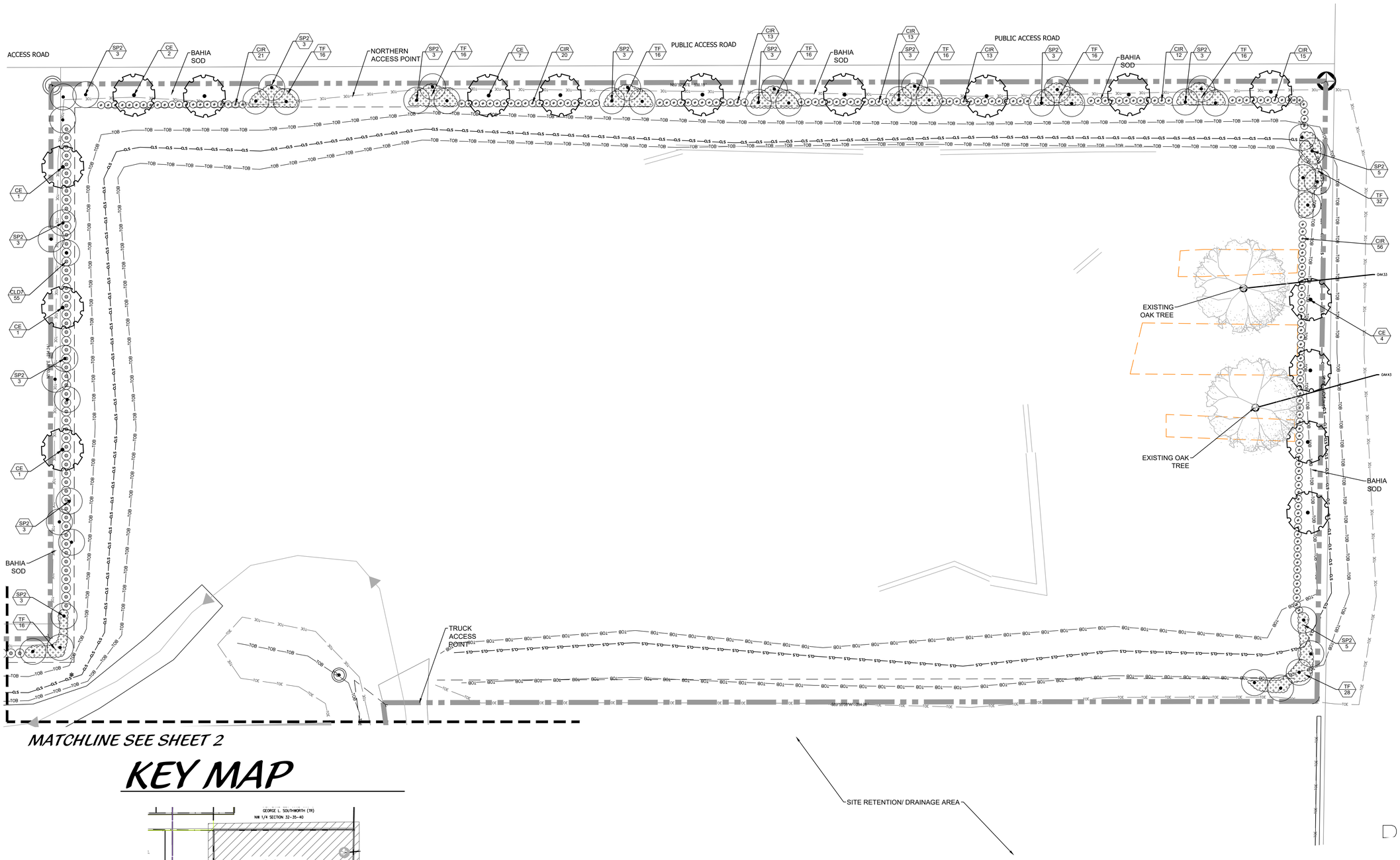


GENERAL LOCATION MAP

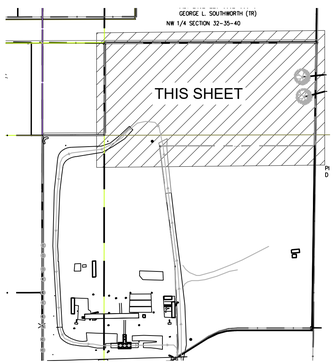
4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant







KEY MAP



48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED	AGB
DRAWN	AGB
APPROVED	RC
JOB NUMBER	20-0521
DATE	06/19/20
REVISIONS	02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 1 OF 4

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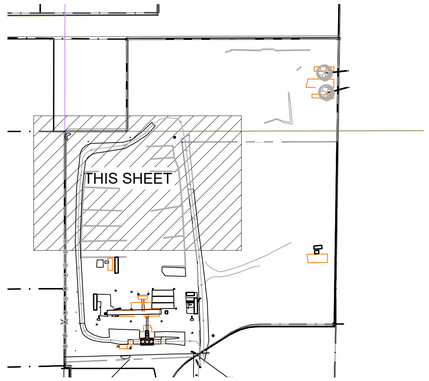
KEY MAP



MATCHLINE SEE SHEET 1

EXISTING ASPHALT ROAD

EXISTING ASPHALT ROAD

CONCRETE (TYP)

CONCRETE (TYP)

EXISTING BOTTLE BRUSH (TYP)

CONCRETE (TYP)

EXISTING ROAD

BAHIA SOD

SITE RETENTION/ DRAINAGE AREA

MATCHLINE SEE SHEET 3

48 HOURS BEFORE DIGGING
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED AGB
DRAWN AGB
APPROVED RC
JOB NUMBER 20-0521
DATE 06/19/20
REVISIONS 02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 2 OF 4

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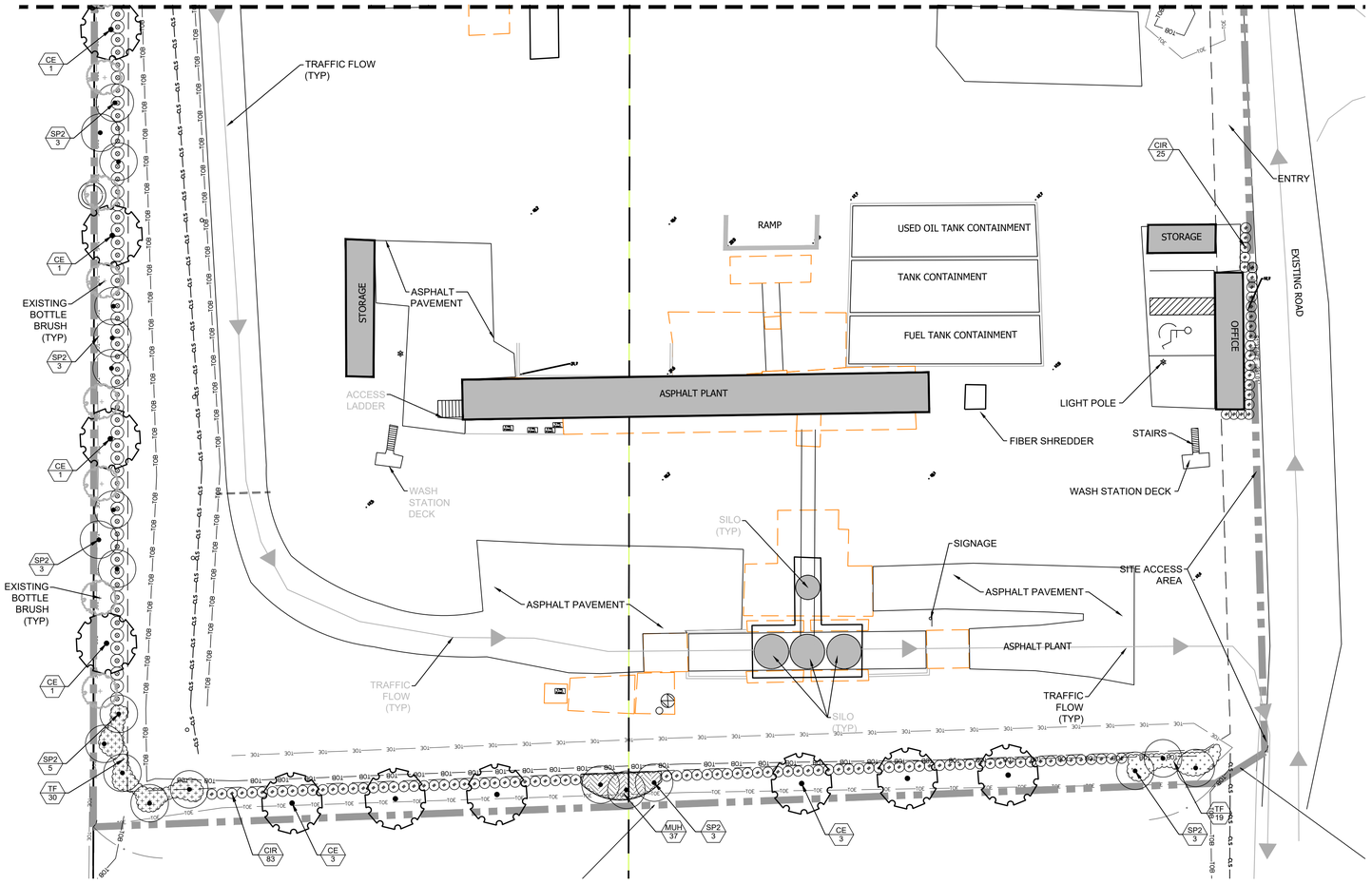
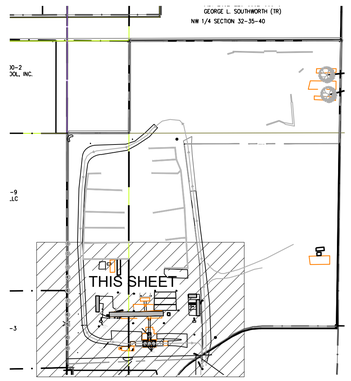
MATCHLINE SEE SHEET 2



Key Map



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED AGB
DRAWN AGB
APPROVED RC
JOB NUMBER 20-0521
DATE 06/19/20
REVISIONS 02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 3 OF 4

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LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

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

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

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS

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

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

ALL SOD SHALL BE BAHIA SOD.

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

PERMANENT, FULLY AUTOMATIC IRRIGATION IS NOT PROPOSED FOR THIS PROJECT. APPROPRIATE WATERING SHALL BE PROVIDED DURING THE PLANT ESTABLISHMENT PERIOD.

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

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

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH 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.

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

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

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

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

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

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

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

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

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

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

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

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

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

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

4. PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

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

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

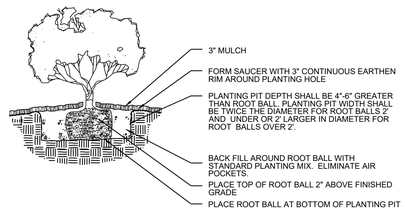
LANDSCAPE WARRANTY

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

PLANT LIST

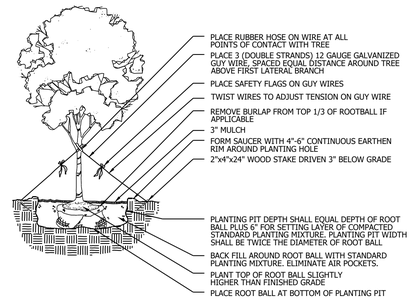
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
TREES									
CE	34	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	30 GAL. OR F.G.	2.5" CAL	12` O.A.	Y		FULL CANOPY
SP2	84	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10`, 14`, 18` CT STGG	Y	Y	SLICK, STRAIGHT TRUNK.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CIR	271	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	2` X 2`	2` O.C.	Y		FULL
CLD7	232	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3`-4` HT X 3` SPRD	36" O.C.	N		FULL TO BASE, FL #1 OR BETTER
GROUND COVERS									
MUH	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL &THICK
TF	249	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	2.5` O.C.	Y		FULL & THICK

PLANTING DETAILS



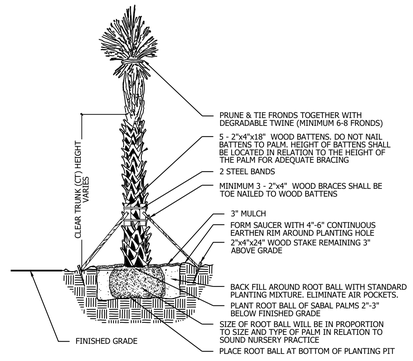
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

4060 SOUTH SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED AGB
DRAWN AGB
APPROVED AGB
JOB NUMBER 20-0521
DATE 06-19-20
REVISIONS 02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 4 OF 4

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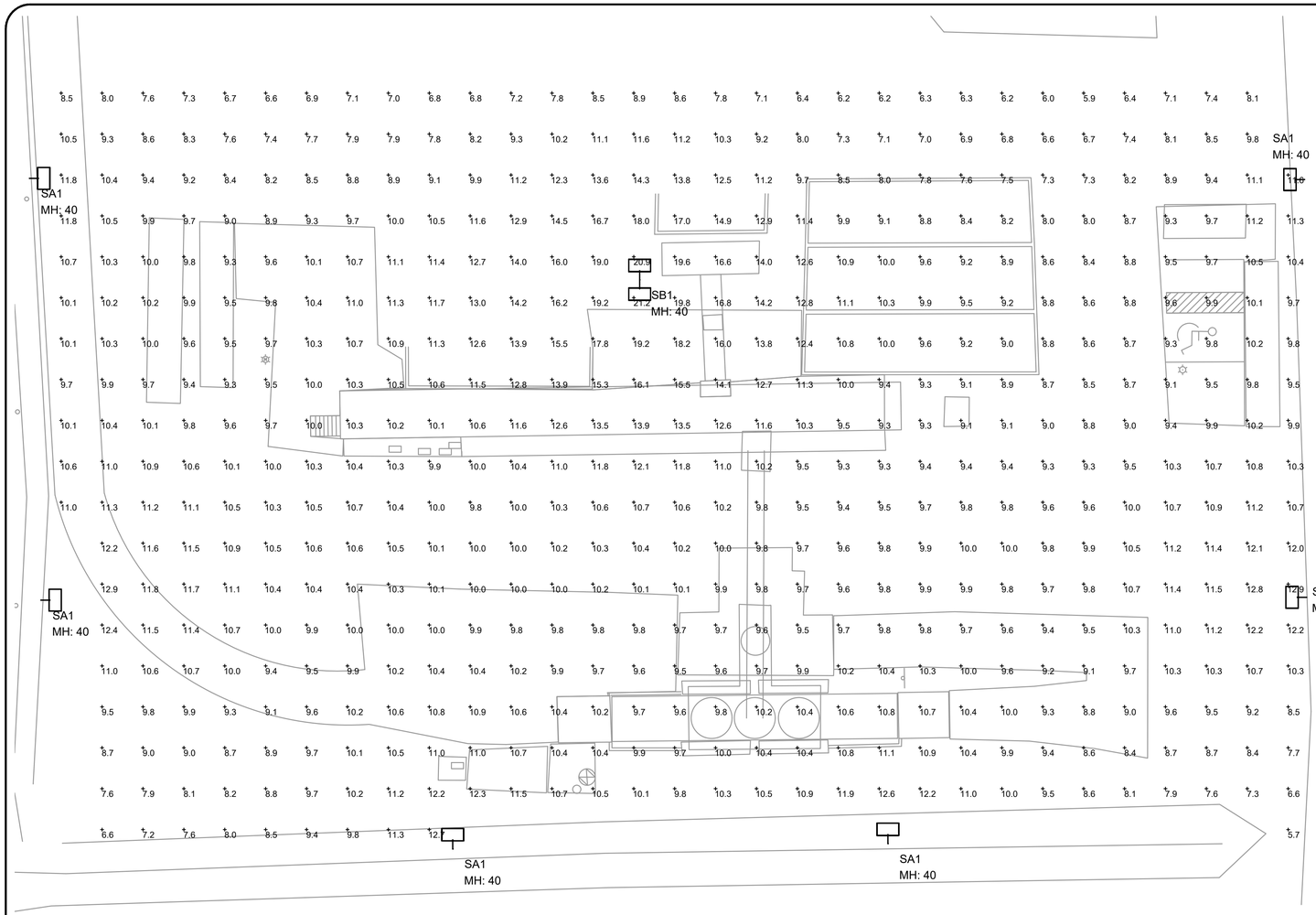
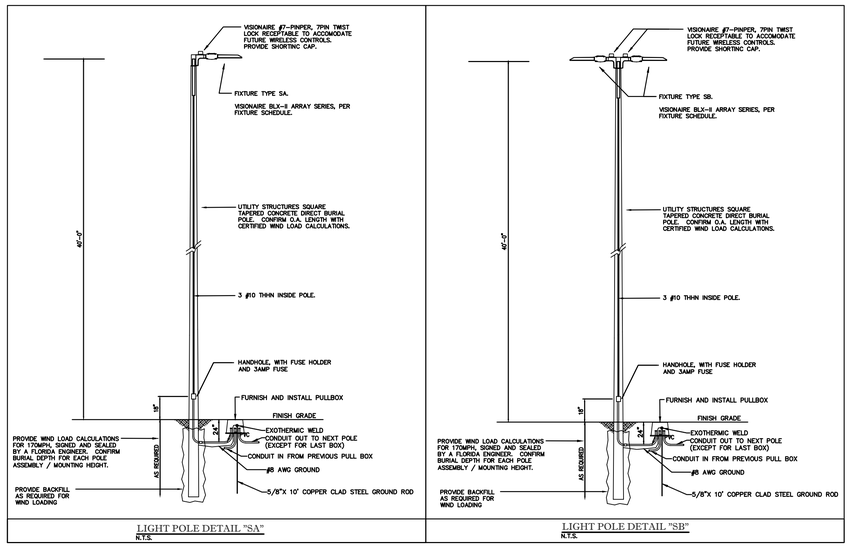




BLX-II-4 shown with Arm Mount and optional Decorative Shroud



SITE PHOTOMETRIC PLAN

1/16" =1'-0" NORTH

Luminaire Schedule						
Project: ETM ASPHALT PLANT FT PIERCE REV2 02-28-2024						
Symbol	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	SA1	BLX-II-8-T4L-145L-4K-VOLT-AM-7PINPER-DIM POLE MOUNT 40' AFG	N.A.	0.900	1102	6612
	SB1	BLX-II-8-T4L-145L-4K-VOLT-AM-7PINPER-DIM POLE MOUNT 40' AFG	N.A.	0.900	1102	2204

Calculation Summary							
Project: ETM ASPHALT PLANT FT PIERCE REV2 02-28-2024							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PHASE ONE OFFICE AREA SITE_ Planar	Illuminance	Fc	10.20	21.2	5.7	1.79	3.72

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

revision	date
1	
2	
3	
4	

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
(772) 464-4644 Fax (772) 464-0792
jmm@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL Florida License #58357
Bishop J. Hawkins

06-28-2024
date

signed

project title: ETM SOLUTIONS, LLC.
FORT PIERCE, FL

sheet title: **PHOTOMETRIC PLAN**

projt. no.:	2024-0085
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	02/29/24

sheet

E1.1

project

TRAFFIC IMPACT STATEMENT

4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant

The asphalt plant is accessible via the access roadway off of Selvitz Road. Trucks ingress and egress to the asphalt plant through this dead-end roadway. The plant will require truck deliveries of raw materials and will utilize trucks to deliver the completed asphalt product. As shown in the map below, trucks entering the asphalt plant will exit Selvitz Road and follow the paved access road East, then turn left (north) into the plant parcel, once on the property, the trucks will continue north to enter the plant to deliver raw materials (aggregates, asphalt cement) or to deliver reclaimed asphalt to the stockpile or to completed the circle back to the plant to be loaded and scaled with new asphalt products. All access roads are suitable for 2-way traffic. As asphalt is being loaded into trucks for delivery, in most cases, the trucks are lined up within the property along the west side of the property as the access road circles back from the entrance. This access road has ample capacity for trucks waiting to be loaded with no trucks waiting outside of the plant property. All trucks entering the plant are properly registered and insured.

Based upon the design, alignment of the plant access roads and the plant facility placement on the property, there is no anticipated impact to traffic on the surrounding public roadways as a result of the asphalt plant operations. It should be noted that in a continuous asphalt production operation, when the maximum number of trucks are being utilized, the truck spacing is staggard. Not all trucks can leave the plant at one time, only one truck can be loaded at one time, so the loading and scaling operation creates the spacing between trucks and this process eliminates traffic congestion on the entrance or exiting public roadways.



@kk

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 3/26/24 01 Receipt no: 150539

Year	Number	Type	SvcCd	Description	Amount
2024	7000003	PL		PLANNING DEPARTMENT	$37215.00

4060 SELVITZ RD
CK FR/CENTRAL CIVIL CONST FOR
ADVERTISING FEES & MISC

Tender detail
CH Ref#: 134965 $37215.00
Total tendered: $37215.00
Total payment: $37215.00

Trans date: 3/26/24 Time: 15:55:19

THANK YOU!

083537

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File Number 23-176

May 15, 2024

Ms. Kerry Driver, Planner
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Subject: **4060 Selvitz Road Site Plan**
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal

Dear Kerry:

Below please find an item by item response to the outstanding review comments associated with the City's most recent examination of the Minor Site Plan referred to as **4060 Selvitz Road Site Plan**. If as you go through these comments, you have any questions about our responses, please do not hesitate to contact me.

****

CITY OF FORT PIERCE PLANNING DEPARTMENT:

1. **Clarify the hours of operations. To include weekends, if applicable.**

Hours of operation will vary, depending on project service needs. Normal business hours are from 6:00 am to 6:00 pm, however, if a particular project requires nighttime paving operations (typically in support of public improvement projects), there will be some instances where afterhours operations will be required. The project site and activities will be compliant with City of Ft. Pierce noise regulations standards.

2. **Provide examples of noise decimals.**

Modeling and studies at similar locations indicate that we can expect sound levels in the area of 88db at the operating equipment. As you move away from the equipment, the impact levels will drop. We do not anticipate there to be any negative impacts from this site's operation on any residential uses in the area, the closet of which is approximately ½ mile away.

3. **A detail traffic analysis to include Truck routes, Peak traffic hours, Estimated truck and vehicle traffic during business hours.**

A traffic summary statement has been provided, and is attached to this resubmission packet.

4. **Update site plan to correct zoning and FLU. (see Planner if assistance is needed).**

Refer to the general site data and site plan graphics. Area zoning and land use designations have been reviewed and updated as necessary.

5. Access needs to be identified on site plan.

Refer to the project site plan. On sheet 8 the-site's circulation patterns have been depicted.

6. Clarify/highlight berm information on site plan.

Refer to the project site plan, we have added callouts for the TOB or Top of Bank on sheet 4, 6, and 7. Typical section illustrations of the site's perimeter berms have been added as requested.

****

Fort Pierce Engineering Department

1. The site plan does not meet the requirements of City Code Section 125-313(a)(3)c, specifically:

a. Plan does not show ingress/egress to roadways (public or private).

Ingress/egress indications have been clarified on the project site plan. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway.

b. Location and dimensions of all existing and proposed parking spaces and loading areas.

There are no new parking spaces proposed for this development site. The existing uses/structures on this site are all mechanical in nature and not subject to the City Parking Codes. However, there will be operators at this site, and to account for their parking needs we have indicated several parking spaces in the area of east of the machines totaling two, one handicap and one regular. All parking dimensions are compliant with City standards.

c. Location and size of pond or swales.

We have added detailed dimensions and cross sections of all the swales and ponds to be constructed or maintained on this site.

d. Existing and proposed setbacks to structures, parking lot, and other features.

Setback information has been added to the project site plan. There are no permanent structures on this site. All of the mechanical equipment used in the asphalt manufacturing process is considered to be portable, and can be removed or relocated as necessary.

e. Location of any dumpsters.

Currently, there are no dumpsters on the site. Commercial waste generation will be addressed through small can pickups or by removal by on-site staff.

f. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions.

See Survey for all existing drainage facilities and the site plan for all the proposed facilities within the site plan area. The site plan shows all proposed facilities. All proposed drainage facilities are shown on the site plan.

g. Length, width, depth and direction of flow for all ditches.

The swale dimensions and cross sections have been added to the project site plan sheets 4-7.

h. Label contour lines.

Proposed and existing contour lines have been labeled on sheets 4-7.

i. Clearly provide project boundary lines and dimensions.

The project and property boundary lines have been labeled and dimensioned

j. Identify proposed asphalt areas.

See sheet 3 of the attached site plan packet. The proposed ingress/egress driveway have been added to the north of the property. There are no other areas of proposed asphalt construction.

2. Add a note to the plan that "All construction shall be in compliance with City of Fort Pierce Code of Ordinances Sections 119 and 125.

The requested note has been added to the general notes on Sheet 1 (the Cover Sheet) of the project site plan.

3. In accordance with Section 125-314 survey (and site plans) shall be at a minimum scale of one-inch equals 30 feet.

The project site plan has been updated so that Sheets 4-7 all have a scale of 1"=30'. Sheet 2, 3, 8 of the project site plan packet serves as an overall context development plan for the property and is scaled at 1"=60' . Site surveys are being updated (by others) to reflect the requested scales, and will be submitted at a later time.

4. The applicant shall coordinate with St. Lucie County for any impacts to Selvitz Road.

Comment acknowledged. Coordination with St. Lucie County is currently ongoing; however, we do not require any additional permit approvals from the County as we are making uses of existing driveway comments onto Selvitz Road. We are aware of the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to the ongoing dirt tracking at these locations. .

<u>Advisory Comments:</u>

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.

Comment acknowledged. The owners/operators of this facility have been advised of the need for DPCR review of this site, following site plan approval.

2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations.

Comment acknowledged. We probably need to review this matter a little more with you, as there are certain state regulations in place addressing when a local government may require outside agency permits as a pre-condition to the issuance of a local permit. In addition, use of the word 'all' creates some interpretive issues that may need further legal clarification. We will be happy to review this matter further at your convenience.

****

Fort Pierce Building Department:

Please be advised that the project may trigger the requirements indicated below:

1. **Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.**

Comments acknowledged.

2. **All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.**

Comments acknowledged.

3. **Building Permit required**

Based on what is depicted on the project site plan, what particular activities require issuance of a building permit? All asphalt production equipment is considered to be portable, and while anchored to the ground, these are not considered to be permanent structures.

4. **Signed and sealed construction drawings required.**

Comment acknowledged, but again, what drawings are we expected to provide?

5. **Shall meet the Fire Prevention Code:**
   a. **Sprinkler system is required**
   b. **Smoke alarm system is required**

All applicable fire protection codes and standards shall be complied with by the ownership/operating entity.

****

Fort Pierce Police Department:

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County Planning Department:

1. **Further dialogue is requested regarding any applicable Impact Fee assessment warranted during the site plan/permitting process.**

Comments acknowledged. We will review this matter directly with the County.

****

St. Lucie County PW/Engineering:

Corrections:

1. **Provide an updated traffic statement with a trip count.**

A traffic summary statement has been provided, and is attached to this resubmission packet.

2. **The driveway requires some repairs and removal of dirt tracking from the Right-of-Way.**

Comments acknowledged. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway. Coordination with St. Lucie County will continue as we complete final site permitting activities, but we do not see where we presently will be required to obtain new access permit approvals as we are making uses of the existing driveway connections onto Selvitz Road. We acknowledge the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to any ongoing dirt tracking issues at this location.

3. **Conditions:**
   a. **A Site Development Permit may be required if improvements within the Selvitz Road Right-of-Way are proposed.**

We do not anticipate the need to make any improvements to, or within, Selvitz Road.

****

City Clerk Office:

1. **No comments at this time.**

Comments acknowledged.

****

Code Enforcement:

1. **No comments at this time.**

Comments acknowledged.

****

Fort Pierce Utilities Authority:

W/WW Engineering: FPUA W/WW Engineering has reviewed the application.
Approved

Electric & Gas Engineering: FPUA Electric Engineering has reviewed the application.
Approved

Please contact Sal Scimeca for electric customer requirements and project coordination.

FPUA Gas Engineering has reviewed the application.
Approved.

Natural gas is available.

FPUA net Fiber: FPUAnet has reviewed the application.
Approved.

Fiber Internet Service – Is Available.

****

St. Lucie County Fire District:

Site Plan Requires Re-submittal. The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**

Comments acknowledged. This will be addressed directly with the Fire District.

2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

Comments acknowledged. This will be addressed directly with the Fire District.

3. **Please provide an electronic revised copy of the site plan (pdf format).**

Comments acknowledged. This will be addressed directly with the Fire District.

4. **Please provide written acknowledgement of the conditions/revisions provided**

Comments acknowledged. This will be addressed directly with the Fire District.

****

Florida Department of Transportation

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School Board

1. **No comments at this time.**

Comments acknowledged.

****

Thank you for your attention to this submission. Again, if you have any questions or need additional back-up, please let me know. Phone number 772-464-3537 ext. 104, email ecoapman@ct-eng.com.

Sincerely,

CULPEPPER & TERPENING, INC.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4060 Selvitz Road, Ft. Pierce, Florida 34981

Parcel ID #(s): 2432-223-0004-000-6

Project description: Asphalt Plant

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 325,937 Site Acreage: 7.48

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Wanda Johnson	ETM Solutions, LLC, Robert Baer, Manager
Property Owner(s)	Applicant/Representative, Title, Company
4060 Selvitz Road	4060 Selvitz Road
Street Address	Street Address
Ft Pierce FL 34981	Ft Pierce FL 34981
City State Zip	City State Zip
772-216-5368	305-888-3344
Phone Number	Phone Number
sharisjohnson@gmail.com	bbaer@centralcivil.com
Email Address	Email Address

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

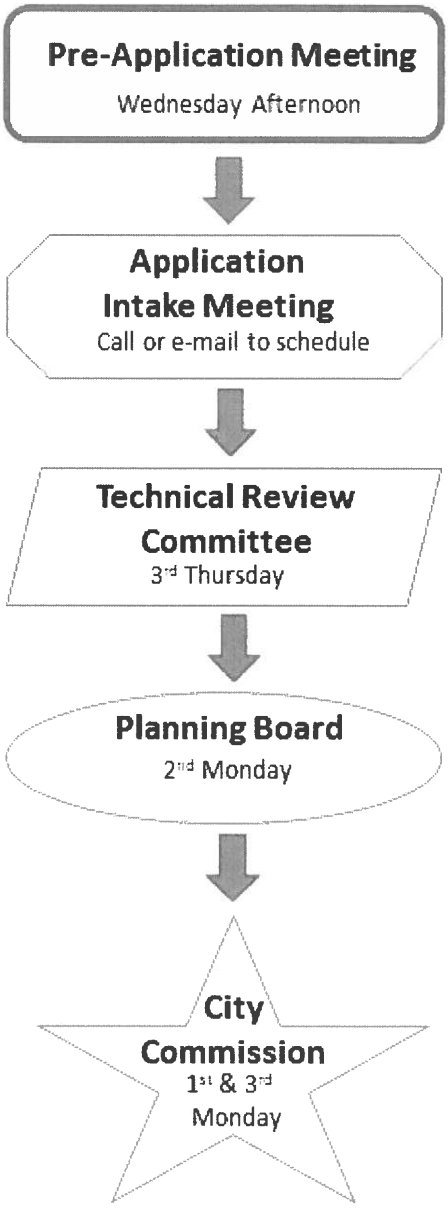
Wanda Johnson

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)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

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

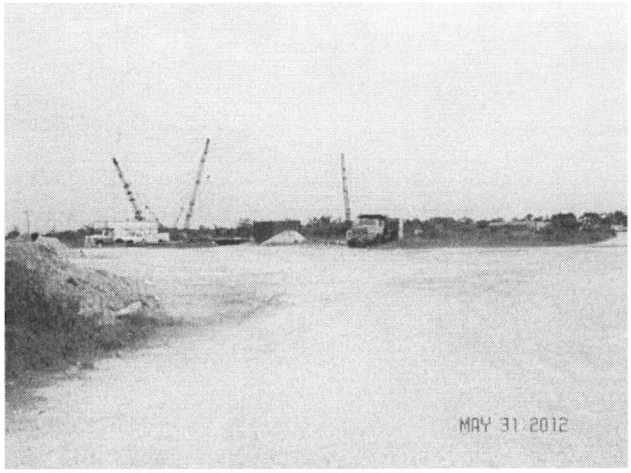
Property Identification

Site Address: 4060 SELVITZ RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-223-0004-000-6
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 157269
Map ID: 24/32N
Zoning: Heavy Indu

Ownership

Wanda Johnson
4767 Selvitz Rd
Fort Pierce, FL 34981



Legal Description

32 35 40 FROM NW COR OF SEC RUN N 89 50 34 E ALG N LI OF SEC 947.75 FT,TH S 00 47 49 W 460.07 FT,TH N 89 52 58 E 170.02 FT, TH S 00 47 37 W 234.76 FT TO POB,TH S 00 49 04 W 733.29 FT,TH N 89 58 19 W 193.42FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY ALG ARC 77.30 FT,TH S 57 49 02 W 116.83 FT TO CURVE CONC SE,R OF 137.50 FT,TH SWLY AND SLY ALG ARC 136.79 FT,TH S 00 49 02 W 22.41 FT TO CURVE CONC W,R OF 87.50 FT,TH SWLY ALG ARC 28.23 FT TO CURVE CONC NW,R OF 87.50 FT,TH SWLYALG ARC 108.01 FT,TH N 89 58 19 W 156.25 FT,TH N 00 04 06 E 200.96 FT,TH S 89 56 24 W 12 FT,TH N 00 04 06 E 601.60 FT,TH S 89 51 05 E 157.36 FT,TH N 00 04 06 E 235 FT,TH N 89 50 34 E 537.17 FT TO POB (12.79 AC) (OR 1252-1370)

Current Values

Just/Market Value:	$570,900
Assessed Value:	$428,582
Exemptions:	$0
Taxable Value:	$428,582

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	12.79
Land Size (SF):	557,132

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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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CHRIS CRAFT
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2023 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Skip the trip and pay at www.tcslc.com
- echeck (electronic payment from your checking account for a small fee)
- Credit card (2.5 % convenience fee applies)
- Print your receipt instantly online!

ACCOUNT	ESCROW
2432-223-0004-000/6	

Wanda Johnson
4767 Selvitz Rd
Fort Pierce, FL 34981-4806

4060 SELVITZ RD, Fort Pierce
32 35 40 FROM NW COR OF SEC RUN N 89 50 34
E ALG N LI OF SEC 947.75 FT,TH S 00 4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
County Parks MSTU	772-462-1670	0.0000	428,582	0	428,582	0.00
Co Public Transit MSTU	772-462-1670	0.2500	428,582	0	428,582	107.15
Erosion District E	772-462-1670	0.1000	428,582	0	428,582	42.86
Law Enf,Jail,Judicial Sys	772-462-1670	2.7294	428,582	0	428,582	1,169.77
Co General Revenue Fund	772-462-1670	4.2722	428,582	0	428,582	1,830.99
Childrens Service Council	772-408-1100	0.3790	428,582	0	428,582	162.43
St Lucie Co Fire District	772-621-3342	3.0000	428,582	0	428,582	1,285.75
FL Inland Navigation Dist	561-627-3386	0.0288	428,582	0	428,582	12.34
City of Fort Pierce	772-467-3000	6.9000	428,582	0	428,582	2,957.22
School Discretionary	772-429-3970	0.7480	570,900	0	570,900	427.03
School Capital Improvemnt	772-429-3970	1.5000	570,900	0	570,900	856.35
School Req Local Effort	772-429-3970	3.1640	570,900	0	570,900	1,806.33
School Voter Referendum	772-429-3970	1.0000	570,900	0	570,900	570.90
Mosquito Control	772-462-1670	0.1352	428,582	0	428,582	57.94
S FL Wtr Mgmt District	561-686-8800	0.2301	428,582	0	428,582	98.61

MILLAGE CODE 0022 **TOTAL MILLAGE** 24.4367 **TOTAL AD VALOREM TAXES** $11,385.67

eBill

Go paperless and receive your tax bill by email.

www.tcslc.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY			AMOUNT
FP23	Fort Pierce Stormwater Mgmt Maint	772-467-3777	6,292.80
NS40	N St Lucie Wtr Mgmt Dist	772-461-5050	294.17
TOTAL ASSESSMENTS			$6,586.97

Scan to view your bill online

COMBINED TAXES AND ASSESSMENTS $17,972.64

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Nov 30, 2023 $0.00			

CHRIS CRAFT
TAX COLLECTOR
ST. LUCIE COUNTY

P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2023 REAL ESTATE

ACCOUNT
2432-223-0004-000/6

Please add your phone number for our records:

_____

Pay online at www.tcslc.com
AMOUNT DUE

I am paying the following amount (check only one box):

Nov 30, 2023 $0.00

Wanda Johnson
4767 Selvitz Rd
Fort Pierce, FL 34981-4806

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid 11/08/2023 $17,253.73

RETAIN THIS PORTION FOR YOUR RECORDS Receipt # 0025-20231108-006997

FILE # 2520264 OR BOOK 2116 PAGE 2209, Recorded 12/15/2004 at 03:46 PM
Doc Tax: $0.70

Return to:
Jay A. Kroese, Esq.
Cargill, Incorporated
Law Department
P. O. Box 5624
Minneapolis, MN 55440

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "Agreement"), dated as of the 25 day of October, 2004, is made by and between CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, whose principal mailing address is 100 East 6th Street, Frostproof, Florida 33843 ("CJNA") and BOBBY AND WANDA JOHNSON, husband and wife (the "Johnsons"), ADVANCED MACHINE & TOOL, INC., a Florida corporation ("Advanced"), and WASTE MANAGEMENT INC. OF FLORIDA, a Florida corporation ("WMIF"). The Johnsons, Advanced and WMIF are collectively known as the Grantees.

RECITALS:

CJNA is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit A attached to this Agreement (the "CJNA Real Property").

The Johnsons are the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit B attached to this Agreement (the "Johnson Real Property").

Advanced is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit C attached to this Agreement (the "Advanced Real Property").

WMIF is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit D attached to this Agreement (the "WMIF Real Property").

Grantees desire to obtain from CJNA and CJNA desires to convey to Grantees a nonexclusive, permanent easement for ingress and egress over and across the existing roadway located on the CJNA Real Property, as more particularly described on Exhibit E attached to this Agreement (the "Easement Area").

In consideration of the mutual covenants, terms and conditions set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, the parties agree as follows:

whereupon the said Grantee's grant of easement will be terminated, and Grantee will cause to be recorded in the public records a Release of Easement thereby relieving Grantee of any and all further obligations under this Agreement.

7. The provisions of this Agreement shall not be deemed (i) an interest in the roadway to constitute a dedication of land for public use; and (ii) to confer any rights in the general public.

8. This Agreement shall not be amended except by written agreement executed by CJNA and Grantees.

9. This rights and obligations in this Agreement shall be covenants running with the land and shall be binding upon CJNA and Grantees and upon their respective heirs, successors and assigns.

10. This Agreement shall be governed, construed and interpreted in accordance with the substantive laws of the State of Florida, without regard to its conflicts of laws provision.

11. This Agreement may be executed in counterparts, each of which may be deemed an original but together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Witnesses:

Jim Maliszewski
Print Name: Jim Maliszewski

Chad Hadden
Print Name: Chad Hadden

CARGILL JUICE NORTH AMERICA, INC.

By: Bryce R. Kelly
Print Name: Bryce R. Kelly
Its: Assistant Vice President

Witnesses:

Shari Sabater
Print Name: Shari Sabater

Robert V. Schueler
Print Name: ROBERT V. SCHUELER

Bobby Johnson
BOBBY JOHNSON

Wanda R. Johnson
WANDA JOHNSON

Witnesses:

Nanette Trout
Print Name: Nanette Trout

Christine Nicholson
Print Name: Christine Nicholson

ADVANCED MACHINE & TOOL, INC.
By: Lloyd D Riley
Print Name: Lloyd D Riley
Its: President

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 25 day of OCTOBER, 2004, by BRUCE R. KELLY, a Vice President (Assistant) of Cargill Juice North America, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or did produce _____ as identification.

Elizabeth C. DuChene
Notary Public

My Commission Expires: 2-11-05

ELIZABETH C. DuCHENE
Notary Public, State of Florida
My comm. expires Feb. 11, 2005
Comm. No. DD 1654398

STATE OF FLORIDA)
COUNTY OF St. Lucie)

The foregoing instrument was acknowledged before me this 21st day of October 2004, by Bobby Johnson and Wanda Johnson, husband and wife, who are personally known to me or who have produced _____ as identification.

Judith A Sullivan
My Commission DD343620
Expires October 23, 2006

Judith A. Sullivan
Notary Public

My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF St. Lucie)

The foregoing instrument was acknowledged before me this 1st day of Sept, 2004, by Lloyd D. Riley, the President of Advance Machine & Tool, Inc., a Florida corporation, on behalf of the corporation. S/He is personally known to me or did produce _____ as identification.

ERICA L. LOWE
MY COMMISSION # DD 193107
EXPIRES: July 14, 2006
Bonded Thru Notary Public Underwriters

Erica L. Lowe
Notary Public

My Commission Expires: July 14, 2006

STATE OF ~~FLORIDA~~ Georgia)
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me this 23rd day of July, 2004, by CHARLES J. CAMPAGNA, a VICE PRESIDENT of Waste Management Inc. of Florida, a Florida corporation, on behalf of the CORPORATION. He is personally known to me or did produce _____ as identification.

MARGARET ANNE ABNEY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
SEPT. 24 2007

Margaret Anne Abney
Notary Public

My Commission Expires: _____

EXHIBIT B

Johnson Real Property

Parcel 1:
Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Section 32, thence run North 89°51'05" East, along the North line of said Section 32, a distance of 343.68 feet, to a point lying 220.00 feet East of the Easterly right-of-way line of Selvitz Road, and the Point of Beginning; thence continue North 89°51'05" East, along said North line, a distance of 604.07 feet, to a point in the West line of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence run South 00°49'04" West along said line, a distance of 460.07 feet, to a point on the South line of the East 400.00 feet of the North 460.00 feet of said Section 32; thence run North 89°51'05" East along said line a distance of 170.02 feet, to a point in the West line of the East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence run South 00°49'04" West along said line a distance of 871.62 feet to a point in the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence continue South 00°49'04" West, a distance of 96.43 feet; thence run North 89°58'19" West, a distance of 193.42 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of 32°12'39", a distance of 77.30 feet; thence run South 57°49'02" West, a distance of 116.83 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly and Southerly along the arc of said curve, through a central angle of 57°00'00", a distance of 136.79 feet; thence run South 00°49'02" West, a distance of 22.41 feet to the beginning of a curve concave to the West having a radius of 87.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of 18°28'56", a distance of 28.23 feet to the beginning of a non-tangent curve, concave to the Northeast, the chord of which bears North 05°53'59" West and having a radius of 1,120.65 feet; thence run Northwesterly along the arc of said curve, through a central angle of 07°20'20", a distance of 143.54 feet; thence run South 89°56'24" West, non-tangent to the last described curve, a distance of 235.90 feet to a point in a line lying 413.00 feet East of, as measured at right angles to the West line of said Section 32; thence run North 00°04'06" East along said line a distance of 601.60 feet to a point in the South line of the North 929.86 feet of said Section 32; thence run South 89°51'05"

89°58'19" West, a distance of 219.57 feet to the Point of Beginning.

LESS AND EXCEPT therefrom the following:

Commence at the Northwest corner of said Section 32; thence run South 00°04'06" West along the West line of said Section 32, a distance of 1,768.62 feet; thence run South 89°58'19" East, parallel with, as measured at right angles to the South line of the Northwest 1/4 of said Section 32, a distance of 425.00 feet; thence run North 00°04'06" East parallel with, as measured at right angles to the West line of said Section 32, a distance of 200.96 feet; thence run South 89°56'24" West, a distance of 223.89 feet to the beginning of a non-tangent curve concave to the Northeast, the chord of which bears South 05°53'59" East, and having a radius of 1,120.65 feet; thence run Southeasterly along the arc of said curve, through a central angle of 07°20'20", a distance of 143.54 feet to the Point of Beginning; thence continue along the arc of said curve, through a central angle of 01°29'51", a distance of 29.29 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve, through a central angle of 101°05'41", a distance of 44.11 feet; thence run North 89°58'19" West, a distance of 63.32 feet to the beginning of a non-tangent curve concave to the Northwest, the chord of which bears North 54°39'49" East, and having a radius of 87.50 feet; thence run Northeasterly along the arc of said curve, through a central angle of 70°43'43", a distance of 108.01 feet to the Point of Beginning.

ALSO, LESS AND EXCEPTING therefrom, the CJNA Property that is described in Exhibit A, containing approximately 9.21 acres, more or less.

MWP:JK 5/25/04 (350288v3)

EXHIBIT D

WMIF Real Property

Being that part of the South 235.93 feet of the North 634.86 feet of the West 343.67 feet of the Northwest ¼ of the Northwest ¼ of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, lying East of Selvitz Road and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run due South, along the West line of said Section 32, a distance of 398.93 feet; thence run N89°47'32"E, parallel with the North line of said Section 32, a distance of 99.31 feet, to the East right-of-way line of Selvitz Road and the POINT OF BEGINNING; thence continue N89°47'32"E, a distance of 244.36 feet; thence run due South a distance of 235.93 feet; thence run S89°47'32"W, a distance of 274.01 feet, to the said East right-of-way of Selvitz Road; thence run N07°09'41"E, along the said East right-of-way, a distance of 237.89 feet, to the POINT OF BEGINNING, all lying and being in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida and containing 1.4038 Acres, more or less.

Bearings based on West line of Section 32 being assumed due North.

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1753220 OR BOOK 1252 PAGE 1370
Recorded: 09-29-99 08:11 A.M.

* Doc Assump:	$	0.00
* Doc Tax :	$	839.30
* Int Tax :	$	0.00

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24 day of September , 1999 (year),

by first party, Grantor, **Bobby Johnson and Wanda Johnson, his wife, as to an undivided 1/2 interest as tenants in common, and James R. Bryant and Liane Bryant, his wife, as to an undivided 1/2 interest as tenants in common.**
whose post office address is
4767 Selvitz Road, Fort Pierce, Florida 34981
to second party, Grantee, **Bobby Johnson and Wanda Johnson, his wife**

whose post office address is
4767 Selvitz Road, Fort Pierce, Florida 34981

WITNESSETH, That the said first party, for good consideration and for the sum of **Ten dollars** Dollars ($ **10.00**) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of **Saint Lucie** , State of **Florida** to wit:
SEE EXHIBIT "A" ATTACHED HERETO

The property being conveyed herein is vacant land.

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

0 53926 20040 5

Return to:
Grantee

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of: **Bobby Johnson and Wanda Johnson, his wife, and James R. Bryant and Liane Bryant, his wife.**

John J Haney Jr
Signature of Witness

John J Haney Jr
Print name of Witness

Kenneth R Singley
Signature of Witness

Kenneth R. Singley
Print name of Witness

Bobby Johnson Wanda Johnson
Signature of First Party

Bobby Johnson and Wanda Johnson, his wife
Bobby Johnson Wanda Johnson
Print name of First Party

Signature of First Party

James R. Bryant and Liane Bryant, his wife
James R Bryant Liane Bryant
Print name of First Party

State of **Florida**)
County of **Saint Lucie**
On September 24, 1999 before me,
appeared Bobby Johnson, Wanda Johnson, James Bryant + Liane Bryant
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Virginia Going
Signature of Notary

Affiant ✓ Known ____ Produced ID
Type of ID _____
(Seal)

Virginia Going
Notary Public, State of Florida
Commission No. CC 628413
My Commission Exp. 5/28/2001
Bonded Through Fla. Notary Service & Bonding Co.

State of FLORIDA)
County of St. Lucie
On Sept. 24, 1999 before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known ____ Produced ID
Type of ID _____
(Seal)

Liane Bryant
Signature of Preparer

Liane Bryant
Print Name of Preparer

1217 SW Bayshore Dr
Address of Preparer

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

EXHIBIT "A"

Legal Description

Parcel 1:
Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Section 32, thence run North 89°51'05" East, along the North line of said Section 32, a distance of 343.68 feet, to a point lying 220.00 feet East of the Easterly right-of-way line of Selvitz Road, and the Point of Beginning; thence continue North 89°51'05" East, along said North line, a distance of 604.07 feet, to a point in the West line of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence run South 00°49'04" West along said line, a distance of 460.07 feet, to a point on the South line of the East 400.00 feet of the North 460.00 feet of said Section 32; thence run North 89°51'05" East along said line a distance of 170.02 feet, to a point in the West line of the East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence run South 00°49'04" West along said line a distance of 871.62 feet to a point in the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 32; thence continue South 00°49'04" West, a distance of 96.43 feet; thence run North 89°58'19" West, a distance of 193.42 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of 32°12'39", a distance of 77.30 feet; thence run South 57°49'02" West, a distance of 116.83 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly and Southerly along the arc of said curve, through a central angle of 57°00'00", a distance of 136.79 feet; thence run South 00°49'02" West, a distance of 22.41 feet to the beginning of a curve concave to the West having a radius of 87.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of 18°28'56", a distance of 28.23 feet to the beginning of a non-tangent curve, concave to the Northeast, the chord of which bears North 05°53'59" West and having a radius of 1,120.65 feet; thence run Northwesterly along the arc of said curve, through a central angle of 07°20'20", a distance of 143.54 feet; thence run South 89°56'24" West, non-tangent to the last described curve, a distance of 235.90 feet to a point in a line lying 413.00 feet East of, as measured at right angles to the West line of said Section 32; thence run North 00°04'06" East along said line a distance of 601.60 feet to a point in the South line of the North 929.86 feet of said Section 32; thence run South 89°51'05"

West along said line, a distance of 28.00 feet to a point in the East line of the West 385.00 feet of said Section 32; thence run North 00°04'06" East along said line, a distance of 235.00 feet to a point in the North line of the South 235.00 feet of the North 929.86 feet of said Section 32; thence run South 89°51'05" West along said line, a distance of 322.76 feet to a point on the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve concave to the East, the chord of which bears North 06°55'32" East and having a radius of 1,859.86 feet; thence run Northeasterly along the arc of said curve, through a central angle of 00°35'33", a distance of 19.24 feet; thence run North 07°13'18" East, a distance of 41.25 feet to a point in the South line of the North 634.86 feet of said Section 32; thence run North 89°51'05" East along said line, a distance of 578.33 feet to a point in the East line of the West 648.00 feet of the North 634.86 feet of said Section 32; thence run North 00°04'06" East along said line, a distance of 235.93 feet to a point in the South line of the North 398.93 feet of said Section 32; thence run South 89°51'05" West along said line a distance of 304.33 feet to a point in the East line of the West 343.67 feet of the North 398.93 feet of said Section 32; thence run North 00°04'06" East along said line, a distance of 398.93 feet, to the Point of Beginning. Containing approximately 21.94 acres more or less.

Parcel 2:
Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence run South 00°04'06" West along the West line of said Section 32, a distance of 1,768.62 feet; thence run South 89°58'19" East, parallel with, as measured at right angles to the South line of the Northwest 1/4 of said Section 32, a distance of 425.00 feet to the Point of Beginning; thence run North 00°04'06" East parallel with, as measured at right angles to the West line of said Section 32, a distance of 200.96 feet; thence run South 89°56'24" West, a distance of 223.89 feet to the beginning of a non-tangent curve concave to the Northeast, the chord of which bears South 06°38'54" East and having a radius of 1,120.65 feet; thence run Southeasterly along the arc of said curve, through a central angle of 08°50'11", a distance of 172.83 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve, through a central angle of 101°05'41", a distance of 44.11 feet; thence run North

89°58'19" West, a distance of 219.57 feet to the Point of Beginning.
LESS AND EXCEPT therefrom the following:
Commence at the Northwest corner of said Section 32; thence run South 00°04'06" West along the West line of said Section 32, a distance of 1,768.62 feet; thence run South 89°58'19" East, parallel with, as measured at right angles to the South line of the Northwest 1/4 of said Section 32, a distance of 425.00 feet; thence run North 00°04'06" East parallel with, as measured at right angles to the West line of said Section 32, a distance of 200.96 feet; thence run South 89°56'24" West, a distance of 223.89 feet to the beginning of a non-tangent curve concave to the Northeast, the chord of which bears South 05°53'59" East, and having a radius of 1,120.65 feet; thence run Southeasterly along the arc of said curve, through a central angle of 07°20'20", a distance of 143.54 feet to the Point of Beginning; thence continue along the arc of said curve, through a central angle of 01°29'51", a distance of 29.29 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve, through a central angle of 101°05'41", a distance of 44.11 feet; thence run North 89°58'19" West, a distance of 63.32 feet to the beginning of a non-tangent curve concave to the Northwest, the chord of which bears North 54°39'49" East, and having a radius of 87.50 feet; thence run Northeasterly along the arc of said curve, through a central angle of 70°43'43", a distance of 108.01 feet to the Point of Beginning.

Containing approximately 1.04 acres more or less.

SITE PLAN FOR

CENTRAL ASPHALT PLANT

4060 SELVITZ RD

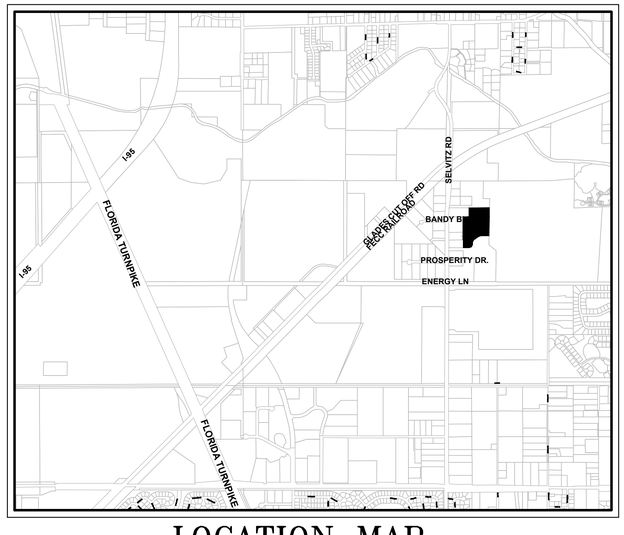
IN

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

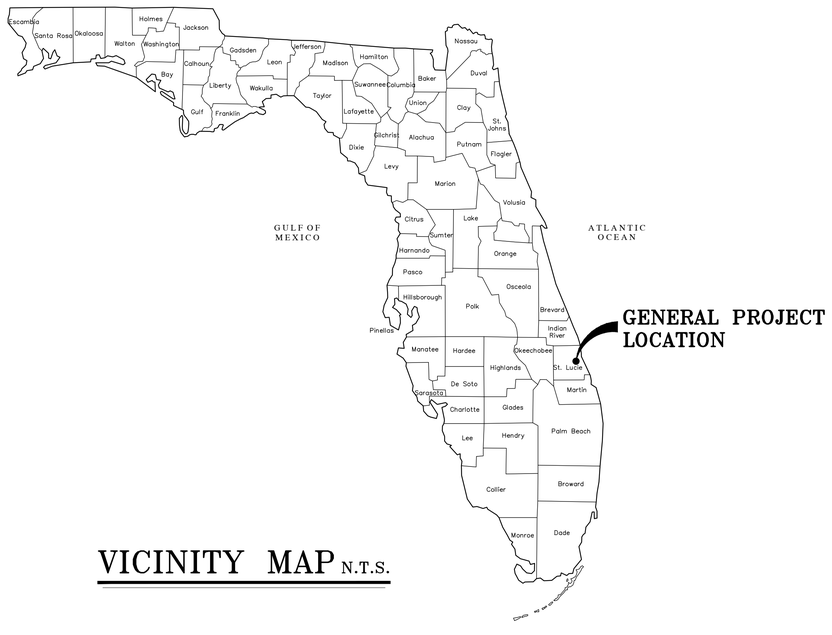
PREPARED FOR

CENTRAL CIVIL CONSTRUCTION



LOCATION MAP N.T.S.

SECTION 32 TOWNSHIP, 35 SOUTH, RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES

1. "ALL CONSTRUCTION SHALL BE IN COMPLAINCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. HOURS OF OPERATION ARE AS FOLLOWS; AT TIMES MONDAY–SATURDAY 12 HOURS 6 AM TO 6 PM.
3. PLANT PRODUCTION TO PRODUCE NO MORE THAN 88 DECIBELS PER APPLICANT
4. TRAFFIC DATA AS PER THE APPLICANT;
   PEAK TRAFFIC HOURS 9 AM–1 PM.
   ESTIMATED TRUCK TRAFFIC DURING BUSINESS HOURS 10 TRUCKS AN HOUR

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	MASTER SITE PLAN
3–6	SITE PLAN

LEGAL DESCRIPTION:

OVERALL PROJECT PARCEL: 32 35 40 FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 705 FT TO POB,TH N 00 04 06 E 600 FT,TH N 89 58 19 W 280 FT,TH N 00 04 06 E 200 FT,TH N 89 58 19 W 350 FT TO CURVE CONC SE,R OF 25 FT,TH SWLY ALG ARC 39.26 FT TO E R/W LI OF SELVITZ RD,TH N 00 04 06 E ALG E R/W LI 125 FT TO CURVE CONC NE,R OF 25 FT,TH SE ALG ARC 39.29 FT,TH S 89 58 19 E 349.98 FT,TH S 89 58 25 E 156.76 FT TO CURVE CONC NW,R OF 87.50 FT,TH NELY ALG ARC 136.24 FT,TH N 00 48 56 W 22.40 FT TO CURVE CONC SE,R OF 137.50 FT,TH NELY ALG ARC 136.79 FT,TH N 57 49 02 E 116.83 FT TO CURVE CONC S,R OF 137.50 FT,TH NELY ALG ARC 77.28 FT,TH S 89 58 48 E 193.44 FT,TH S 00 49 02 W 228.64 FT,TH S 51 03 36 E 241.52 FT,TH S 00 49 02 W 801.37 FT TO N R/W LI OF CANAL NO. 101,TH N 89 58 19 W ALG N R/W LI 568.67 FT TO POB– (16.71 AC) (OR 2116–2197)

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 4/25/2024

CULPEPPER & TERPENING INC

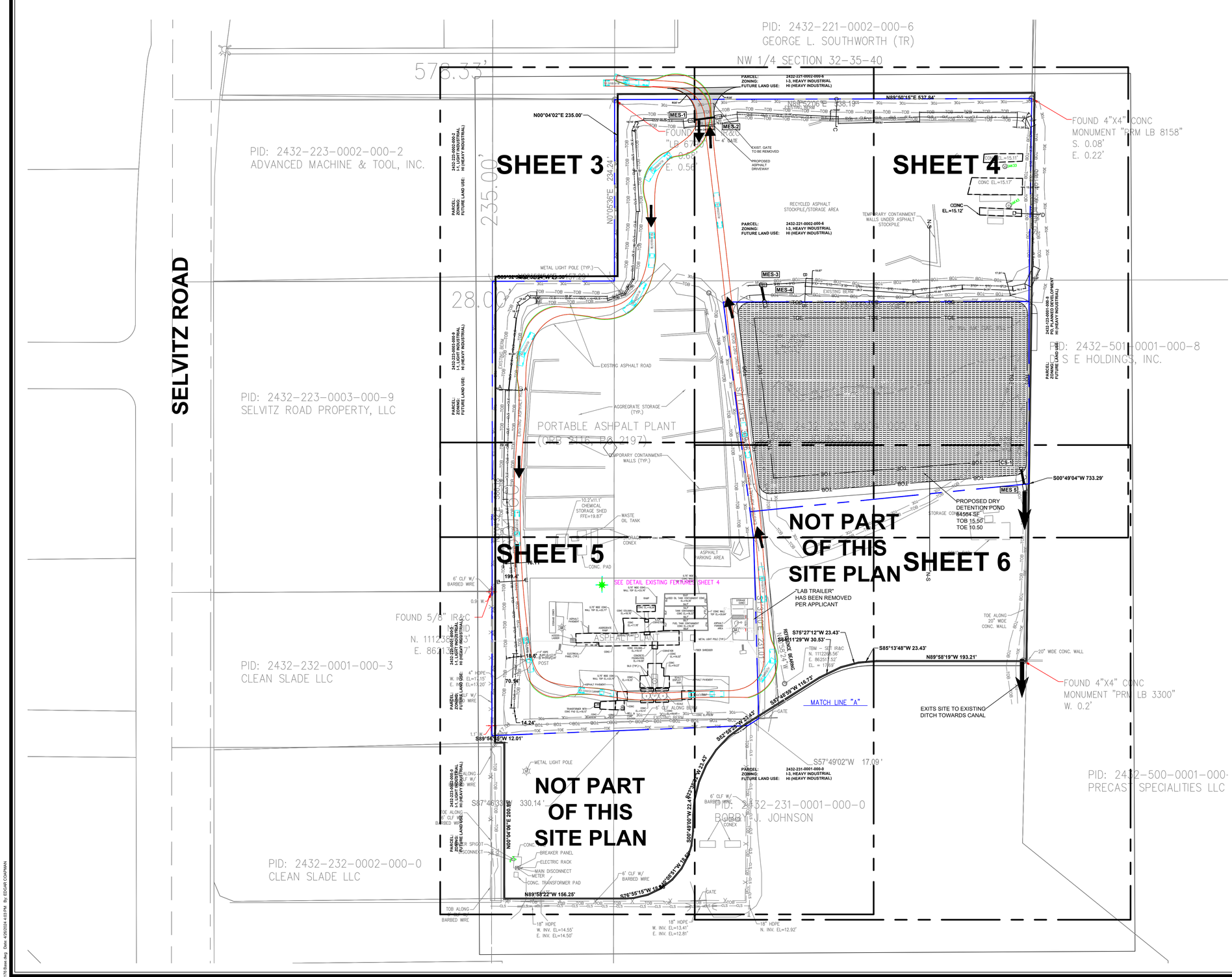
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

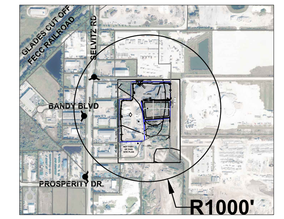
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

FILE NAME: 23–176 LAND DEVELOPMENT – COVER.DWG





SITE DATA TABLE

Owner/Applicant:
Bobby and Wanda Johnson
4767 Slevitz Rd
Fort Pierce, FL, 34981
Phone: 772-465-1122

Lighting Plan
Kamm Consulting
1408 Orange Ave
Fort Pierce, FL 34950
Phone: 772-595-1744

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Surveyor:
Betsy Lindsay
7997 SW Jack James Dr
Stuart, FL 34997
Phone: 772-286-5753
Fax: 772-286-5933

Landscape Architect:
Cotleur & Hearing
1934 Commerce Lane
Jupiter, FL 33458
Phone:561-747-6336
Fax: 561-747-1377
www.cotleurhearing.com

1.) **Project Name:**
Central Aphalt Plant

2.) **Location:**
The project site is located east of Selvitz Rd at 4060 Selvitz Rd between Bandy Blvd and Prosperity Dr.

3.) **Project Description:**
325,937 SF leased Industrial site with existing parking plant with a 84,564 SF Dry detention pond within 556,073 SF Property

4.) **Sec/Town/Range:** Section 32, Township 35 South, Range 40 East

5.) **Tax Map ID:** 34/20N

6.) **Parcel ID Numbers:** 2432-223-0004-000-6

7.) **Gross Site Area:** 9.42 acres 410,501 sq feet

8.) **Zoning:** IL-3 Heavy Industrial 9.42 acres

9.) **Land Use:** HI Heavy Industrial 9.42 acres

10.) **Site Density/Intensity:** N/A

11.) **Development Schedule: Phase 1**
Start: Fall 2024
Complete: Winter 2024

12.) **Flood Zone:**
The project site is located in Flood Zone X (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K eff. 2/19/2020

13.) **Site Coverage[1]:**

Existing Site Facilities (2024)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-	0.0	0.000
Roadways/Parking	0.45	19,806	4.8	N/A
Other Impervious	0.18	7,795	1.9	N/A
Total Impervious	0.63	27,601	6.7	
Open Space/ Landscape/ Future Dev.	8.79	382,900	93.3	N/A
Lakes & Retention (dry)	0.00	-	0.0	N/A
Total Site Area	9.42	410,501	100	

Proposed Site Addition (areas of addition only)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-		0.000
Roadways/Parking	0.04	1,717		N/A
Other Impervious	0.00			N/A
Total Impervious	0.04	1,717	0.0	
Open Space/ Landscape	0.00	-		N/A
Lakes/ Retention (dry)	1.94	84,564		N/A
Preserve Area	0.00	-	0.0	N/A
Total Site Area	1.98	86,281	0.0	

Total Site[3]

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.01	332	0.1	0.001
Roadways/Parking	0.45	19,806	4.8	N/A
Other Impervious	0.18	7,795	1.9	N/A
Total Impervious	0.64	27,933	6.8	
Open Space/ Landscape	6.85	298,336	72.7	N/A
Lakes/ Retention (dry)	1.94	84,564	20.6	N/A
Preserve Area	0.00	-	0.0	N/A
Total Site Area	9.43	410,833	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Existing Site Facilities (2023) represent existing site conditions & Proposed Site Addition represents site area
3.) FAR coverage based on total bldg sq ft/ gross lot area.

14.) **Parking: Expansion Area**

Building Area	SP/1000	Total Required	Provided	Handicap parking
0	N/A	N/A	2	1

15.) **Building Hgt.:**
Maximum Building Hgt. 50' Proposed Equipment Hgt. (max) 35'-6"
Containment Tank Max. Hgt. 35'

16.) **Building Setbacks/Spacing (Min. Industrial):**

	Required	Provided
Front (as measured from Selvitz Road)	25.0 ft	N/A
Side	10.0 ft	N/A
Rear (as measured from east property line)	25.0 ft	N/A

17.) **Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) **Refuse Collection:**
Soild waste collection will be through the use of waste collection recepticles as permitted and approved by the City of Fort Pierce

19.) **Site Lighting:**
Site lighting in the parking and trailer access areas will be provided through the placement of several independent poles in the parking lot areas. No light will be directed offsite. See Site Lighting plan, by others.

20.) **Site Drainage (preliminary):**
The subject site will be drained through a swale collection system, flowing into a proposed lake and outfall to NSLRWCD Canal # 102 via a control structure.

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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. .	.	.
. .	.	.
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. .	.	.
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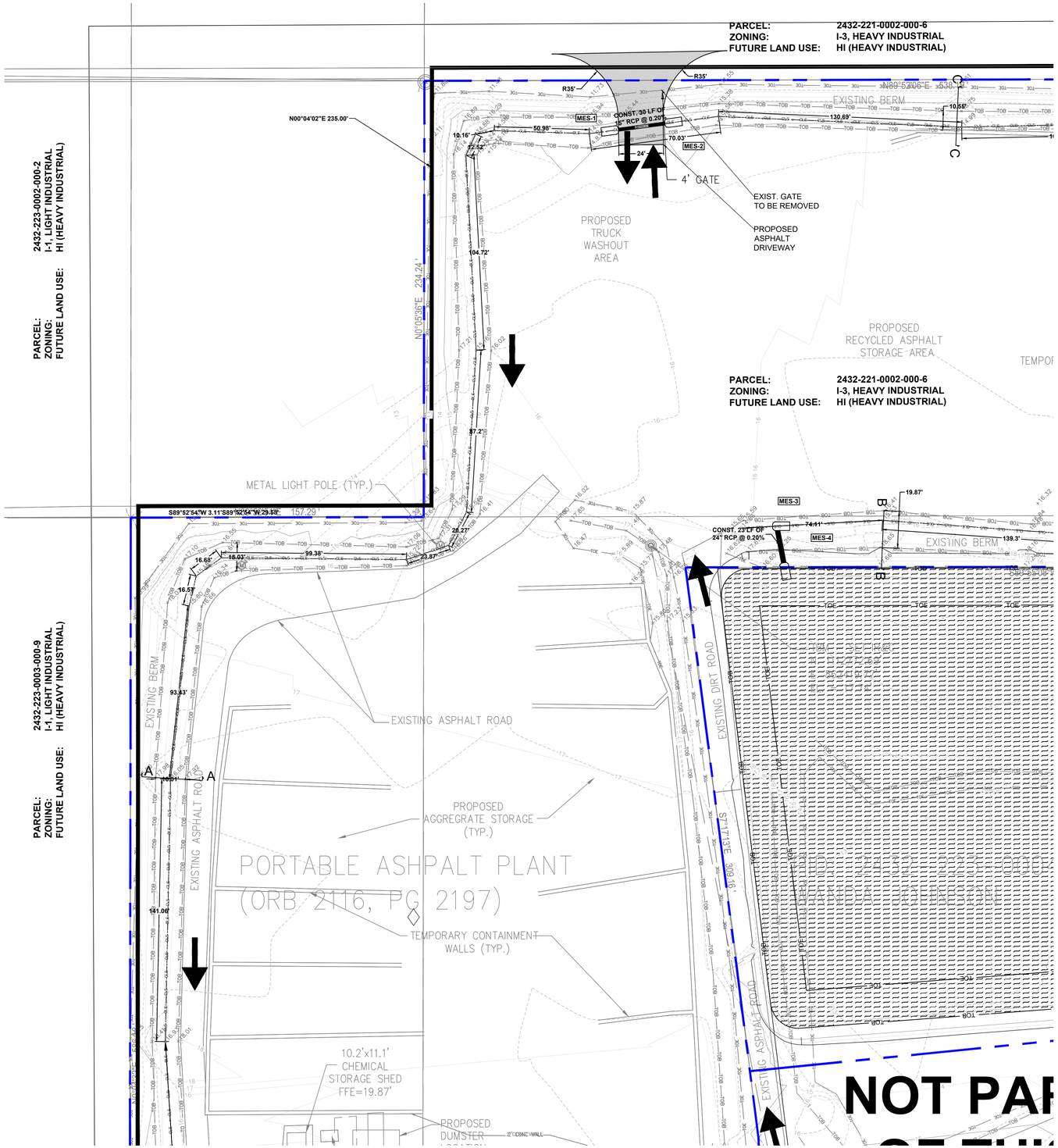
	BY	DATE
DESIGNED	EAC	2/17/24
CALCS.	.	.
DRAWN	EAC	2/17/24
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

CENTRAL ASPHALT PLANT

MASTER SITE PLAN

DATE: .
HORIZ. SCALE: SCALE
VERT. SCALE: 1"=60'
JOB No. 23-176
SHEET 2 of 6

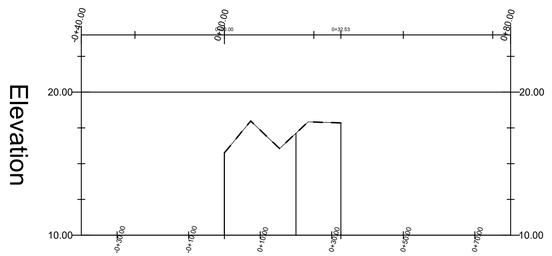
P:\Proj-2023\23-176 4060 Slevitz Rd\Eng\23-176 Base.dwg Date: 4/30/2024 4:03 PM By: EDGAR COMPAAN



A-A

H. SCALE: 1"=20'
V. SCALE" 1"=5'

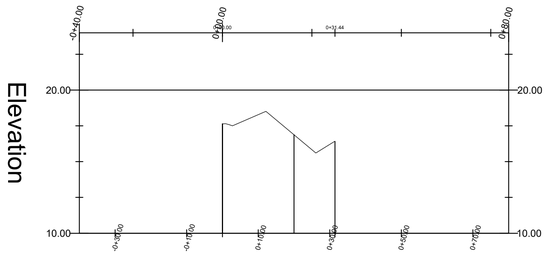
Station



B-B

H. SCALE: 1"=20'
V. SCALE" 1"=5'

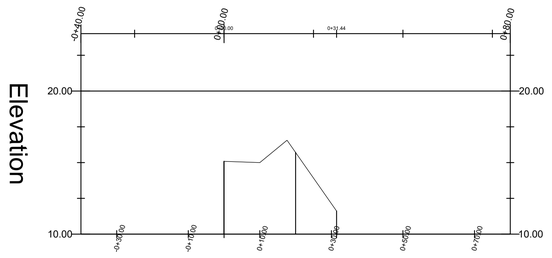
Station

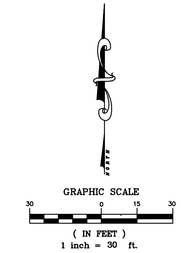


C-C

H. SCALE: 1"=20'
V. SCALE" 1"=5'

Station





THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

NOTES:
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COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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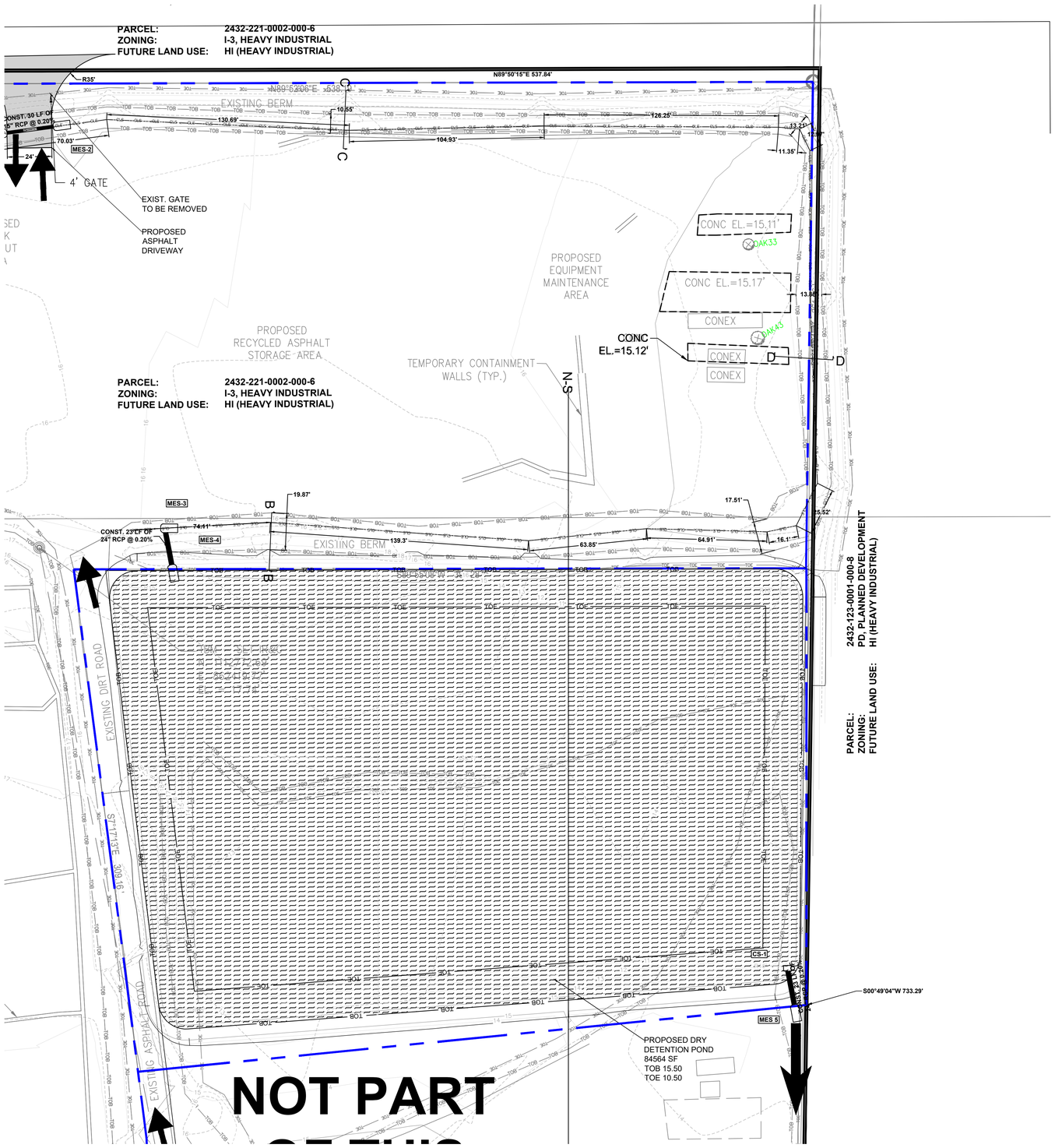
APPROVED	.	.

CENTRAL ASPHALT PLANT

SITE PLAN

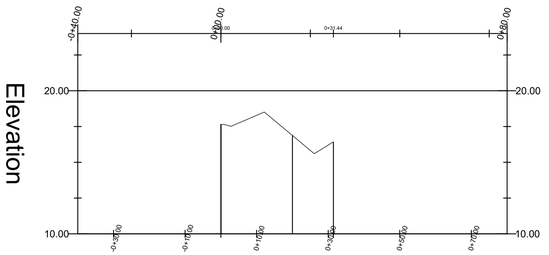
DATE: .
HORIZ. SCALE: N/A
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 3 of 6



B-B

H. SCALE: 1"=20'
V. SCALE" 1"=5'

Station



GRAPHIC SCALE
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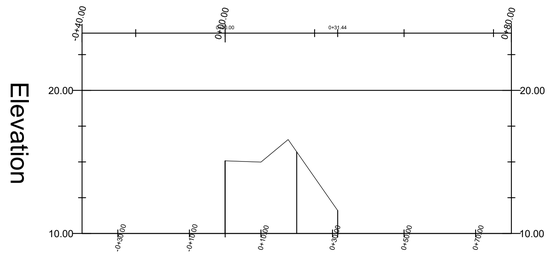
(IN FEET)
1 inch = 30 ft.

C-C

H. SCALE: 1"=20'
V. SCALE" 1"=5'

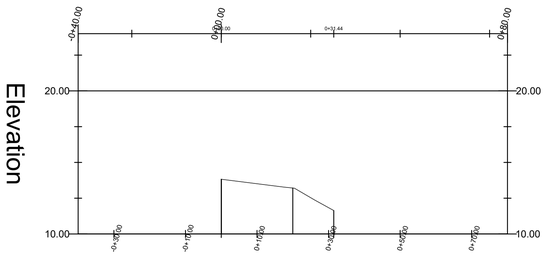
Station



D-D

H. SCALE: 1"=20'
V. SCALE" 1"=5'

Station



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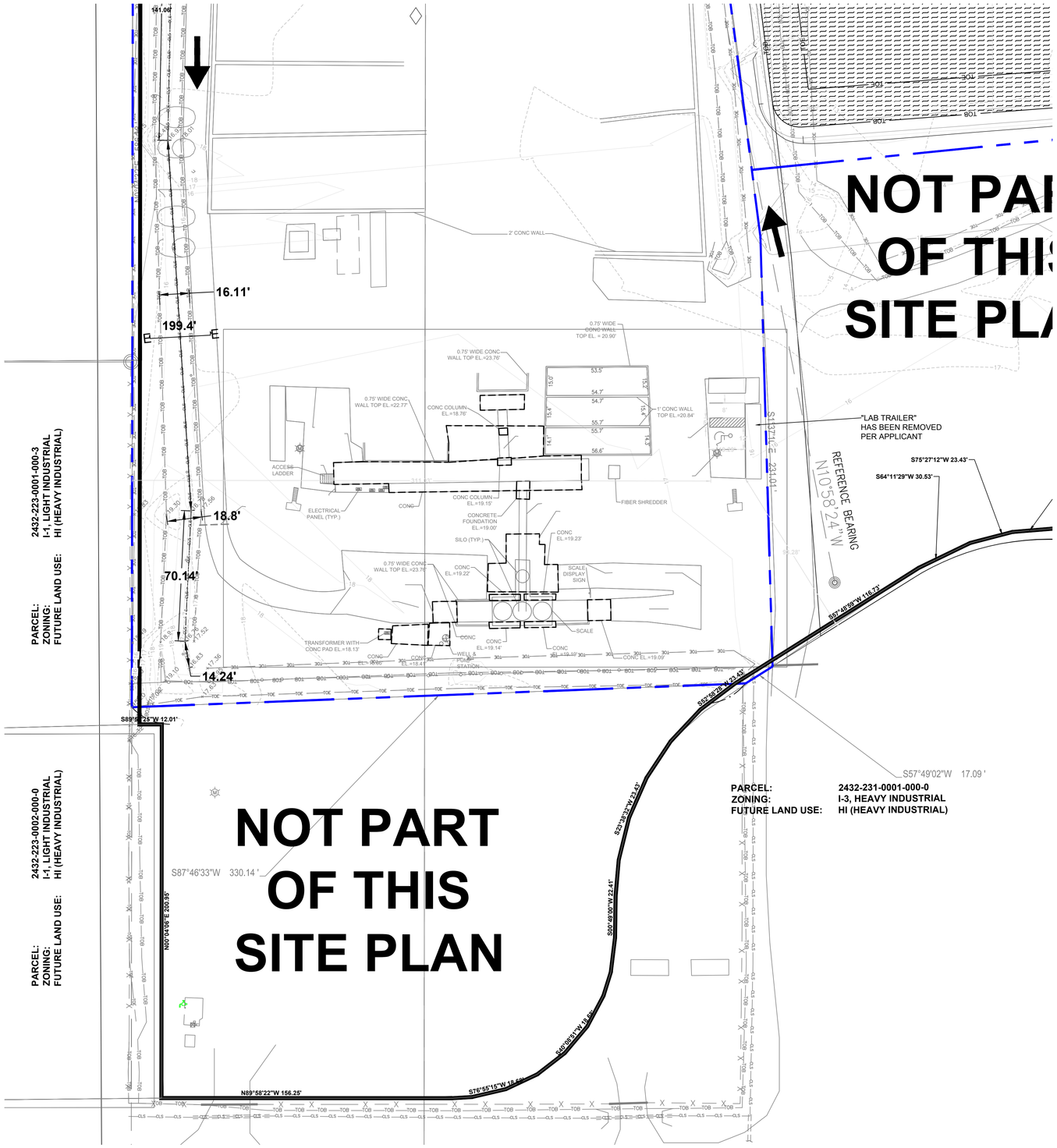
CENTRAL ASPHALT PLANT

SITE PLAN

DATE: .
HORIZ. SCALE: N/A
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 4 of 6

P:\Proj-2023\23-176 4000 Series Rd\Dwg\23-176 Base.dwg Date: 4/25/2024 4:04 PM By: EDGAR CHAPMAN



E-E

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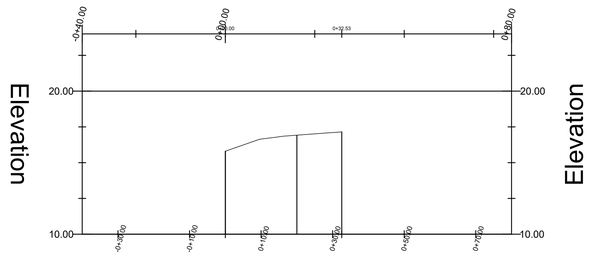
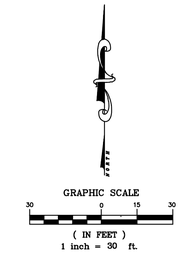
V. SCALE" 1"=5'

Station





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CENTRAL ASPHALT PLANT

SITE PLAN

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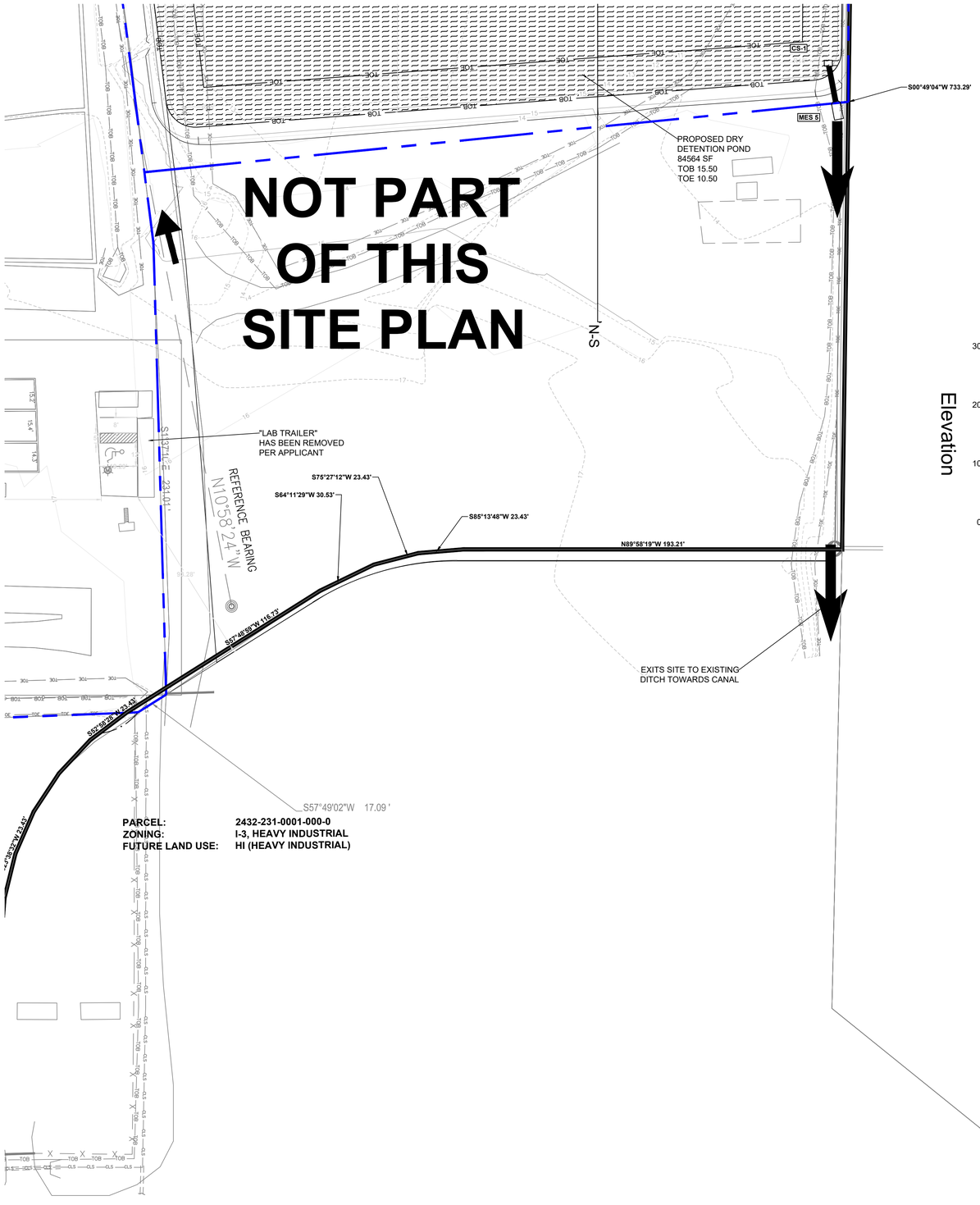
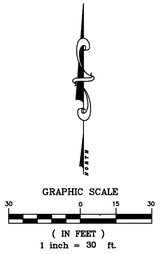
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 5 of 6





LAKE N-S

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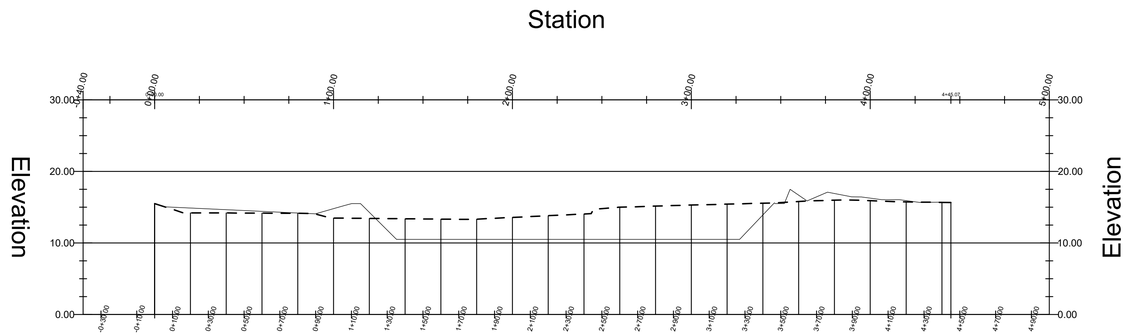
V. SCALE" 1"=5'



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CENTRAL ASPHALT PLANT

SITE PLAN

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VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 6 of 6

P:\Proj-2023\23-176 4000 Sevilla Rd\Eng\23-176 Base.dwg Date: 4/26/2024 4:04 PM By: EDGAR COAPMAN

SITE PLAN FOR

CENTRAL ASPHALT PLANT

4060 SELVITZ RD

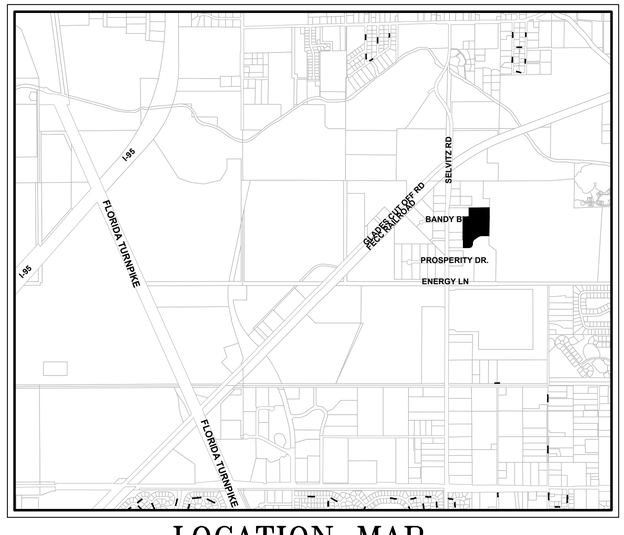
IN

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

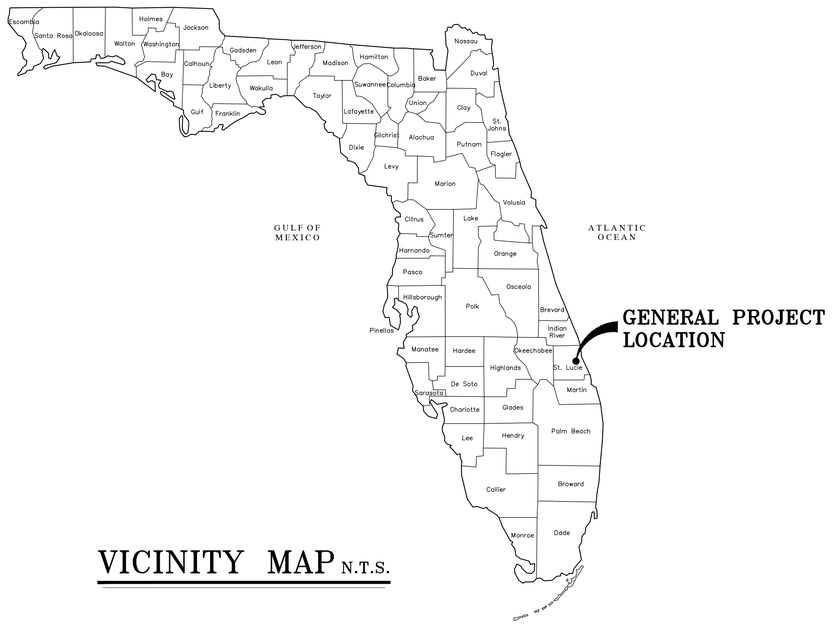
PREPARED FOR

CENTRAL CIVIL CONSTRUCTION



LOCATION MAP N.T.S.

SECTION 32 TOWNSHIP, 35 SOUTH, RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES

1. "ALL CONSTRUCTION SHALL BE IN COMPLAINCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. HOURS OF OPERATION ARE AS FOLLOWS; AT TIMES MONDAY–SATURDAY 12 HOURS 6 AM TO 6 PM.
3. PLANT PRODUCTION TO PRODUCE NO MORE THAN 88 DECIBELS PER APPLICANT
4. TRAFFIC DATA AS PER THE APPLICANT;
   PEAK TRAFFIC HOURS 9 AM–1 PM.
   ESTIMATED TRUCK TRAFFIC DURING BUSINESS HOURS 10 TRUCKS AN HOUR

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	MASTER SITE PLAN
3–6	SITE PLAN

LEGAL DESCRIPTION:

OVERALL PROJECT PARCEL: 32 35 40 FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 705 FT TO POB,TH N 00 04 06 E 600 FT,TH N 89 58 19 W 280 FT,TH N 00 04 06 E 200 FT,TH N 89 58 19 W 350 FT TO CURVE CONC SE,R OF 25 FT,TH SWLY ALG ARC 39.26 FT TO E R/W LI OF SELVITZ RD,TH N 00 04 06 E ALG E R/W LI 125 FT TO CURVE CONC NE,R OF 25 FT,TH SE ALG ARC 39.29 FT,TH S 89 58 19 E 349.98 FT,TH S 89 58 25 E 156.76 FT TO CURVE CONC NW,R OF 87.50 FT,TH NELY ALG ARC 136.24 FT,TH N 00 48 56 W 22.40 FT TO CURVE CONC SE,R OF 137.50 FT,TH NELY ALG ARC 136.79 FT,TH N 57 49 02 E 116.83 FT TO CURVE CONC S,R OF 137.50 FT,TH NELY ALG ARC 77.28 FT,TH S 89 58 48 E 193.44 FT,TH S 00 49 02 W 228.64 FT,TH S 51 03 36 E 241.52 FT,TH S 00 49 02 W 801.37 FT TO N R/W LI OF CANAL NO. 101,TH N 89 58 19 W ALG N R/W LI 568.67 FT TO POB– (16.71 AC) (OR 2116–2197)

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 4/25/2024

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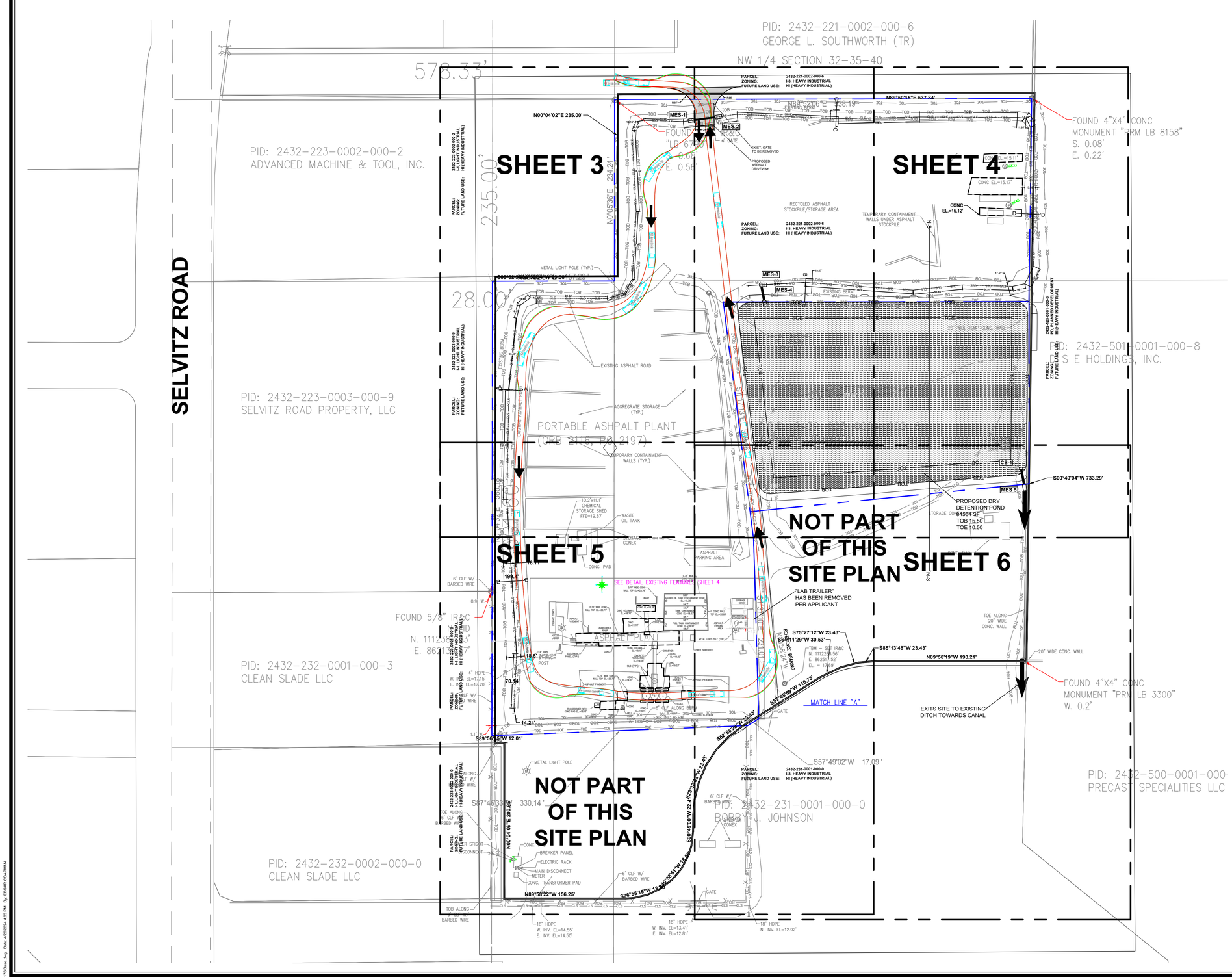
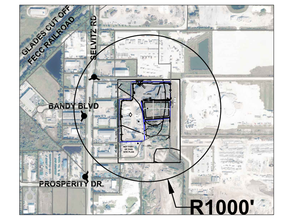
THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

FILE NAME: 23–176 LAND DEVELOPMENT – COVER.DWG





SITE DATA TABLE

Owner/Applicant:
Bobby and Wanda Johnson
4767 Slevitz Rd
Fort Pierce, FL, 34981
Phone: 772-465-1122

Lighting Plan
Kamm Consulting
1408 Orange Ave
Fort Pierce, FL 34950
Phone: 772-595-1744

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
www.ct-eng.com

Surveyor:
Betsy Lindsay
7997 SW Jack James Dr
Stuart, FL 34997
Phone: 772-286-5753
Fax: 772-286-5933

Landscape Architect:
Cotleur & Hearing
1934 Commerce Lane
Jupiter, FL 33458
Phone:561-747-6336
Fax: 561-747-1377
www.cotleurhearing.com

1.) **Project Name:**
Central Aphalt Plant

2.) **Location:**
The project site is located east of Selvitz Rd at 4060 Selvitz Rd between Bandy Blvd and Prosperity Dr.

3.) **Project Description:**
325,937 SF leased Industrial site with existing parking plant with a 84,564 SF Dry detention pond within 556,073 SF Property

4.) **Sec/Town/Range:** Section 32, Township 35 South, Range 40 East

5.) **Tax Map ID:** 34/20N

6.) **Parcel ID Numbers:** 2432-223-0004-000-6

7.) **Gross Site Area:** 9.42 acres 410,501 sq feet

8.) **Zoning:** IL-3 Heavy Industrial 9.42 acres

9.) **Land Use:** HI Heavy Industrial 9.42 acres

10.) **Site Density/Intensity:** N/A

11.) **Development Schedule: Phase 1**
Start: Fall 2024
Complete: Winter 2024

12.) **Flood Zone:**
The project site is located in Flood Zone X (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K eff. 2/19/2020

13.) **Site Coverage[1]:**

Existing Site Facilities (2024)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-	0.0	0.000
Roadways/Parking	0.45	19,806	4.8	N/A
Other Impervious	0.18	7,795	1.9	N/A
Total Impervious	0.63	27,601	6.7	
Open Space/ Landscape/ Future Dev.	8.79	382,900	93.3	N/A
Lakes & Retention (dry)	0.00	-	0.0	N/A
Total Site Area	9.42	410,501	100	

Proposed Site Addition (areas of addition only)

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.00	-		0.000
Roadways/Parking	0.04	1,717		N/A
Other Impervious	0.00			N/A
Total Impervious	0.04	1,717	0.0	
Open Space/ Landscape	0.00	-		N/A
Lakes/ Retention (dry)	1.94	84,564		N/A
Preserve Area	0.00	-	0.0	N/A
Total Site Area	1.98	86,281	0.0	

Total Site[3]

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.01	332	0.1	0.001
Roadways/Parking	0.45	19,806	4.8	N/A
Other Impervious	0.18	7,795	1.9	N/A
Total Impervious	0.64	27,933	6.8	
Open Space/ Landscape	6.85	298,336	72.7	N/A
Lakes/ Retention (dry)	1.94	84,564	20.6	N/A
Preserve Area	0.00	-	0.0	N/A
Total Site Area	9.43	410,833	100	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) Existing Site Facilities (2023) represent existing site conditions & Proposed Site Addition represents site area
3.) FAR coverage based on total bldg sq ft/ gross lot area.

14.) **Parking: Expansion Area**

Building Area	SP/1000	Total Required	Provided	Handicap parking
0	N/A	N/A	2	1

15.) **Building Hgt.:**
Maximum Building Hgt. 50' Proposed Equipment Hgt. (max) 35'-6"
Containment Tank Max. Hgt. 35'

16.) **Building Setbacks/Spacing (Min. Industrial):**

	Required	Provided
Front (as measured from Selvitz Road)	25.0 ft	N/A
Side	10.0 ft	N/A
Rear (as measured from east property line)	25.0 ft	N/A

17.) **Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) **Refuse Collection:**
Soild waste collection will be through the use of waste collection recepticles as permitted and approved by the City of Fort Pierce

19.) **Site Lighting:**
Site lighting in the parking and trailer access areas will be provided through the placement of several independent poles in the parking lot areas. No light will be directed offsite. See Site Lighting plan, by others.

20.) **Site Drainage (preliminary):**
The subject site will be drained through a swale collection system, flowing into a proposed lake and outfall to NSLRWCD Canal # 102 via a control structure.

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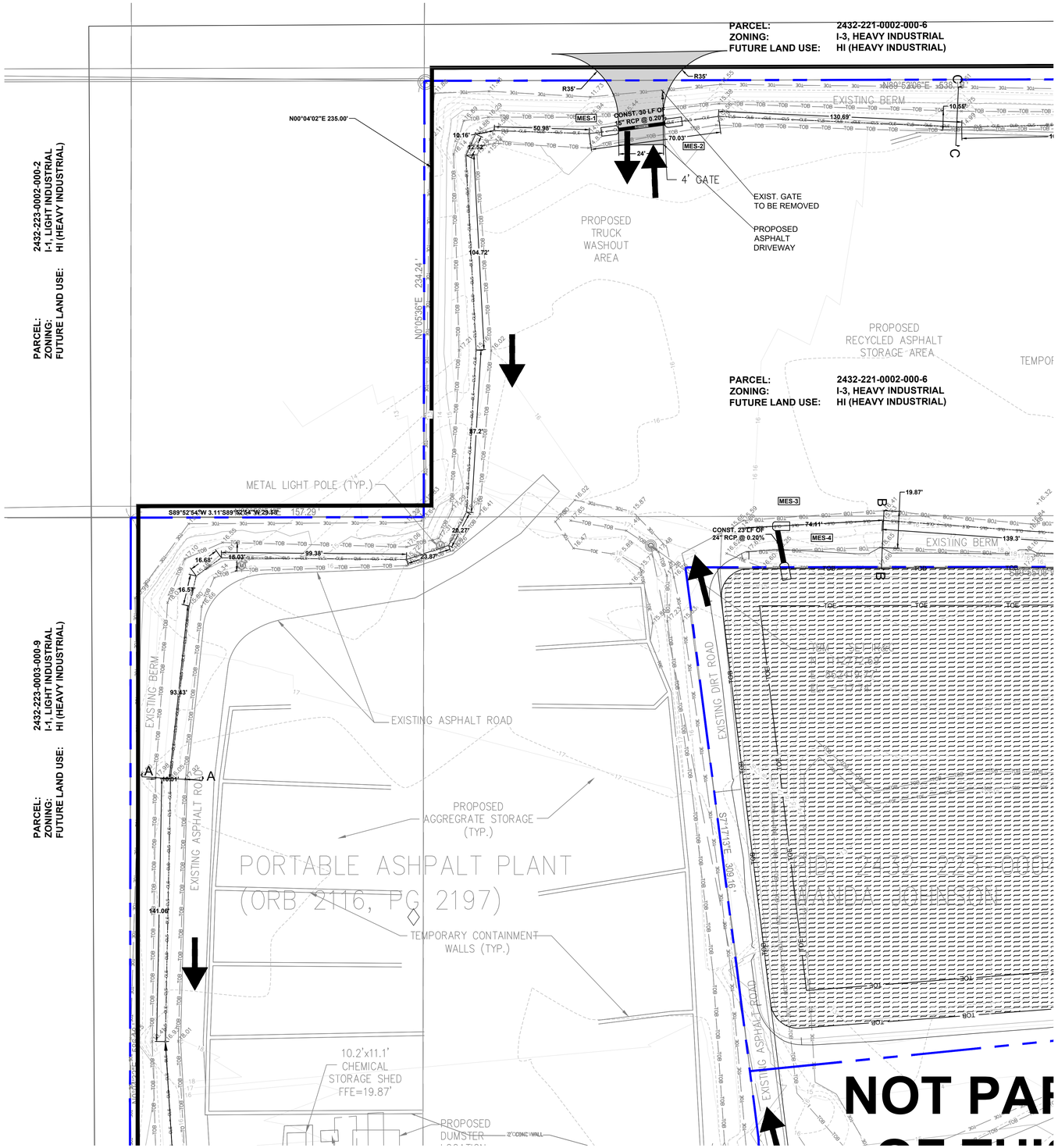
CENTRAL ASPHALT PLANT

MASTER SITE PLAN

DATE: .
HORIZ. SCALE: SCALE
VERT. SCALE: 1"=60'
JOB No. 23-176
SHEET 2 of 6

P:\Proj-2023\23-176 4060 Slevitz Rd\Eng\23-176 Base.dwg Date: 4/30/2024 4:03 PM By: EDGAR COMPAAN



A-A

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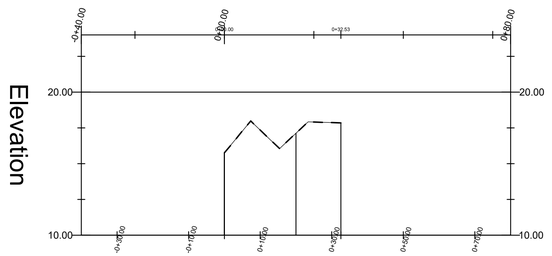
Station



B-B

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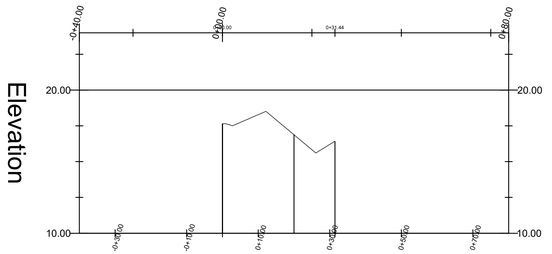

C-C

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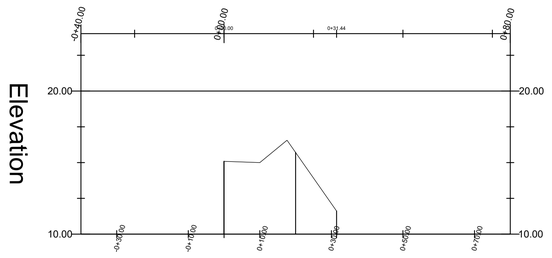

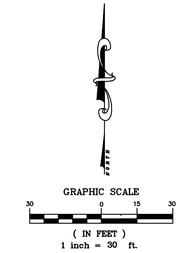

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CENTRAL ASPHALT PLANT

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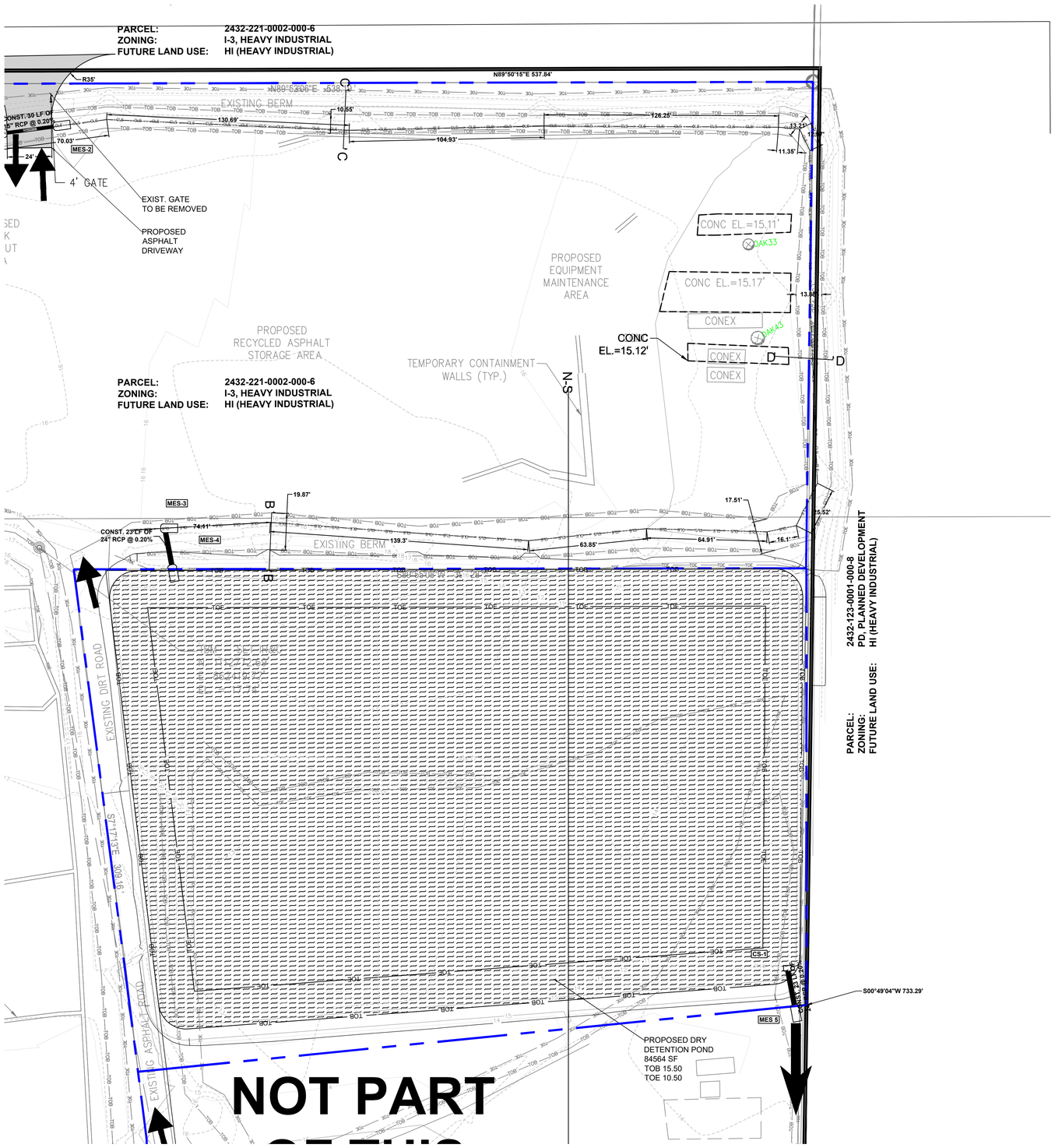
SHEET 3 of 6



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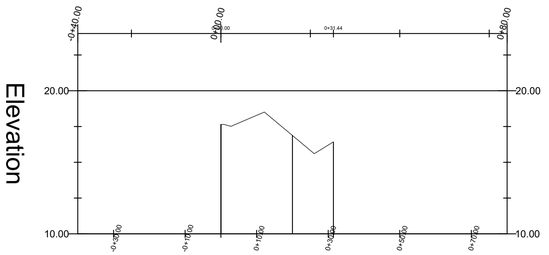

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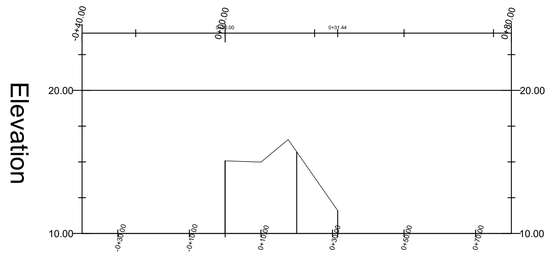

D-D

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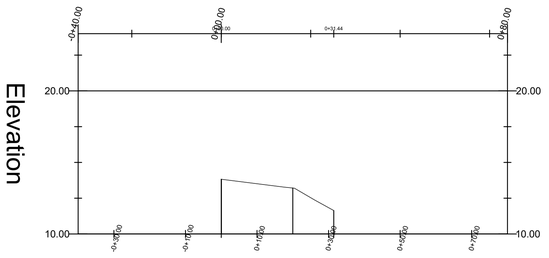
V. SCALE" 1"=5'

Station



THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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DESIGNED	EAC	2/17/24
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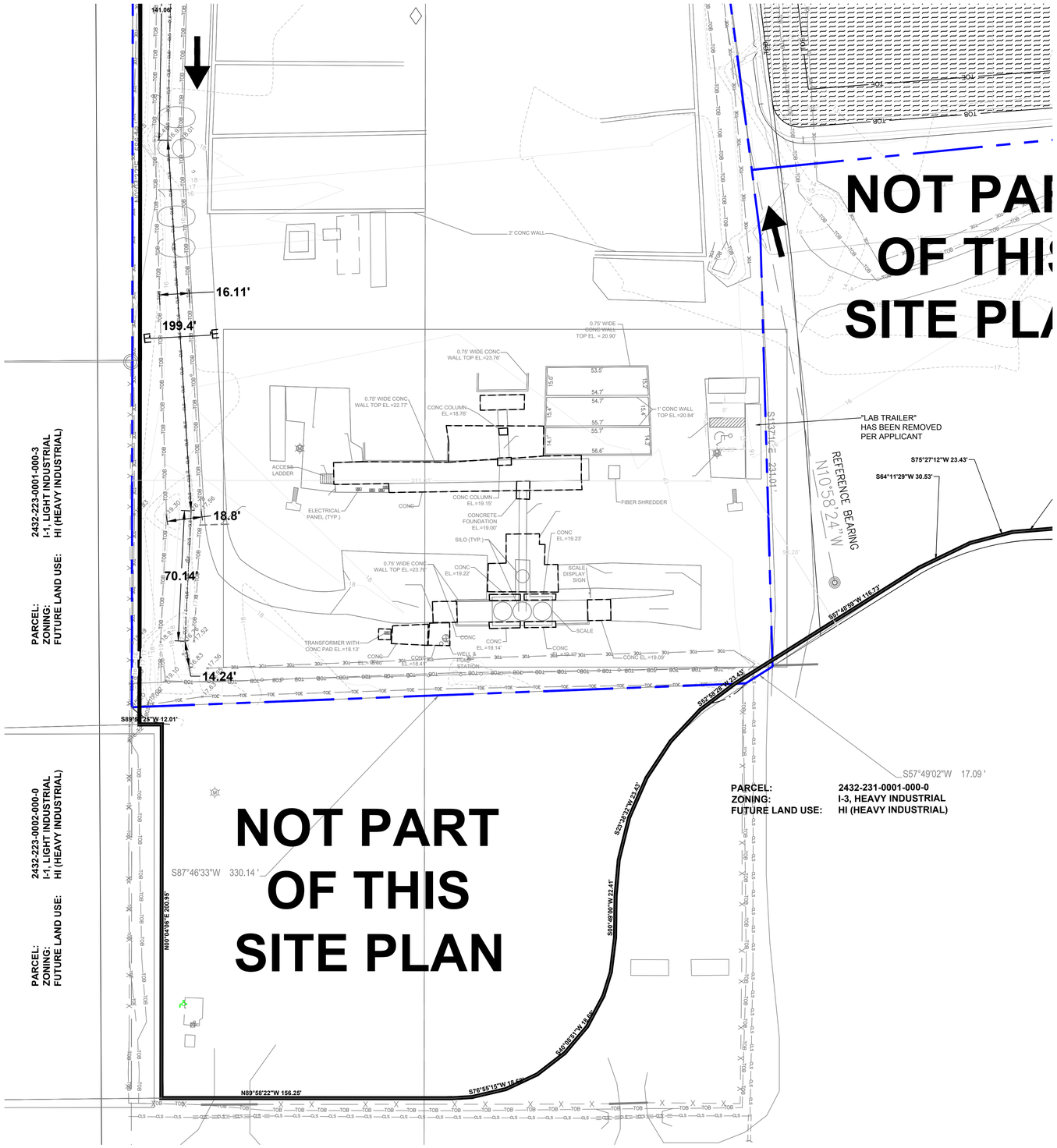
APPROVED	.	.

CENTRAL ASPHALT PLANT

SITE PLAN

DATE: .
HORIZ. SCALE: N/A
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 4 of 6

P:\Proj-2023\23-176 4000 Series Rd\Dwg\23-176 Base.dwg Date: 4/25/2024 4:04 PM By: EDGAR CHAPMAN



E-E

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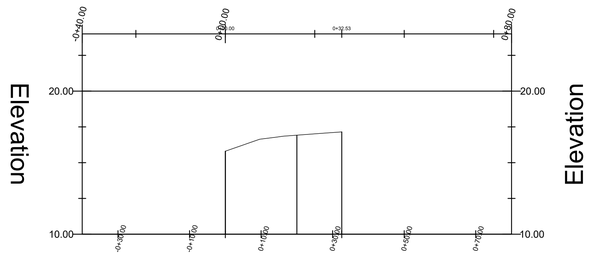
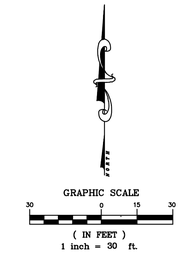
V. SCALE" 1"=5'

Station





THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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CENTRAL ASPHALT PLANT

SITE PLAN

DATE: .
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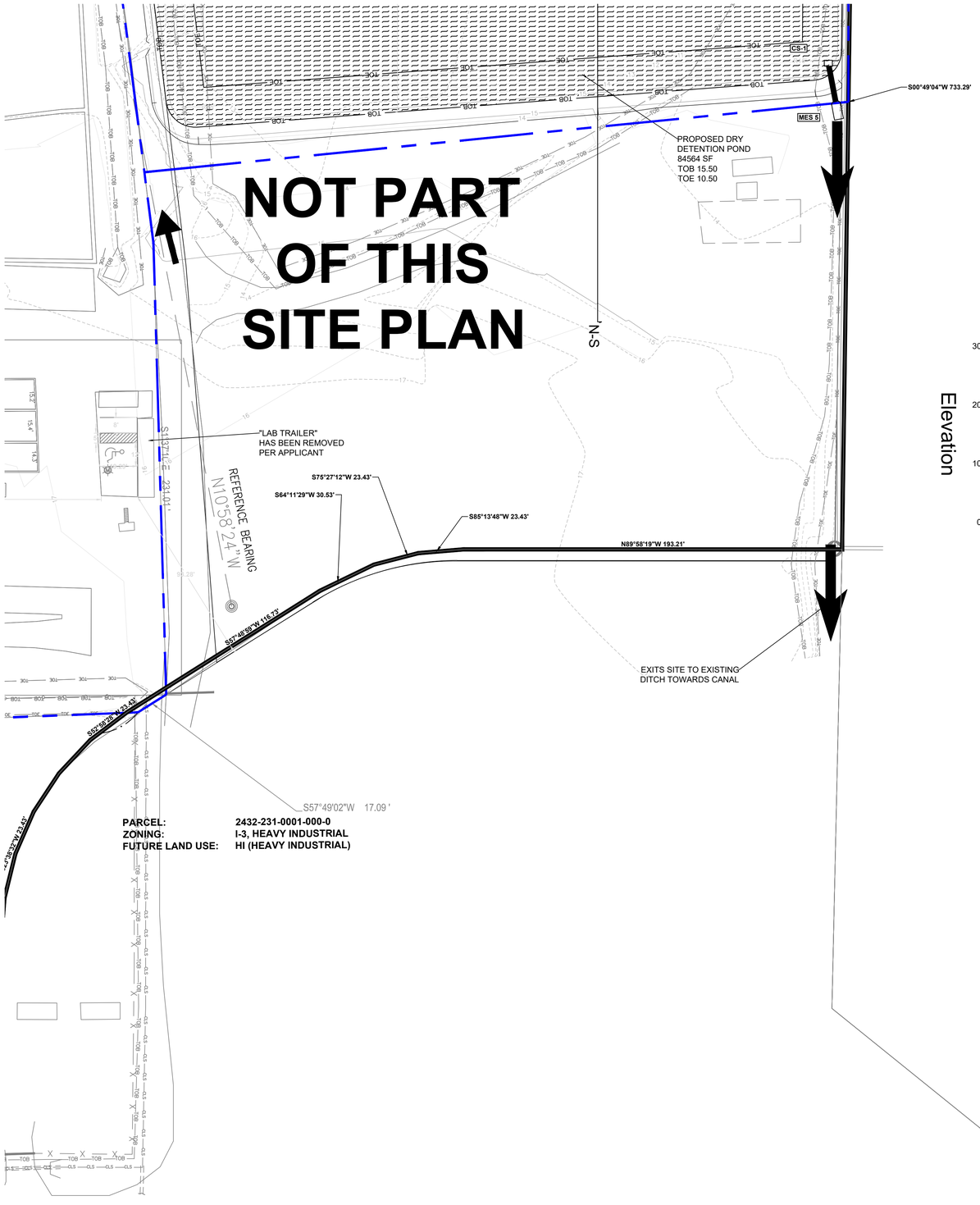
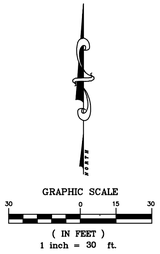
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 5 of 6





LAKE N-S

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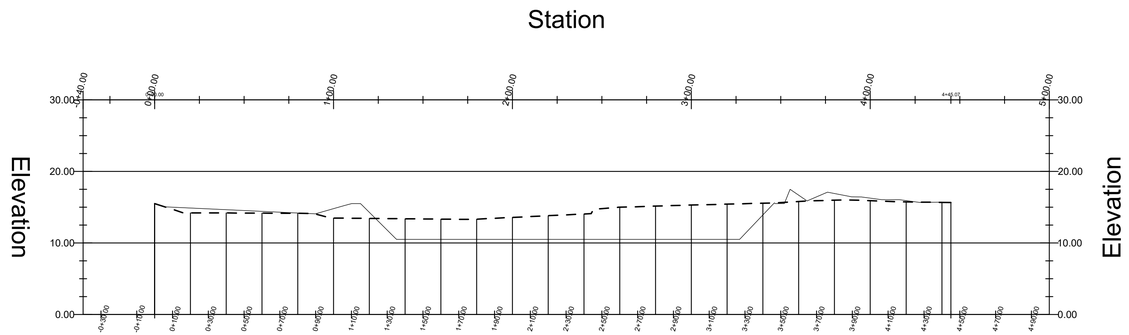
V. SCALE" 1"=5'



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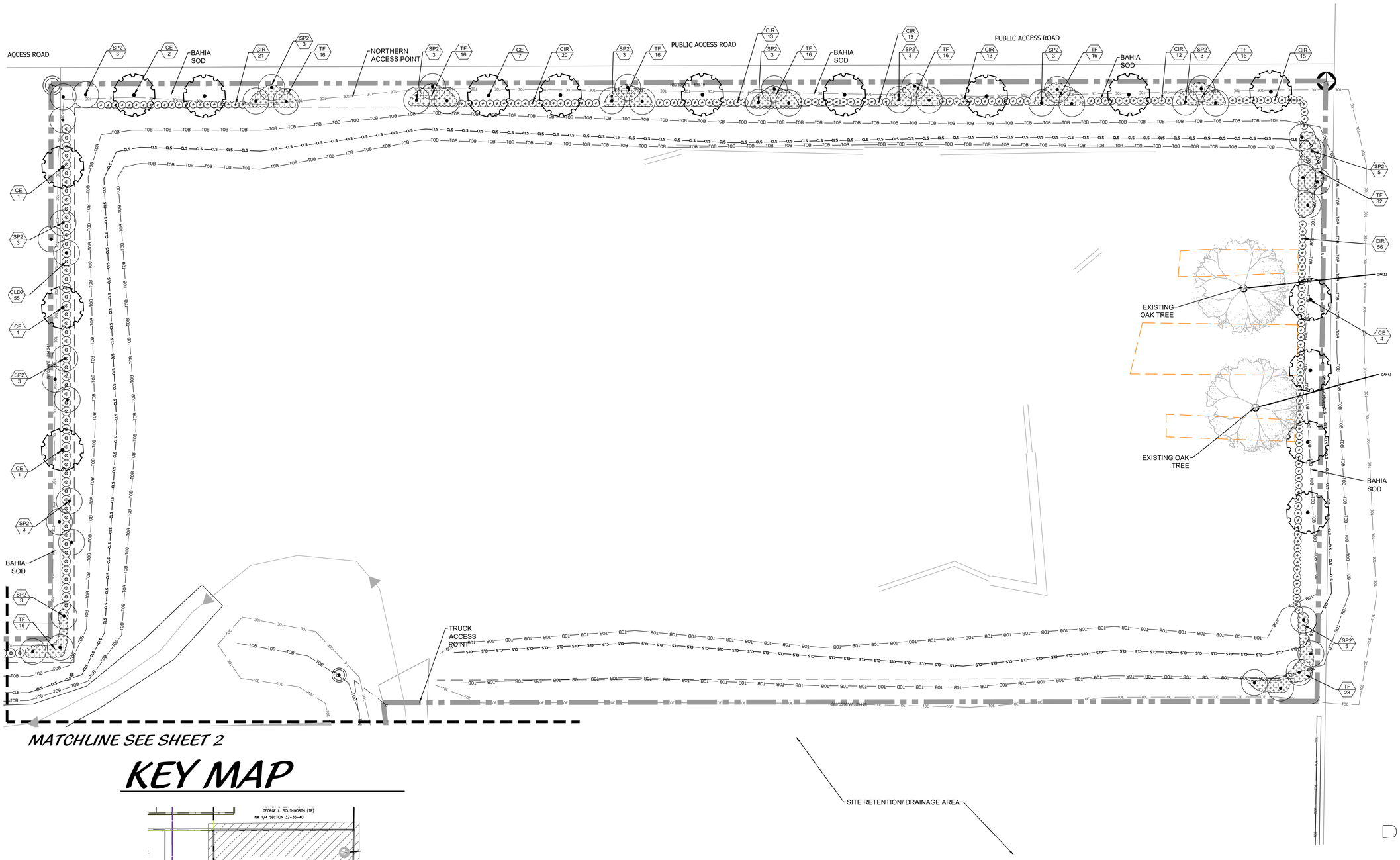
CENTRAL ASPHALT PLANT

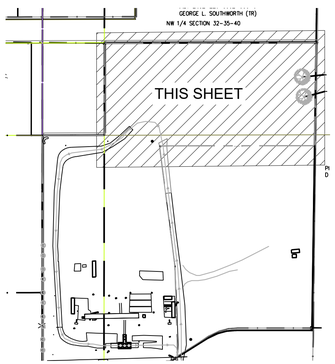
SITE PLAN

DATE: .
HORIZ. SCALE: N/A
VERT. SCALE: 1"=30'
JOB No. 23-176
SHEET 6 of 6

P:\Proj-2023\23-176 4000 Sevilla Rd\Eng\23-176 Base.dwg Date: 4/26/2024 4:04 PM By: EDGAR COAPMAN



KEY MAP



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CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

4060 SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED	AGB
DRAWN	AGB
APPROVED	RC
JOB NUMBER	20-0521
DATE	06/19/20
REVISIONS	02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 1 OF 4

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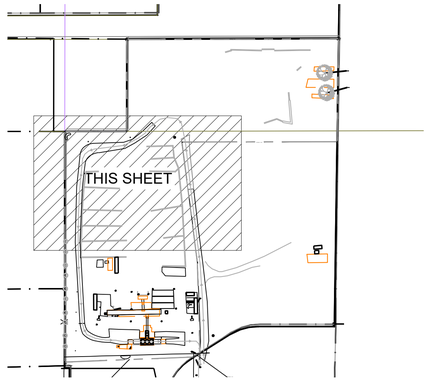
KEY MAP



MATCHLINE SEE SHEET 1

EXISTING ASPHALT ROAD

EXISTING ASPHALT ROAD

CONCRETE (TYP)

CONCRETE (TYP)

EXISTING BOTTLE BRUSH (TYP)

CONCRETE (TYP)

EXISTING ROAD

BAHIA SOD

SITE RETENTION/ DRAINAGE AREA

MATCHLINE SEE SHEET 3

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Landscape Plan

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Scale: 1" = 20'-0"

North

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SHEET 2 OF 4

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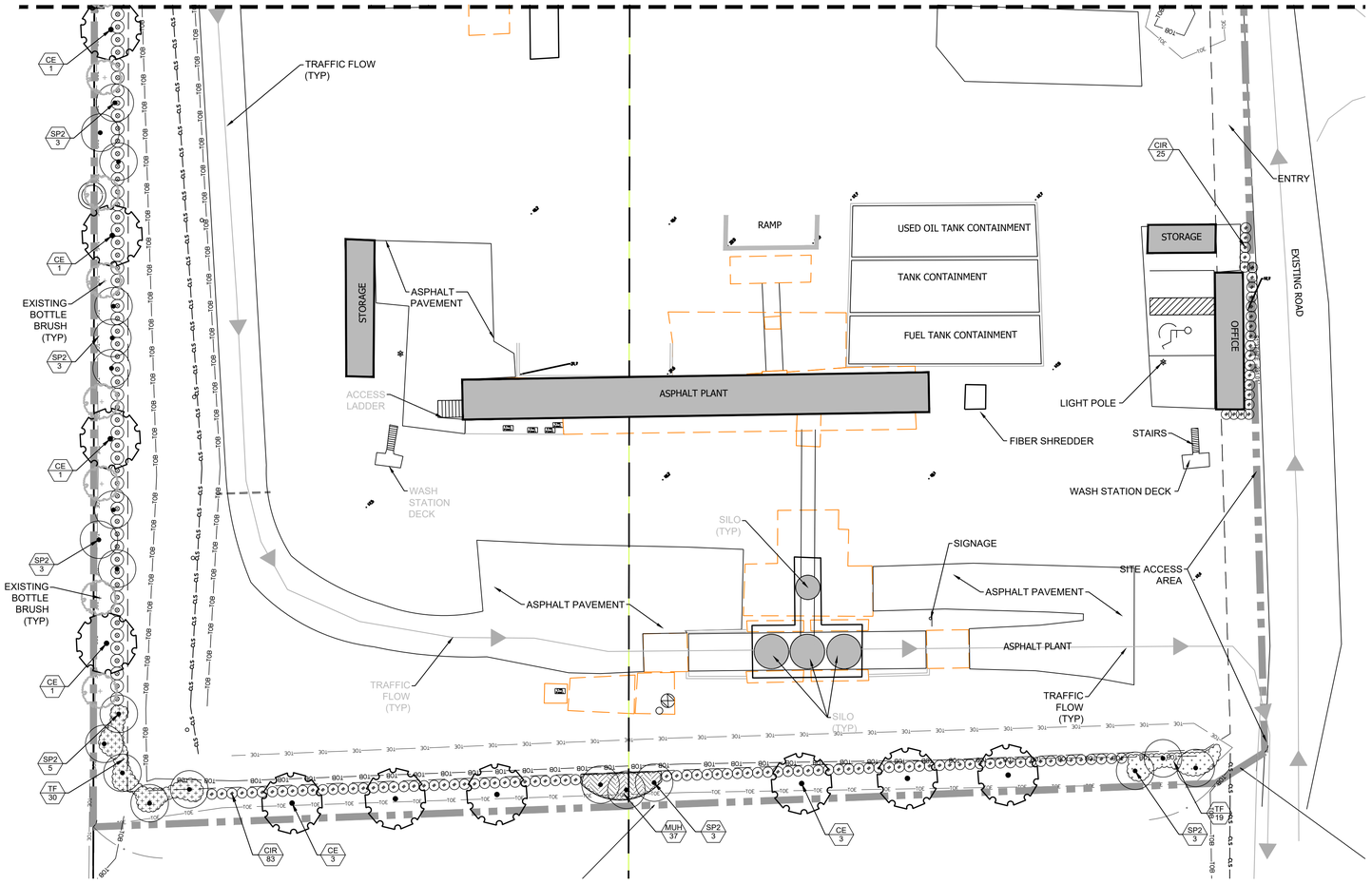
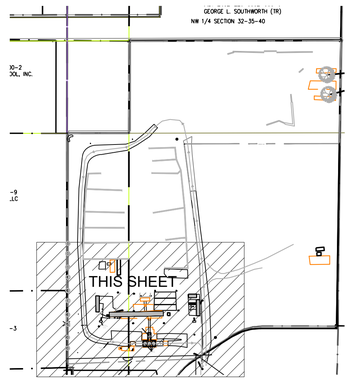
MATCHLINE SEE SHEET 2



Key Map



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE REQUIREMENTS (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

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

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

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS

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

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

ALL SOD SHALL BE BAHIA SOD.

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

PERMANENT, FULLY AUTOMATIC IRRIGATION IS NOT PROPOSED FOR THIS PROJECT. APPROPRIATE WATERING SHALL BE PROVIDED DURING THE PLANT ESTABLISHMENT PERIOD.

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

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

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH 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.

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

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

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

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

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

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

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

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

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

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

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

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

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

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

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

4. PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

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

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

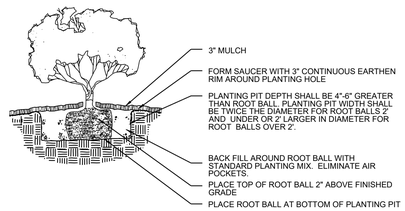
LANDSCAPE WARRANTY

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

PLANT LIST

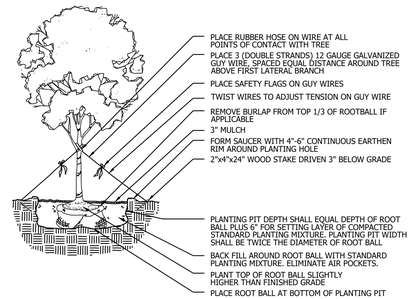
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
TREES									
CE	34	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	30 GAL. OR F.G.	2.5" CAL	12` O.A.	Y		FULL CANOPY
SP2	84	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10`, 14`, 18` CT STGG	Y	Y	SLICK, STRAIGHT TRUNK.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
SHRUBS									
CIR	271	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	2` X 2`	2` O.C.	Y		FULL
CLD7	232	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3`-4` HT X 3` SPRD	36" O.C.	N		FULL TO BASE, FL #1 OR BETTER
GROUND COVERS									
MUH	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL &THICK
TF	249	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	2.5` O.C.	Y		FULL & THICK

PLANTING DETAILS



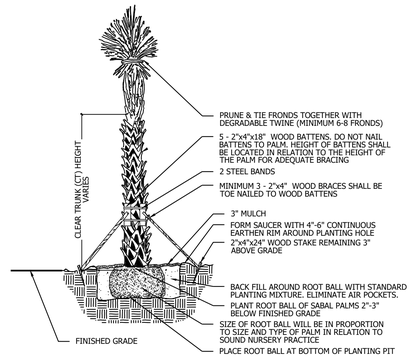
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

4060 SOUTH SELVITZ ROAD
City of Fort Pierce
St Lucie County, Florida

DESIGNED AGB
DRAWN AGB
APPROVED AGB
JOB NUMBER 20-0521
DATE 06-19-20
REVISIONS 02-27-24

February 27, 2024 3:59:57 p.m.
Drawing: 20-0521-LP.DWG

SHEET 4 OF 4

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

DETAILED PROJECT DESCRIPTION

4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant

Approximately 7 acres of the parcel located at 4060 Selvitz Road, Ft. Pierce, Florida 34981 (the "Property") is leased for the purpose of commercial and industrial uses that comply with all applicable zoning ordinances, building restrictions and regulations (the "Project").

The purpose of the Project is to operate and maintain a portable[1] asphalt plant to produce hot mix asphalt pavement. The current asphalt plant is certified by the Florida Department of Transportation ("FDOT") and has been recognized by the State of Florida for producing high quality asphalt for FDOT state highway projects. The asphalt plant is approved as one of FDOT's Production Facilities. The asphalt plant is capable of producing asphalt for state, county and municipal/local road and airport projects in the region. It is also capable of producing asphalt for private projects. The operator will meet or exceed all City of Ft. Pierce requirements (i.e., dust control, noise requirements, etc.) and any other criteria, ordinances and regulations, when operating the asphalt plant.

The asphalt plant is currently not in use. The hours of operation will vary depending upon the needs of local customers and project limitations for lane closures, if applicable. This may include plant operation weekdays, weeknights and weekends.

The Project brings value to the Ft. Pierce area. The plant will hire employees who reside in the area, utilize local trucking for both completed products and raw material deliveries. The plant also brings additional competition in the asphalt production market that currently has only two other asphalt plants in the area that are certified by FDOT.



4060 Selvitz Road, Asphalt Plant

[1] The term "portable" does not mean temporary. While the plant is "portable" in that it is capable of being taken apart, shipped and set up in another location, the Project anticipates the portable asphalt plant to be permanent on the Property.

TRAFFIC IMPACT STATEMENT

4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant

The asphalt plant is accessible via the access roadway off of Selvitz Road. Trucks ingress and egress to the asphalt plant through this dead-end roadway. The plant will require truck deliveries of raw materials and will utilize trucks to deliver the completed asphalt product. As shown in the map below, trucks entering the asphalt plant will exit Selvitz Road and follow the paved access road East, then turn left (north) into the plant parcel, once on the property, the trucks will continue north to enter the plant to deliver raw materials (aggregates, asphalt cement) or to deliver reclaimed asphalt to the stockpile or to completed the circle back to the plant to be loaded and scaled with new asphalt products. All access roads are suitable for 2-way traffic. As asphalt is being loaded into trucks for delivery, in most cases, the trucks are lined up within the property along the west side of the property as the access road circles back from the entrance. This access road has ample capacity for trucks waiting to be loaded with no trucks waiting outside of the plant property. All trucks entering the plant are properly registered and insured.

Based upon the design, alignment of the plant access roads and the plant facility placement on the property, there is no anticipated impact to traffic on the surrounding public roadways as a result of the asphalt plant operations. It should be noted that in a continuous asphalt production operation, when the maximum number of trucks are being utilized, the truck spacing is staggard. Not all trucks can leave the plant at one time, only one truck can be loaded at one time, so the loading and scaling operation creates the spacing between trucks and this process eliminates traffic congestion on the entrance or exiting public roadways.



CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 23-176
Sender's Email: ecoapman@ct-eng.com

June 21, 2024
VIA: EMAIL

Ms. Kerry Driver
City of Fort Pierce Planning Department
100 North US1 Fort Pierce
Fort Pierce, FL 34950

RE: 4060 Selvitz Road Site Plans
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal

Dear Ms. Kerry Driver

On behalf of our client, LP Asphalt please accept this in response to your comment letter dated 6/14/24 regarding the site plan submittal for the 4060 Selvitz Rd Asphalt Plant Project, located east of Selvitz Just north of Bandy Blvd.

We have provided the following materials:

1. Revised Site Plan; and
2. SLC Fire District Approval

Our itemized responses are as follows:

City of Fort Pierce Planning Department

1. A detail traffic analysis to include truck routes, peak traffic hours, estimated truck and vehicle traffic during business hours. This should be conducted by a Traffic Engineer with volume number of trucks. The submitted Traffic Summary, which is the summary that was provided during the initial submittal is not sufficient.
   Response: A traffic study was completed at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results are depicted on Sheet 1 note number 4, with updated analysis we now have the volume and peak information.

2. Provide confirmation of noise level/decibels
   Response: A noise study was conducted at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results on sheet 1 note number 3.

3. Per your response to comment #5, I should be able to locate the access on sheet 8. The site plan only goes up to page 6. Please advise
   Response: See sheet 8 in the complete Revised Site Plan for the vehicle tracking plan and access.

4. Page 2 of the site plan has the wrong Zoning identity
   Response: Zoning has been updated as I-3.

Fort Pierce Engineering Department

1. The truck route shall be comprised of asphalt or concrete in accordance with the City of Fort Pierce Code of Ordinances Section 119 and standard details.
   Response: See sheets 2-8, we have added a paving plan for the site access. Note 1 on the cover sheet states that the project will be compliant with Fort Pierce Code of Ordinances Section 119 and the standard details for pavement and parking are sheet 8.

2. Advisory Comments:
   a. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
   b. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)
   Response: Acknowledged.

St. Lucie County Fire District

1. The response letter that was included in the resubmittal indicates that the applicant will be addressing issues directly with the Fire District. As they address Fire District requirements (application, payment, etc.), I will update the comment letter and keep you informed.
   Response: See attached SLC Fire District Approval.

Should you have any questions, please do not hesitate to contact me at (772)464-3537 ext. 104 or via the email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Edgar Coapman, EI
Project Engineer

Enclosures: As listed above

Cc:

SITE PLAN FOR

CENTRAL ASPHALT PLANT

4060 SELVITZ RD

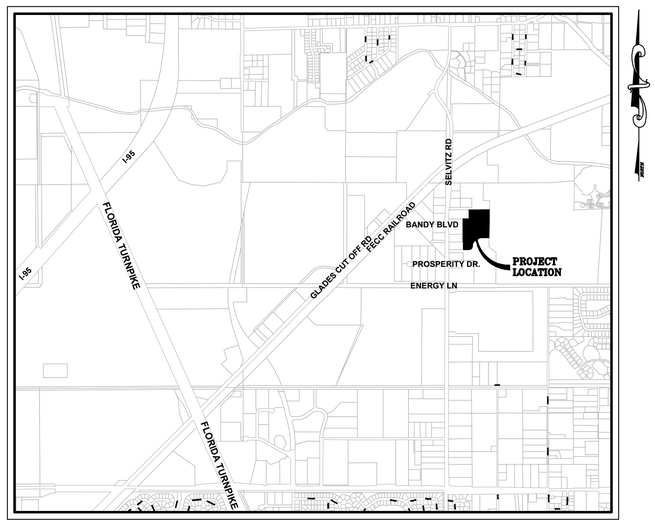
IN

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

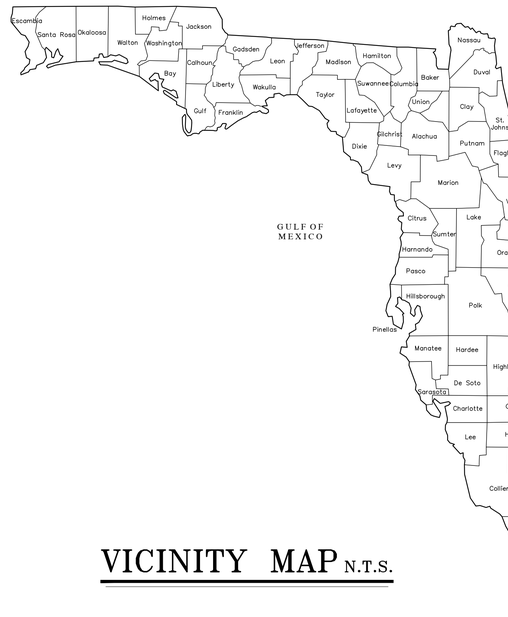
ST. LUCIE COUNTY, FLORIDA

PREPARED FOR

CENTRAL CIVIL CONSTRUCTION



LOCATION MAP N.T.S.



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	MASTER SITE PLAN
3	KEY PLAN
4-7	SITE PLAN
8	AUTOTURN EXHIBIT

GENERAL NOTES

1. "ALL CONSTRUCTION SHALL BE IN COMPLAINCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
2. HOURS OF OPERATION ARE AS FOLLOWS; AT TIMES MONDAY-SATURDAY 12 HOURS 6 AM TO 6 PM.
3. PLANT PRODUCTION TO PRODUCE NO MORE THAN 80 DECIBELS WITH AN AVERAGE OF 50 DECIBELS AS MEASURED ON 6/20/24 AT THE COMPARABLE RANGER ASPHALT PLANT AT GLADES CUTOFF RD, ST. LUCIE COUNTY, FL.
4. TRAFFIC DATA AS MEASURED ON 6/20/24 AT THE COMPARABLE RANGER ASPHALT PLANT AT GLADES CUTOFF RD, ST. LUCIE COUNTY, FL.;
   PEAK AM HOUR: 13 IN / 18 OUT
   PEAK PM HOUR: 13 IN / 13 OUT
   AVERAGE DAILY: 56 IN / 65 OUT

LEGAL DESCRIPTION:

OVERALL PROJECT PARCEL: 32 35 40 FROM W 1/4 COR RUN N 00 04 06 E ALG W LI OF NW 1/4 53.50 FT,TH S 89 58 19 E 50 FT TO E R/W LI OF SELVITZ RD AND NLY R/W LI OF NSLWCD CANAL NO. 101,TH CONT SE ALG NLY R/W LI 705 FT TO POB,TH N 00 04 06 E 600 FT,TH N 89 58 19 W 280 FT,TH N 00 04 06 E 200 FT,TH N 89 58 19 W 350 FT TO CURVE CONC SE,R OF 25 FT,TH SWLY ALG ARC 39.26 FT TO E R/W LI OF SELVITZ RD,TH N 00 04 06 E ALG E R/W LI 125 FT TO CURVE CONC NE,R OF 25 FT,TH SE ALG ARC 39.29 FT,TH S 89 58 19 E 349.98 FT,TH S 89 58 25 E 156.76 FT TO CURVE CONC NW,R OF 87.50 FT,TH NELY ALG ARC 136.24 FT,TH N 00 48 56 W 22.40 FT TO CURVE CONC SE,R OF 137.50 FT,TH NELY ALG ARC 136.79 FT,TH N 57 49 02 E 116.83 FT TO CURVE CONC S,R OF 137.50 FT,TH NELY ALG ARC 77.28 FT,TH S 89 58 48 E 193.44 FT,TH S 00 49 02 W 228.64 FT,TH S 51 03 36 E 241.52 FT,TH S 00 49 02 W 801.37 FT TO N R/W LI OF CANAL NO. 101,TH N 89 58 19 W ALG N R/W LI 568.67 FT TO POB– (16.71 AC) (OR 2116–2197)

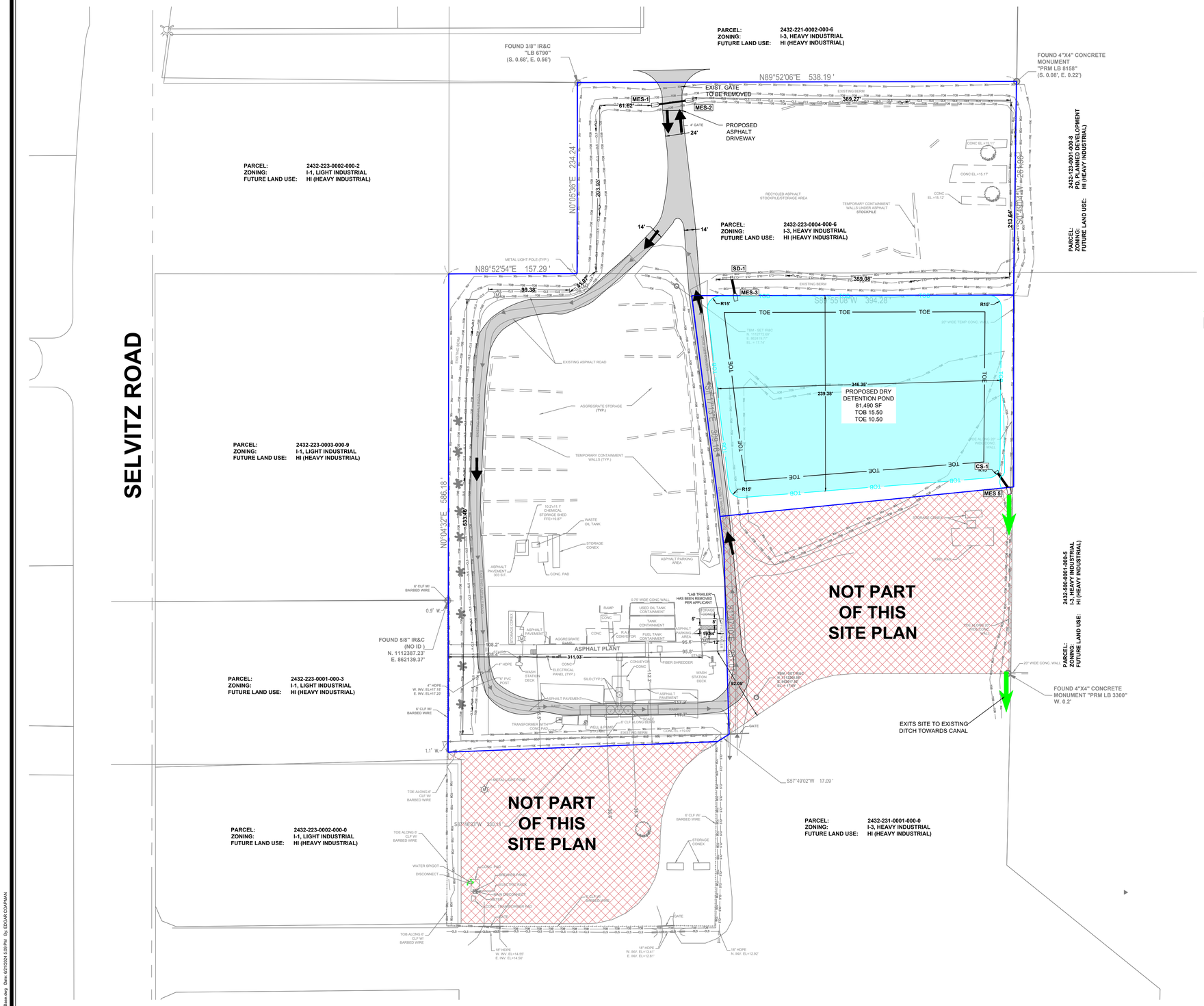
REVISIONS	
SHEET NO.	DATE
2–8	6/21/24

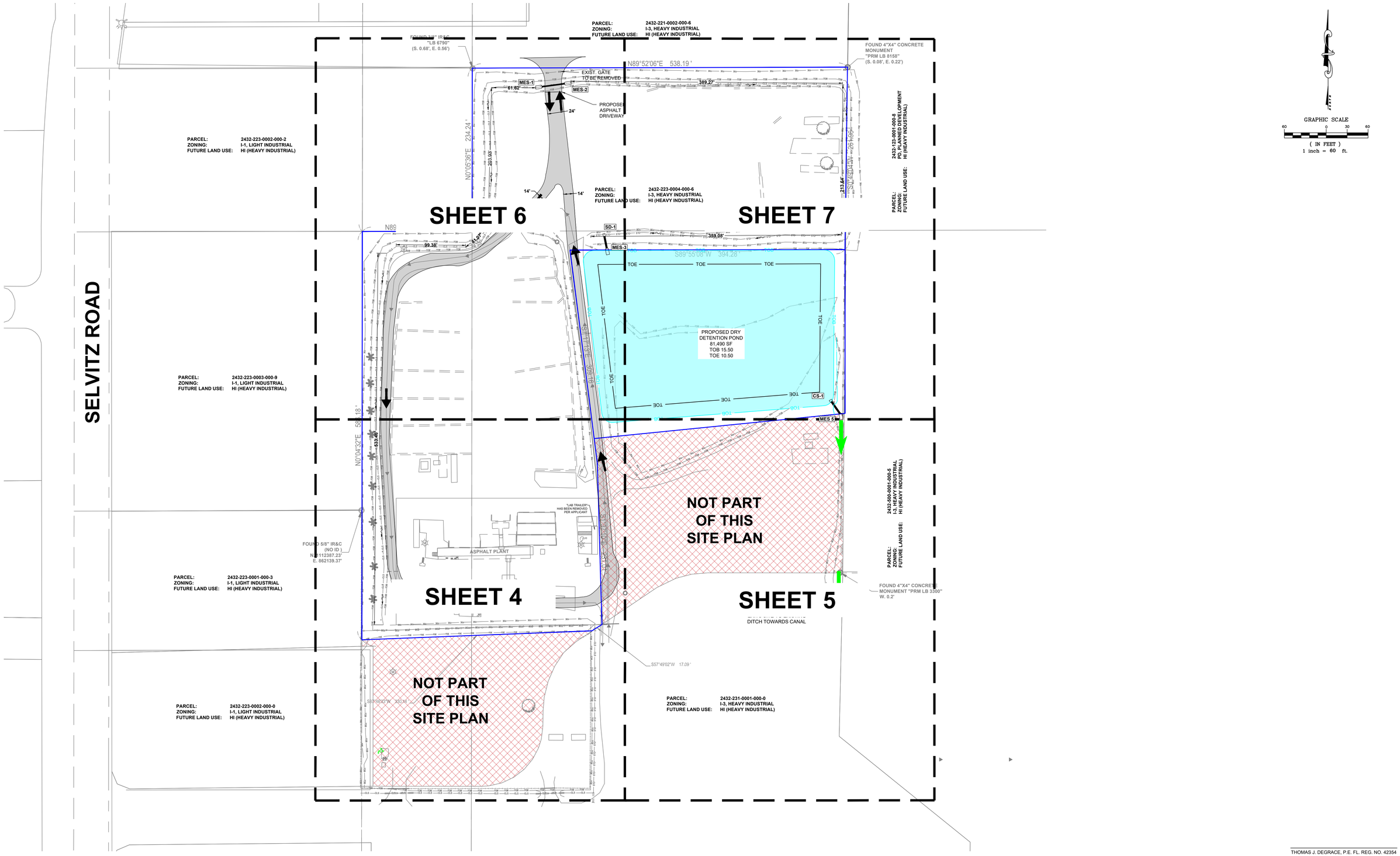
SUBMITTAL DATE: 6/21/2024

CULPEPPER & TERPENING INC
2980 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

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

FILE NAME: 23–176 LAND DEVELOPMENT – COVER.DWG


SELVITZ ROAD
PARCEL: 2432-223-0002-000-2
ZONING: I-1, LIGHT INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-221-0002-000-6
ZONING: I-3, HEAVY INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-223-0004-000-6
ZONING: I-3, HEAVY INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-223-0003-000-9
ZONING: I-1, LIGHT INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-223-0001-000-3
ZONING: I-1, LIGHT INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-223-0002-000-0
ZONING: I-1, LIGHT INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-231-0001-000-0
ZONING: I-3, HEAVY INDUSTRIAL
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
PARCEL: 2432-123-0001-000-8
ZONING: PD, PLANNED DEVELOPMENT
FUTURE LAND USE: HI (HEAVY INDUSTRIAL)
FOUND 3/8" IR&C "LB 6790" (S. 0.68', E. 0.56')
FOUND 4"X4" CONCRETE MONUMENT "PRM LB 8158" (S. 0.08', E. 0.22')
FOUND 5/8" IR&C (NO ID) N. 1112387.23' E. 862139.37'
FOUND 4"X4" CONCRETE MONUMENT "PRM LB 3300" W. 0.2'
N89°52'06"E 538.19'
N89°52'54"E 157.29'
S89°55'08"W 394.25'
S57°49'02"W 17.09'
S37°06'37"W 30.31'
N0°04'32"E 586.18'
N0°05'36"E 234.24'
S0°43'04"W 264.00'
EXIST. GATE TO BE REMOVED
PROPOSED ASPHALT DRIVEWAY
MES-1
MES-2
MES-3
MES 5
SD-1
CS-1
389.27'
359.08'
61.62'
99.38'
24'
14'
PROPOSED DRY DETENTION POND 81,490 SF TOB 15.50 TOE 10.50
346.35'
239.38'
213.64'
203.93'
633.45'
NOT PART OF THIS SITE PLAN
NOT PART OF THIS SITE PLAN
EXISTING ASPHALT ROAD
AGGREGATE STORAGE (TYP.)
TEMPORARY CONTAINMENT WALLS (TYP.)
ASPHALT PLANT
ASPHALT PAVEMENT
ASPHALT PARKING AREA
STORAGE CONEX
WASTE OIL TANK
CONC. PAD
"LAB TRAILER" HAS BEEN REMOVED PER APPLICANT
USED OIL TANK CONTAINMENT
TANK CONTAINMENT
FUEL TANK CONTAINMENT
RAP CONVEYOR
CONVEYOR
FIBER SHREDDER
SILO (TYP.)
WASH STATION DECK
ELECTRICAL PANEL (TYP.)
RECYCLED ASPHALT STOCKPILE/STORAGE AREA
TEMPORARY CONTAINMENT WALLS UNDER ASPHALT STOCKPILE
EXISTING BERM
METAL LIGHT POLE (TYP.)
20' WIDE TEMP CONC. RD.
TBM - SET IR&C N. 1112772.93' E. 862479.77' EL. = 17.74'
TBM - SET IR&C N. 1112380.55' E. 862431.56' EL. = 17.62'
TOE
TOP
R15'
92.05'
EXITS SITE TO EXISTING DITCH TOWARDS CANAL
GRADE PAD
STORAGE CONEX
ASPHALT PAVEMENT 303 S.F.
10.2'x11.1' CHEMICAL STORAGE SHED FFE=19.97'
6' CLF W/ BARBED WIRE
0.9' W.
1.1' W.
0.7' WIDE CONC WALL
20' WIDE CONC. WALL
4" HDPE W. INV. EL=17.15' E. INV. EL=17.20'
6" PVC POST
4' HDPE
18" HDPE W. INV. EL=14.55' E. INV. EL=14.50'
18" HDPE W. INV. EL=13.61' E. INV. EL=12.91'
18" HDPE N. INV. EL=12.92'
2' CLF X 2' CLOG BEND
WELL & PENNY
TRANSFORMER W/ CONC PAD
CONC EL=19.09'
CONC EL=17.17'
CONC EL=15.17'
CONC EL=15.12'
CONC EL=15.07'
GATE
WATER SPIGOT
DISCONNECT
ELECTRIC FUSE
MAIN DISCONNECT METER
ELECTRIC TRANSFORMER PAD
FLOOD LIGHT
TOE ALONG 6' CLF W/ BARBED WIRE
TOB ALONG 6' CLF W/ BARBED WIRE
SWALE (TYP.)
SWALE FLOW
STORAGE CONEX
ASPHALT PAVEMENT
ASPHALT PARKING AREA
CONC. PAD
RAMP
CONC
STORAGE HOPPER
GRADE
95.6'
95.8'
108.2'
117.2'
119.2'
311.03'
6'
8'
12'
15'
1.5%
1.5%
1.5%



THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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
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– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	EAC	2/17/24
CALCS.	.	.
DRAWN	EAC	2/17/24
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

CENTRAL ASPHALT PLANT

KEY PLAN

DATE: 6/21/2024
HORIZ. SCALE: 1" = 60'
VERT. SCALE: N/A
JOB No. 23-176
SHEET 3 of 8

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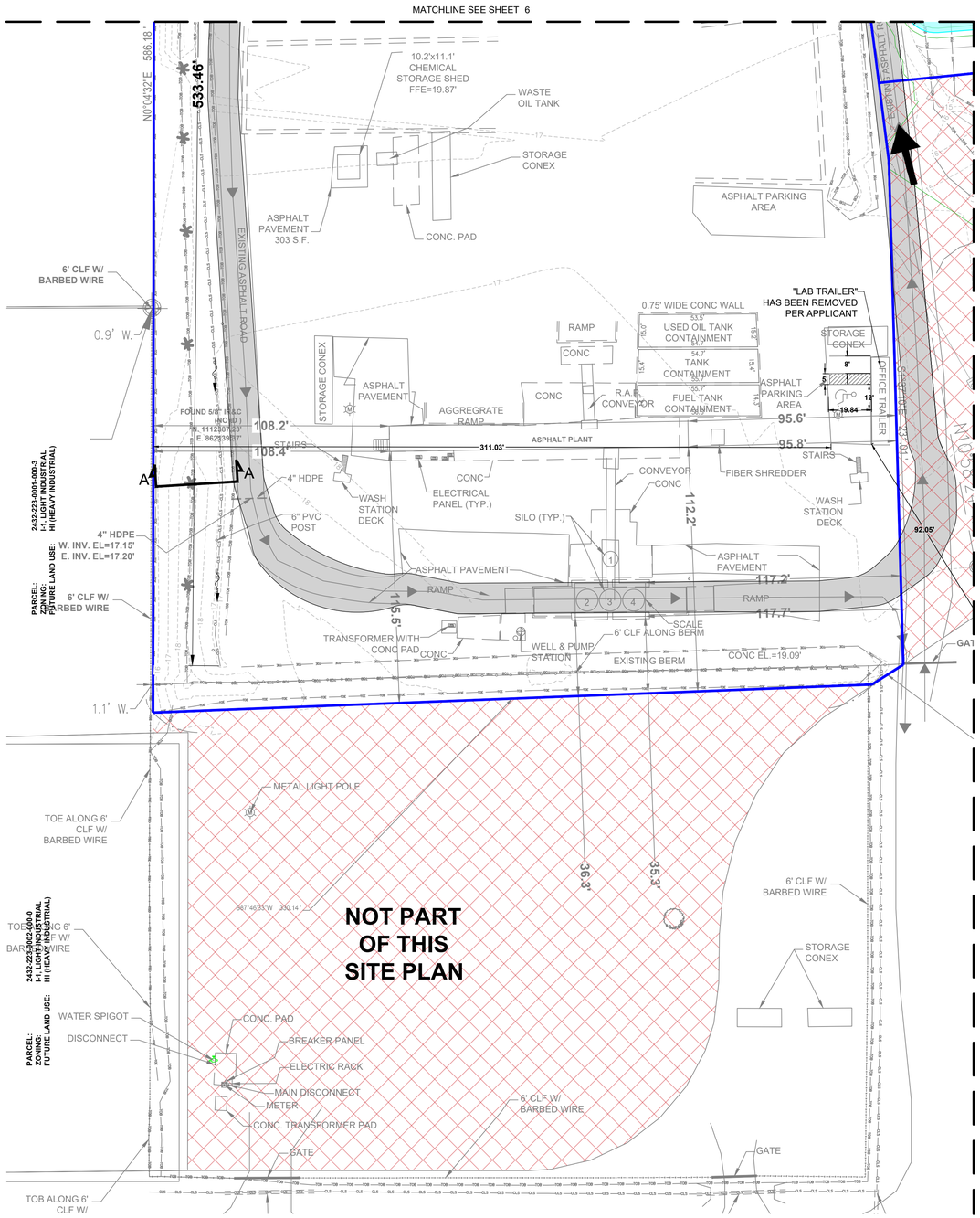
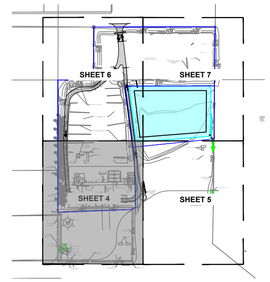




GRAPHIC SCALE

30 0 15 30

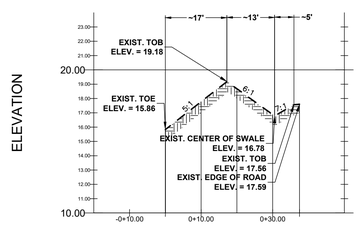
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROJECT BOUNDARY
- EXISTING CONCRETE
- TOB — EXIST. TOP OF BANK
- TOE — EXIST. TOE OF SLOPE
- TOB — PROP. TOP OF BANK
- TOE — PROP. TOE OF SLOPE
- DITCH FLOW ARROW
- PARCEL LINES
- OAK TREE
- PALM TREE
- PROP. DRIVING PATH
- PROP. OFFSITE FLOW PATH
- PROP. ASPHALT

SWALE SECTION A-A

H. SCALE: 1"=20'
V. SCALE" 1"=5'



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CENTRAL ASPHALT PLANT

SITE PLAN

DATE: 6/21/2024
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
JOB No. 23-176
SHEET 4 of 8

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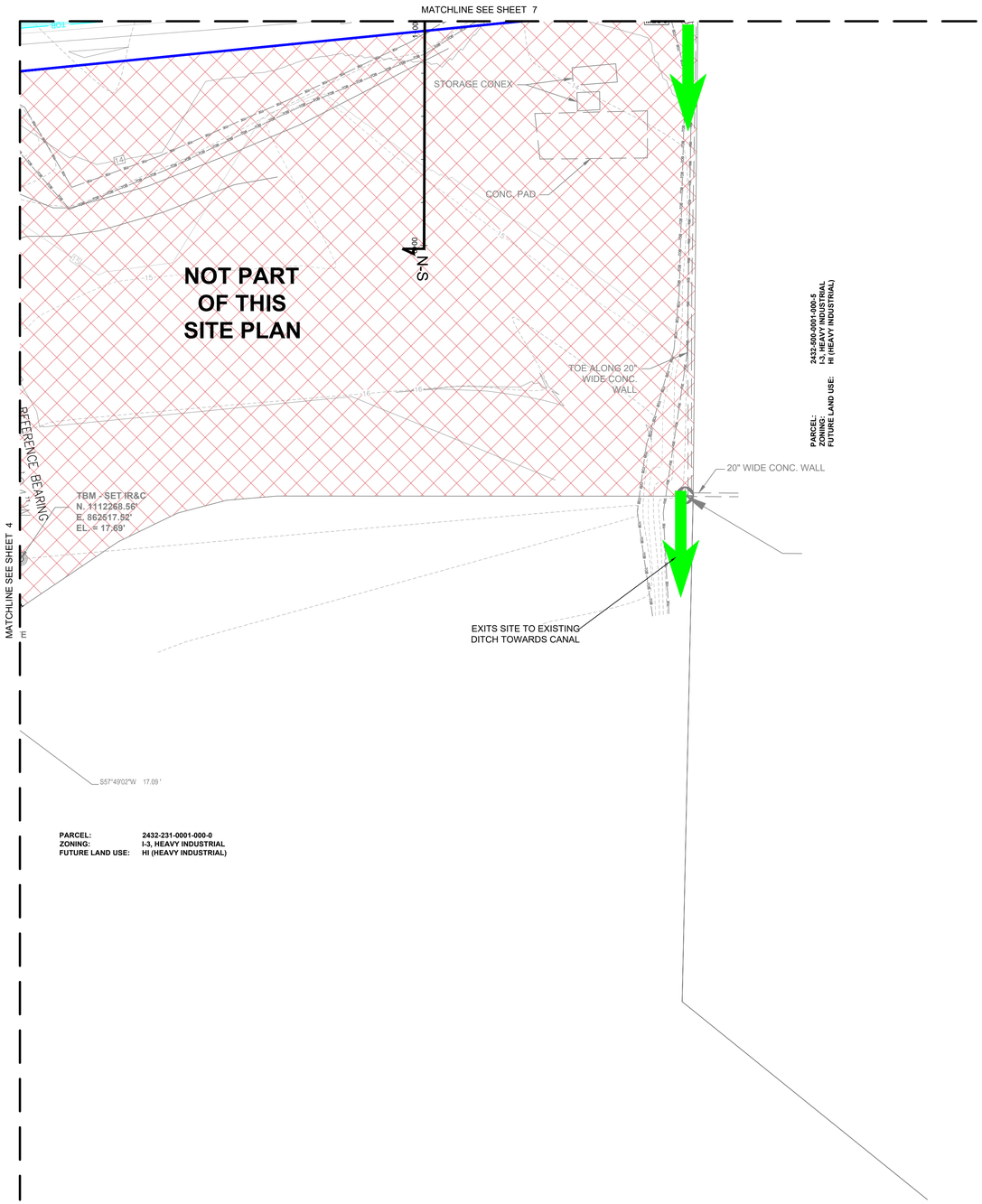

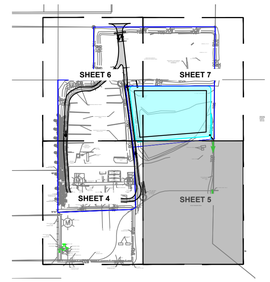

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROJECT BOUNDARY
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- EXIST. TOE OF SLOPE
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- PALM TREE
- PROP. DRIVING PATH
- PROP. OFFSITE FLOW PATH
- PROP. ASPHALT

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CENTRAL ASPHALT PLANT

SITE PLAN

DATE: 6/21/2024
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
JOB No. 23-176
SHEET 5 of 8

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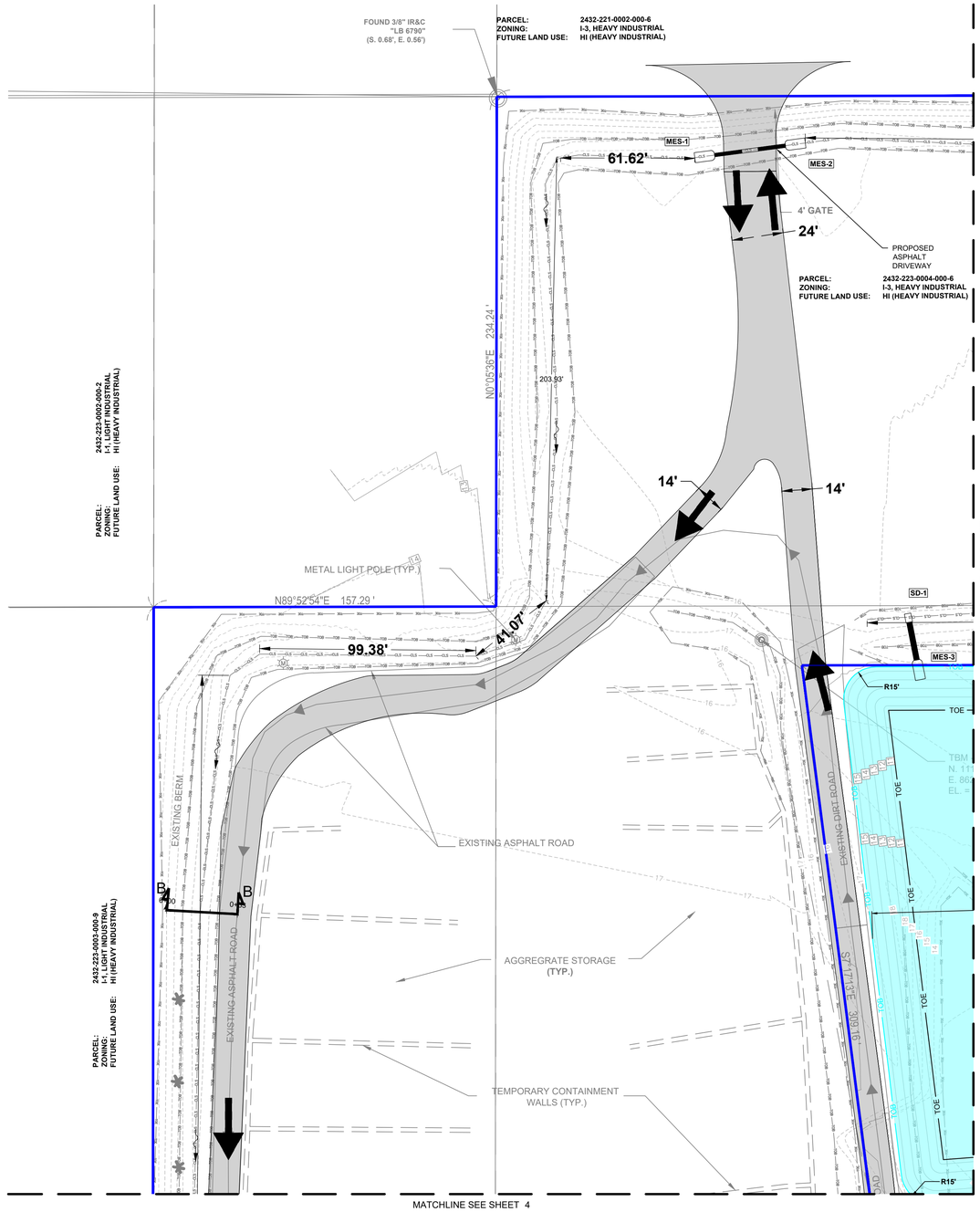

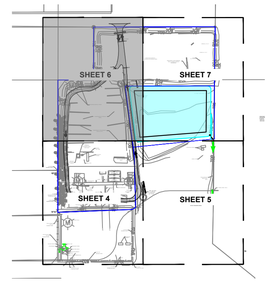

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(IN FEET)
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- PARCEL LINES
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- PALM TREE
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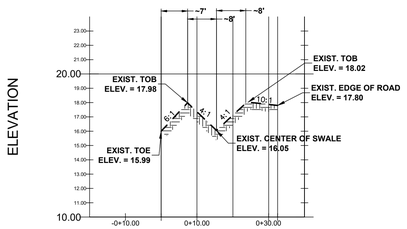
- PROP. OFFSITE FLOW PATH
- PROP. ASPHALT

SWALE SECTION B-B

H. SCALE: 1"=20'
V. SCALE" 1"=5'



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CENTRAL ASPHALT PLANT

SITE PLAN

DATE: 6/21/2024
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
JOB No. 23-176
SHEET 6 of 8

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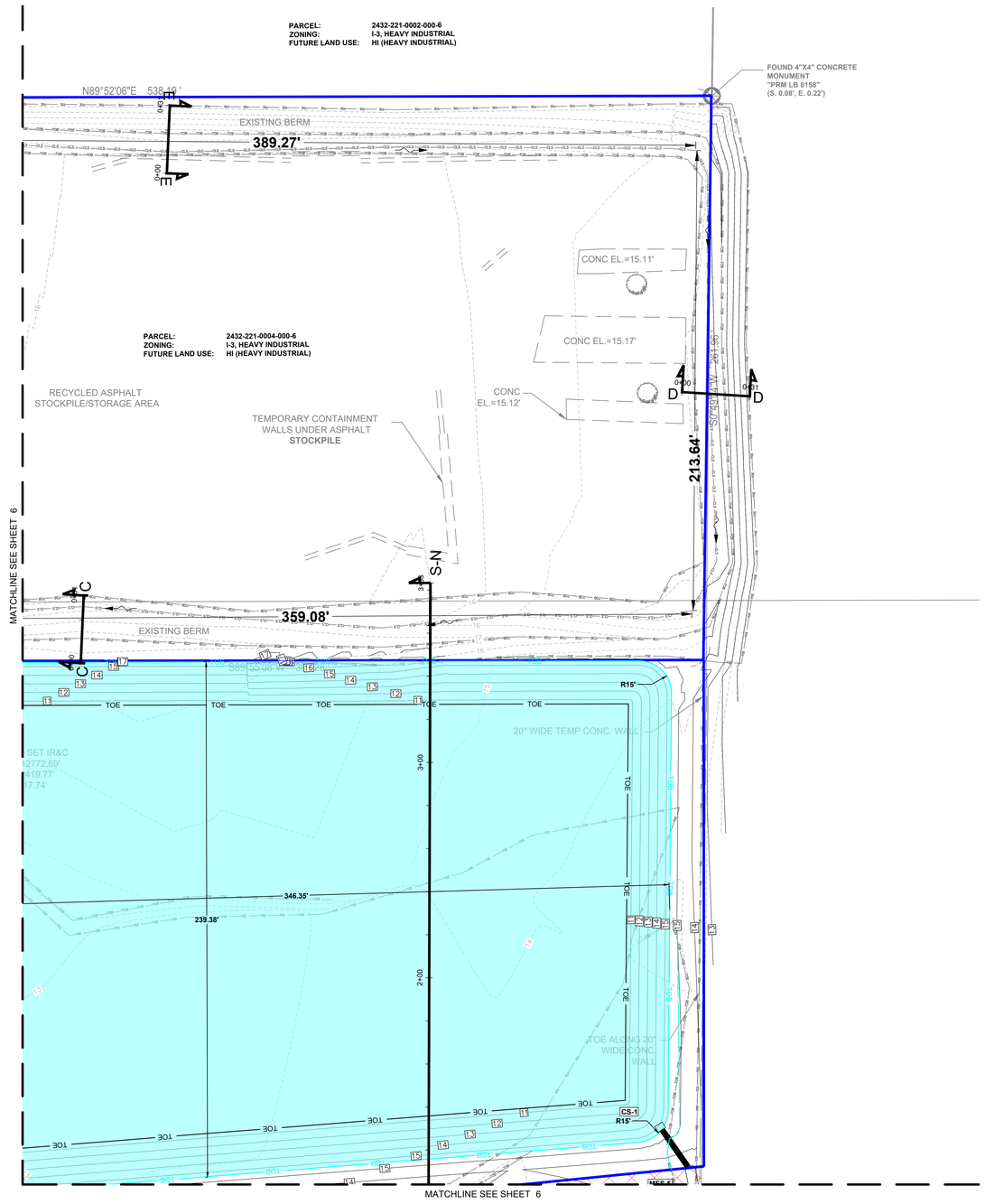

SWALE SECTION C-C

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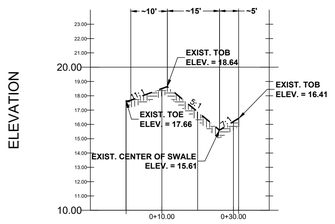
V. SCALE" 1"=5'



SWALE SECTION D-D

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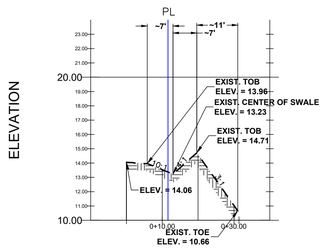
V. SCALE" 1"=5'



SWALE SECTION E-E

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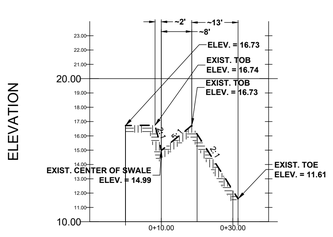
V. SCALE" 1"=5'



LAKE SECTION S-N

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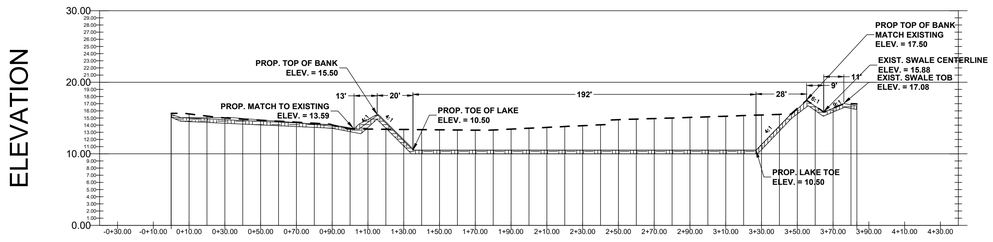
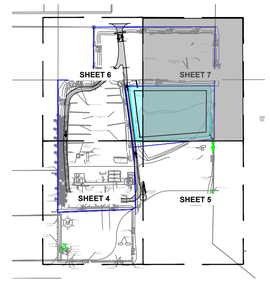
V. SCALE" 1"=5'





GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

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CENTRAL ASPHALT PLANT

SITE PLAN

DATE:	6/21/2024
HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
JOB No.	23-176
SHEET	7 of 8

THOMAS J. DEGRACE, P.E. FL. REG. NO. 42354

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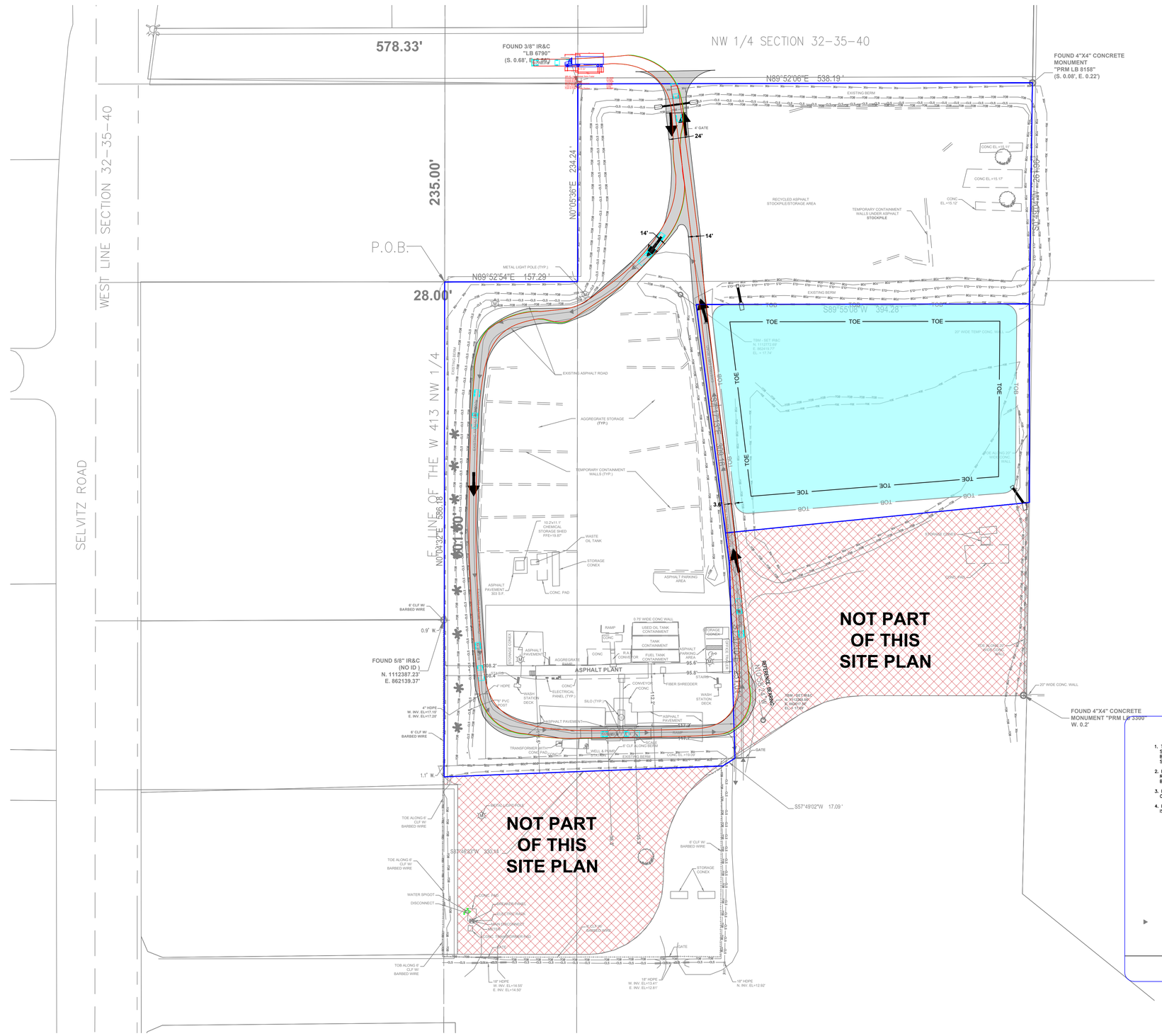
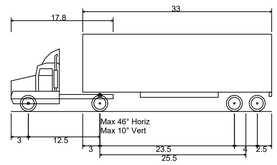


GRAPHIC SCALE

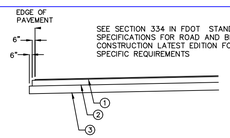
60 0 30 60

(IN FEET)
1 inch = 60 ft.



WB-40 - Intermediate Semi-Trailer	
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

WB-40 INTERMEDIATE SEMI-TRAILER DETAIL
NOT TO SCALE



SEE SECTION 334 IN FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION FOR ALL SPECIFIC REQUIREMENTS

STANDARD DUTY SECTION

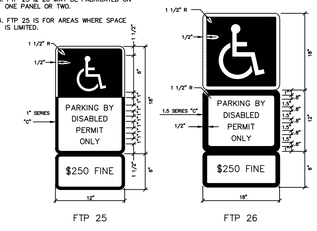
① 1-¾" TYPE SP-9.5 ASPHALTIC CONCRETE (2 LIFTS, FIRST LIFT 1" TYPE S-III; SECOND LIFT 1/2" TYPE S-III)

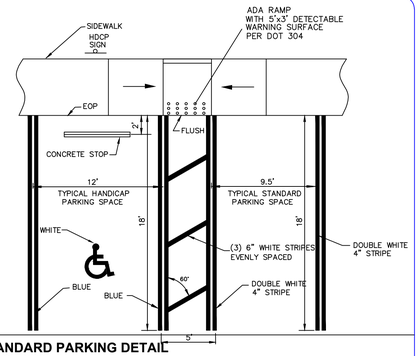
② 6" LIMEROCK OR CEMENTED COQUINA SHELLROCK, PRIMED *

③ 8" COMPACTED TO 98% OF MAXIMUM DENSITY AS PER AASHTO T-180

PAVEMENT DETAIL
NOT TO SCALE

NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR AREAS WHERE SPACE IS LIMITED.





HANDICAP & STANDARD PARKING DETAIL
NOT TO SCALE

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CENTRAL ASPHALT PLANT

AUTOTURN EXHIBIT

DATE: 6/21/2024
HORIZ. SCALE: 1" = 60'
VERT. SCALE: N/A
JOB No. 23-176
SHEET 8 of 8

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O'ROURKE
ENGINEERING & PLANNING

ATMC Company

TRAFFIC ANALYSIS

FOR

LP Asphalt

Prepared for:

Mr. Rick Mancil
c/o Culpepper Terpening
2980 S. 25th Street
Port Saint Lucie, Florida 34981

Prepared by

O'Rourke Engineering & Planning
3725 S East Ocean Boulevard, Suite 201
Stuart, Florida 34996
772-781-7918

July 5, 2024

24233.01.03

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 S East Ocean Blvd, Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 7/5/2024 License #: 42684

July 5, 2024

Mr. Rick Mancil
c/o Culpepper Terpening
2980 S. 25th Street
Port Saint Lucie, Florida 34981

Re: LP Asphalt

Dear Mr. Mancil:

O'Rourke Engineering & Planning has completed the analysis of the proposed Asphalt Plant located east of Selvitz Road in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.

Registered Civil Engineer

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LINK ANALYSIS / REVIEW 3

CONCLUSION 3

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TABLE 2: Project Percent Assignment 6
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APPENDIX B: St. Lucie County 2024 Counts Report / FDOT 2023 Quality LOS
APPENDIX C: Other Project Data/Growth Rate

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Asphalt Plant located east of Selvitz Road in Fort Pierce, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

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

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The project involves an asphalt plant with one loading lane. The project has one driveway on Selvitz Road. The site is located at 4060 Selvitz Road in Fort Pierce, Florida. The project location is shown in **Figure 1**.

APPENDIX A includes the project site plan.

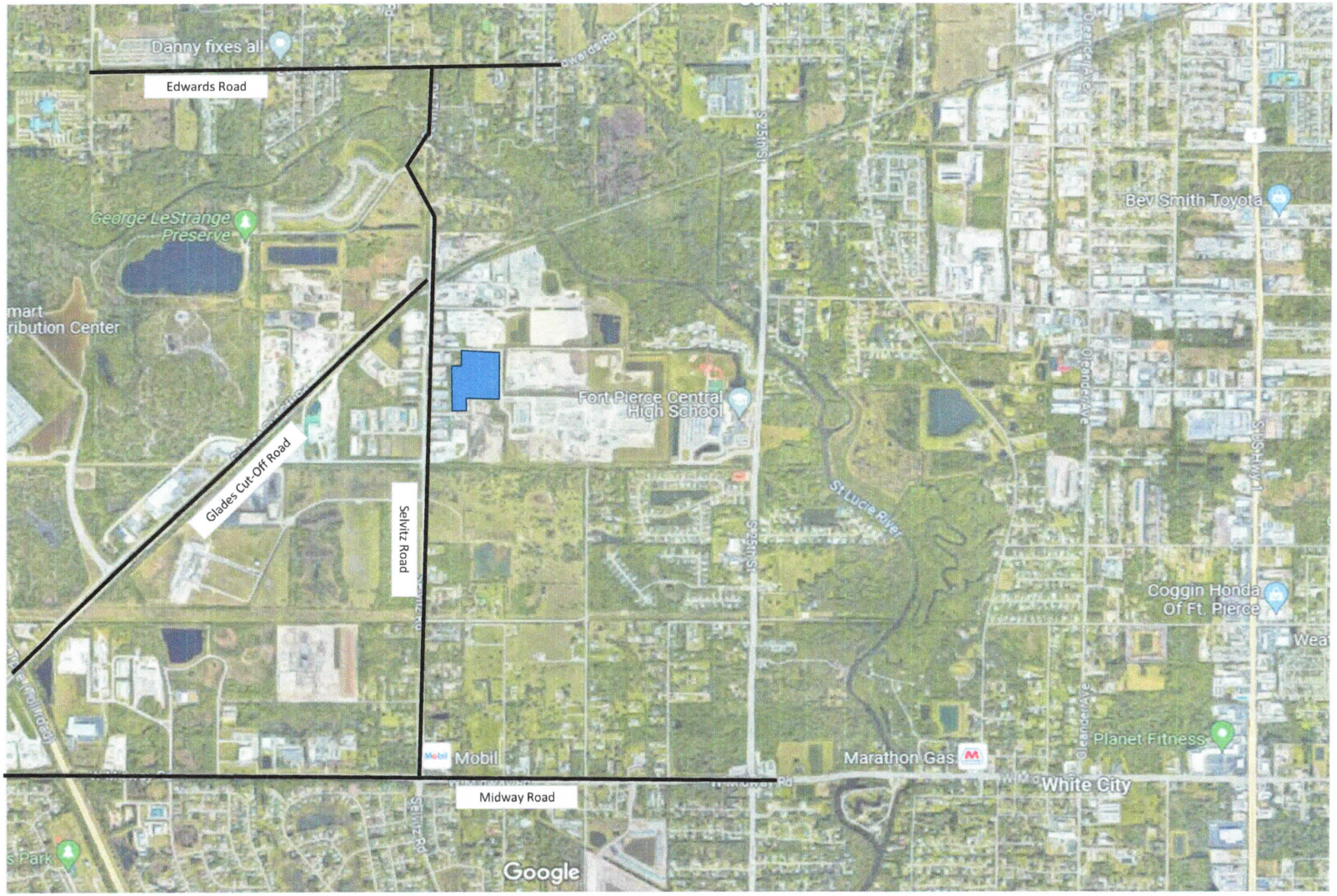
EXISTING CONDITIONS

The study area is defined as the roadway segment upon which the project directly accesses. Once the project traffic was assigned, the study area was refined based on the impact percentages.

Existing Lane Geometrics and Traffic Control

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

- Selvitz Road is a two-lane minor arterial with north/south alignment in the study area.



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A TMC Company
3725 S East Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number:

Date:

Legend

= Project Location

Figure 1

Project Location

LP Asphalt

PROJECT TRAFFIC/RADIUS OF DEVELOPMENT INFLUENCE

Since there are no ITE Trip Generation Rates similar to this use, a traffic count was conducted on June 20, 2024 at a similar existing site. The count data is shown in **Attachment A**. As shown, the existing site generated 121 Daily trips, a peak of 28 AM Peak Hour trips with 10 trips entering and 18 trips exiting. The PM Peak Hour had a total of 10 trips with 3 trips entering and 7 trips exiting. **Tables 1a, 1b, and 1c** show the estimated trips for the site.
Based on the 112 daily trips, only the directed accessed links are required to be analyzed.

PROJECT DISTRIBUTION/ ASSIGNMENT/ PERCENT IMPACT

The project traffic was distributed by assigning 50% of the traffic to the north and 50% to the south on Selvitz Road.

Distribution/ Assignment – The project assignment is shown in **Figure 2.**

Percent Impact – The project trips were assigned to the roadway network based on the assignments in **Figure 2**. **Tables 2a and 2b** summarize the project impact as a percent of service volume capacity. 5% is deemed significant.

LINK ANALYSIS / CONCURRENCY REVIEW

The adjacent link of Selvitz Road was analyzed to ensure sufficient capacity is available. The existing peak hour traffic was grown to 2027 using a growth rate of 2.5% and project traffic was then added.

Table 3a and 3b summarize the results of the link analysis. As shown, Selvitz Road will operate at an acceptable level of service at project buildout.

CONCLUSION

The proposed LP Asphalt does not cause the level of service to be exceeded. The project complies with concurrency requirements.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Asphalt Plant	Site Specific	1	Facility	N/A	-	-	56	65	121
TOTALS							**56**	**65**	**121**

Source: Asphalt Plant traffic count in Appendix A

Table 1b: AM Peak Hour

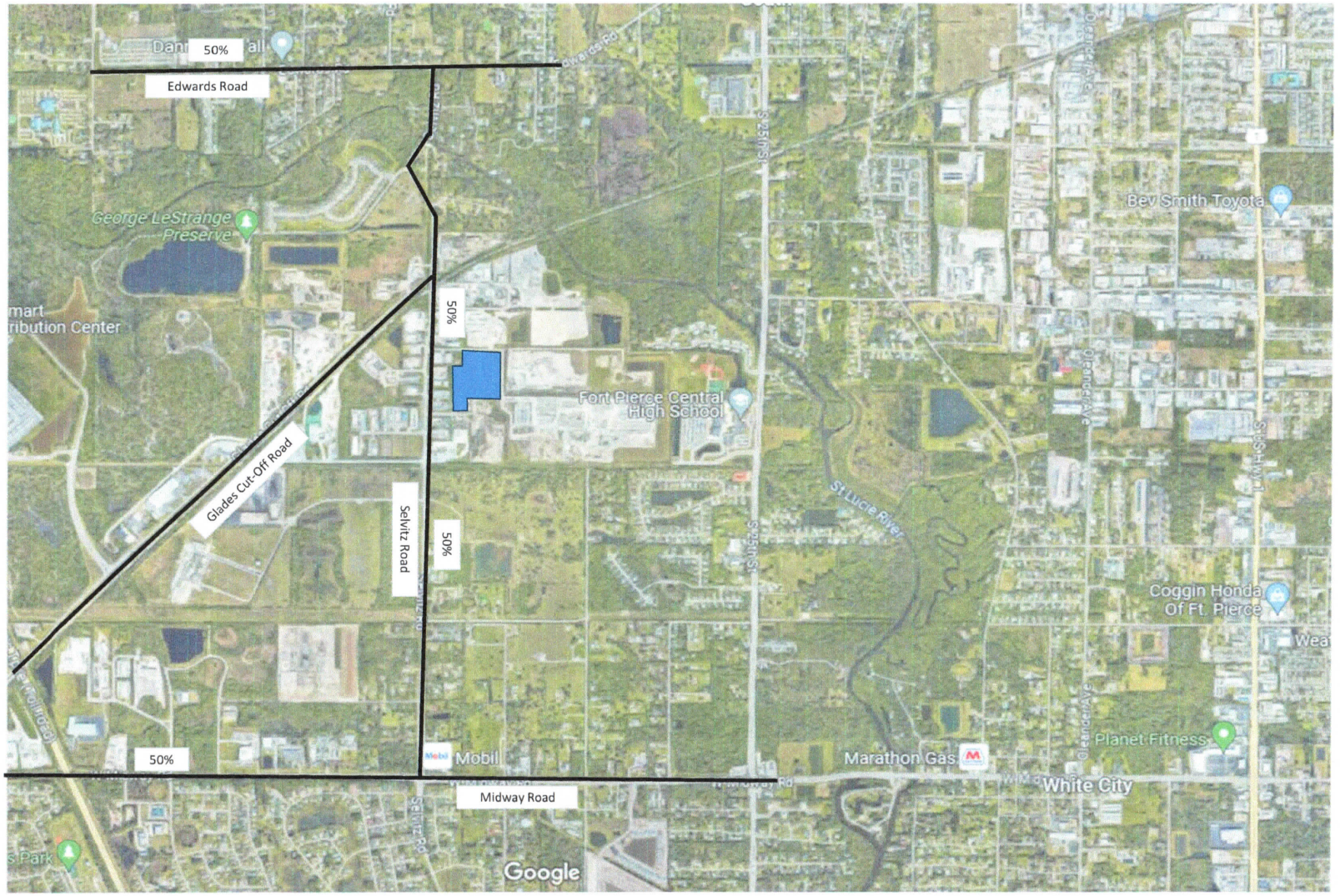
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Asphalt Plant	Site Specific	1	Facility	N/A	-	-	10	18	28
TOTALS							**10**	**18**	**28**

Source: Asphalt Plant traffic count in Appendix A

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Asphalt Plant	Site Specific	1	Facility	N/A	-	-	3	7	10
TOTALS							**3**	**7**	**10**

Source: Asphalt Plant traffic count in Appendix A



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3725 S East Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number:

Date:

Legend

= Project Location

Figure 2

Percent Assignment

LP Asphalt

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Selvitz Road	Midway Road	Glades Cut-Off Road	2L	NB	IN	NO	700	5	0.71%	50%
	Midway Road	Glades Cut-Off Road	2L	SB	OUT	YES	700	9	1.29%	50%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

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

Two-Way:	28
Net In:	10
Net Out:	18

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Selvitz Road	Midway Road	Glades Cut-Off Road	2L	NB	IN	NO	700	2	0.29%	50%
	Midway Road	Glades Cut-Off Road	2L	SB	OUT	NO	700	4	0.57%	50%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

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

Two-Way:	10
Net In:	3
Net Out:	7

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	AADT 2024	Count Year	2024 Peak Hour Directional Volumes	Growth Rate (2)	2027 AM Peak Hour + Growth	2027 AM Peak Hour + 1% Growth	AM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Selvitz Road	Midway Road	Glades Cut-Off Road	NB	IN	NO	9,000	2024	542	2.50%	584	558	157	715	700	5	720	0.71%	YES(3)	50%
	Midway Road	Glades Cut-Off Road	SB	OUT	YES	9,000	2024	279	2.50%	300	287	84	371	700	9	380	1.29%	YES	50%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

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

(3) Background is over the los threshold

Two-Way: 28
Net In: 10
Net Out: 18
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	AADT 2024	Count Year	2024 Peak Hour Directional Volumes	Growth Rate (2)	2027 PM Peak Hour + Growth	2027 PM Peak Hour + 1% Growth	PM Peak Hour Committed Projects Directional	2027 1% Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
Selvitz Road	Midway Road	Glades Cut-Off Road	NB	IN	NO	9,000	2024	523	2.50%	563	539	83	622	700	2	624	0.29%	YES	50%
	Midway Road	Glades Cut-Off Road	SB	OUT	NO	9,000	2024	428	2.50%	461	441	156	597	700	4	601	0.57%	YES	50%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

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

Two-Way: 10
Net In: 3
Net Out: 7
Years Grown: 3

APPENDIX A

SITE PLAN / Traffic Counts

Saint Lucie County
Property Appraiser
Michelle Franklin CFA



200ft

2024-03-07A

Click here for Legal Disclaimer

Traffic Count - 6/20/24

Time	15 min. Intervals Trips In	15 min. Intervals Trips Out	15 min. Intervals Total	Hour	Hourly Volume In (end time)	Hourly Volume Out (end time)	Hourly Volume Total
7:15 - 7:30 AM	7	8	15				
7:30 - 7:45 AM	0	0	0				
7:45 - 8:00 AM	3	10	13				
8:00 - 8:15 AM	0	0	0	7:15 to 8:15	10	18	28
8:15 - 8:30 AM	2	3	5	7:30 to 8:30	5	13	18
8:30 - 8:45 AM	0	3	3	7:45 to 8:45	5	16	21
8:45 - 9:00 AM	4	2	6	8:00 to 9:00	6	8	14
9:00 - 9:15 AM	0	0	0	8:15 to 9:15	6	8	14
9:15 - 9:30 AM	3	2	5	8:30 to 9:30	7	7	14
9:30 - 9:45 AM	0	0	0	8:45 to 9:45	7	4	11
9:45 - 10:00 AM	2	0	2	9:00 to 10:00	5	2	7
10:00 - 10:15 AM	0	0	0	9:15 to 10:15	5	2	7
10:15 - 10:30 AM	4	0	4	9:30 to 10:30	6	0	6
10:30 - 10:45 AM	0	0	0	9:45 to 10:45	6	0	6
10:45 - 11:00 AM	9	1	10	10:00 to 11:00	13	1	14
1:30 - 1:45 PM	3	9	12	12:45 to 1:45	3	9	12
1:45 - 2:00 PM	0	0	0	1:00 to 2:00	3	9	12
2:00 - 2:15 PM	0	4	4	1:15 to 2:15	3	13	16
2:15 - 2:30 PM	0	0	0	1:30 to 2:30	3	13	16
2:30 - 2:45 PM	9	7	16	1:45 to 2:45	9	11	20
2:45 - 3:00 PM	0	0	0	2:00 to 3:00	9	11	20
3:00 - 3:15 PM	4	5	9	2:15 to 3:15	13	12	25
3:15 - 3:30 PM	0	0	0	2:30 to 3:30	13	12	25
3:30 - 3:45 PM	2	3	5	2:45 to 3:45	6	8	14
3:45 - 4:00 PM	0	0	0	3:00 to 4:00	6	8	14
4:00 - 4:15 PM	2	6	8	3:15 to 4:15	4	9	13
4:15 - 4:30 PM	0	0	0	3:30 to 4:30	4	9	13
4:30 - 4:45 PM	1	1	2	3:45 to 4:45	3	7	10
4:45 - 5:00 PM	0	0	0	4:00 to 5:00	3	7	10
5:00 - 5:15 PM	1	1	2	4:15 to 5:15	2	2	4
Total:	56	65	121				

APPENDIX B

ST. LUCIE COUNTY 2024 COUNTS REPORT/FDOT 2023 QUALITY LOS

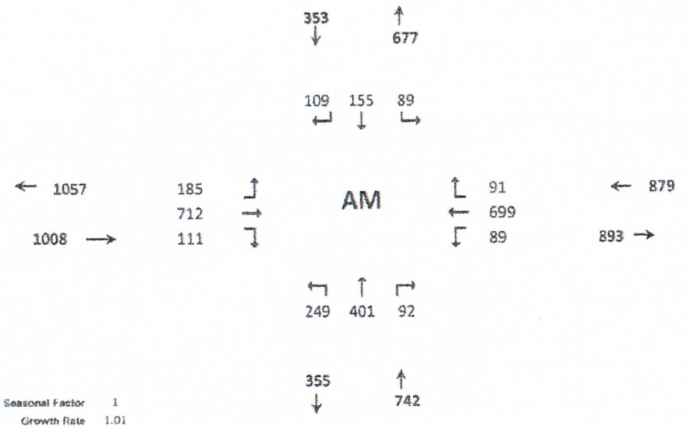
For D factor only

.34 / .66

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2020 - Exisitng

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM													
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Total	249	401	92	89	155	109	185	712	111	89	699	91	2982	



Seasonal Factor	1
Growth Rate	1.01
Years Grown	0

FOR D Factor Only

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
REPORT DATE: 5.12.2022

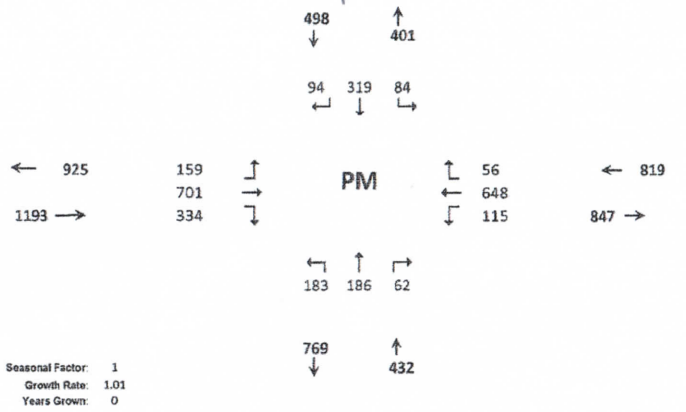
DAY: Tuesday
ANALYSIS YEAR: Existing

E/W STREET: Midway Rd
County: SLCo

CONTROL: Signalized

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Season Factor	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Growth	183	186	62	84	319	94	159	701	334	115	648	56	2942	

.55 / .45



Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 0

APPENDIX C

BACKGROUND DATA

MILLER LEGG

St. Lucie County Bus Maintenance Facility Trip Generation

The proposed Project includes a 20,000 square foot administration building, a 4,500 square foot maintenance building with four bus maintenance bays, a four-pump fueling station, and 50 total employees. The Project will also include parking for approximately 150 buses and 180 cars. It is assumed that 150 bus routes will start and end at the facility each day. Bus drivers will arrive for work and park their personal vehicles, transfer to a bus for their shift, and transfer back to their personal vehicle at the end of their shift.

Project trip generation is based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation, 8th Edition*, and is calculated on a daily basis as well as for the A.M. and P.M peak periods. Because the *Trip Generation* Manual does not include a specific land use for bus maintenance facilities, Warehousing (Land Use 150) was used to represent the administration and maintenance portion of the Project (Table 1). The *Trip Generation* description of Warehousing states "Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas."

Table 1: ITE Land Use

ITE LAND USE			
ITE CODE	**LAND USE**	**INTENSITY**	**UNITS**
150	Warehousing	50	Employees

The Daily, AM Peak Hour and PM Peak Hour trips for the Administration and Maintenance buildings were calculated using the average trip generation rates rather than the fitted curve equations because the average rate provided more accurate estimates for sites with fewer than 500 employees. (See Tables 2-4)

Table 2: Daily Trip Generation

DAILY (ADMIN & MAINTENANCE)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=3.89X	195	50%	97	50%	97

X= Number of employees

Table 3: AM Peak Hour Trip Generation

AM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.51X	26	72%	18	28%	7

X= Number of employees

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www.millerlegg.com

MILLER LEGG

Table 4: PM Peak Hour Trip Generation

PM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.59X	30	35%	10	65%	19

X= Number of employees

Daily trips for the bus fleet were estimated by including both bus drivers coming to and from work in their personal vehicles (150x2=300 trips per day) as well as the buses exiting and returning to the Project site (an additional 150x2=300 trips per day) for at total of 600 trips per day. (Table 5) Because bus routes typically begin earlier than the AM peak and end later than the PM peak, the bus fleet trips are included in the daily trips, but not the AM and PM peak hour trips.

Table 5: Daily Trip Generation (Bus Fleet)

DAILY (BUS FLEET)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=2N+2N	600	50%	300	50%	300

N= Number of bus routes originating at facility

The total daily trips generated by the administration building, bus maintenance facility, and bus fleet are shown in Table 6. The Project is expected to add approximately 800 additional daily trips to the surrounding roadways, with 26 of these trips occurring during the AM peak hour and 30 during the PM peak hour (Tables 3 and 4).

Table 6: Total Daily Trip Generation

DAILY (TOTAL)				
TRIPS	**% IN**	**IN**	**% OUT**	**OUT**
795	50%	**397**	50%	**397**

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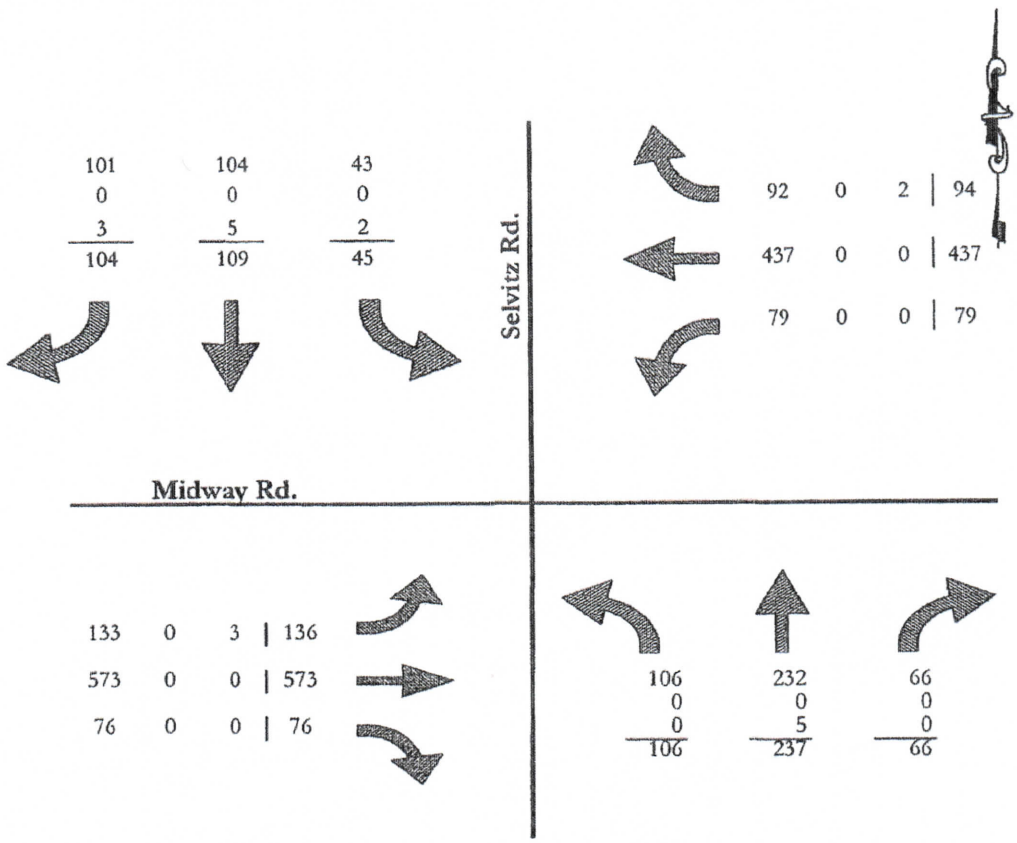
LOF / DFW



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 4

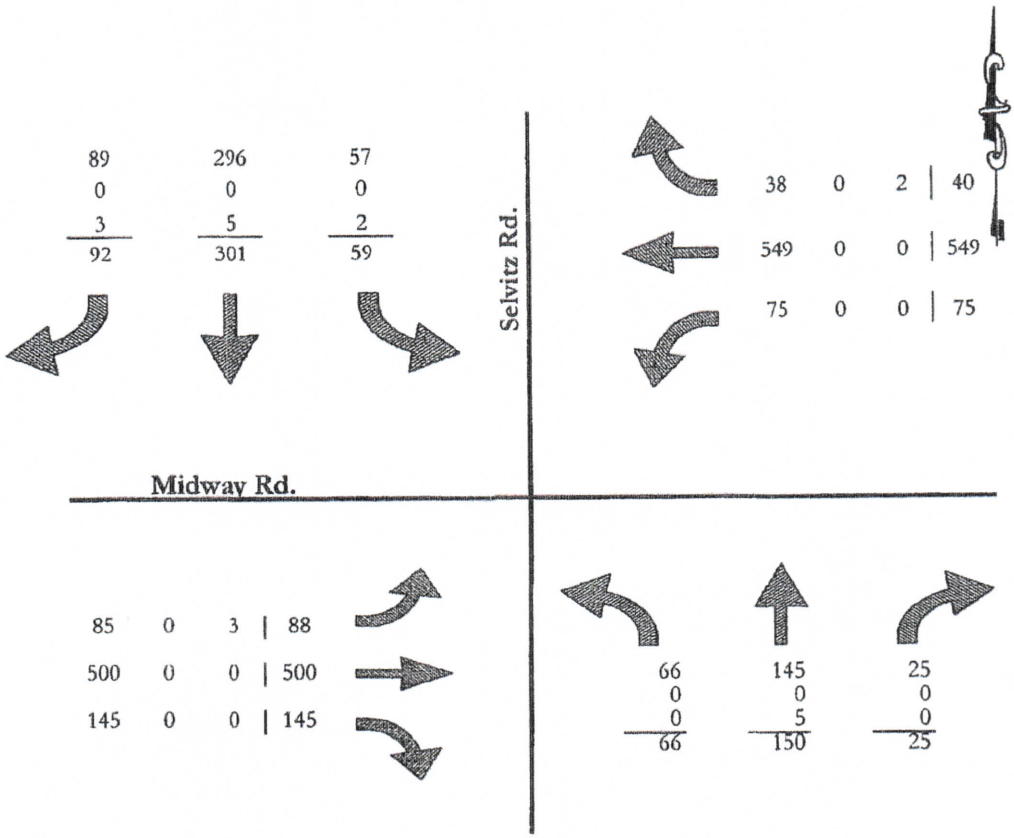
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

P:\Prop-2011\11-033 Waste Pro - Selvitz Location\Traffic\11-033 Traffic Analysis.xls
Calculated by: John Adair, E.I.
Checked By: Stef Marthes, P.E.



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 5

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

AM Peak Hour

AM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI				Arcosa			
Road Name	From	To	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	0.2%	Out	3	3	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	42%	In	25	7
	East Torino Pkwy	Florida's Turnpike	1.6%	Out	21	25	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8
	Florida's Turnpike	Corporate Way	1.6%	Out	21	25	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8
	Corporate Way	Jenkins Rd	1.4%	Out	18	22	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8
	Jenkins Rd	Selvitz Rd	1.1%	Out	14	17	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	51%	Out	8	30
	Selvitz Rd	25th St	1.1%	Out	14	17	0.6%	Out	3	2	0.6%	Out	6	6	0.6%	Out	8	7	31%	Out	5	18
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	3	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	8%	In	5	1
	Midway Rd	Glades Cut Off Rd	0.1%	Out	1	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	10%	Out	2	6
					In	1,555			In	338			In	969			In	1,198		0	In	59
25% of Large Project for 3 year horizon)					Out	1,308			Out	534			Out	952			Out	1,392			Out	16
					In	6,218			In	1,352			In	3,875			In	4,791		0	In	59
					Out	5,233			Out	2,135			Out	3,807			Out	5,568			Out	16

LTC Ranch				Wawa Midway & Selvitz				Village at Midway				Ravinia				Willow Lakes				SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
17%	Out	69	78	22%	In	17	17	10%	Out	15	36	40%	In	9	27	25%	-	67	85	149	75	158	112	-15	209	-21	248
34%	Out	138	155	29%	In	23	23	10%	Out	15	36	40%	In	9	27	23%	-	61	78	246	70	265	105	-14	302	-21	349
34%	Out	138	155	29%	In	23	23	9%	Out	14	33	40%	In	9	27	23%	-	61	78	245	70	261	105	-14	301	-21	345
19%	Out	76	86	29%	In	23	23	7%	Out	11	25	40%	In	9	27	23%	-	61	78	178	70	181	105	-14	234	-21	265
15%	Out	62	70	36%	In	28	28	7%	Out	11	25	40%	In	9	27	23%	-	61	78	144	70	189	105	-14	200	-21	273
13%	Out	51	58	31%	out	24	24	5%	Out	8	18	55%	In	12	37	19%	-	51	64	119	63	151	102	-13	169	-20	232
1%	In	2	2	15%	In	12	12	0%	-	0	0	0%	-	0	0	3%	-	8	10	21	8	18	10	-2	28	-2	26
1%	out	2	2	18%	out	14	14	0%	-	0	0	0%	-	0	0	1%	-	3	3	19	3	24	3	-1	21	-1	27
		In	457			In	79			In	363			In	22			In	339								
		Out	405			Out	78			Out	151			Out	68			Out	266								
		In	1,828			In	79			In	1,451			In	22			In	1,355								
		Out	1,619			Out	78			Out	603			Out	68			Out	1,065								

+ Transit/Walk/Bike

2/1 5/5 35/32
9/10 10/10 40/47

PM Peak Hour

PM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI						Arcosa			
Road Name	From	To	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	0.2%	Out	5	3	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	42.0%	In	9	14
	East Torino Pkwy	Florida's Turnpike	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17
	Florida's Turnpike	Corporate Way	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17
	Corporate Way	Jenkins Rd	1.4%	Out	35	24	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17
	Jenkins Rd	Selvitz Rd	1.1%	Out	28	19	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	51.0%	Out	17	11
	Selvitz Rd	25th St	1.1%	Out	28	19	0.6%	Out	3	4	0.6%	Out	8	7	0.6%	0	22	Out	11	11	31.0%	Out	11	7
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	5	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	8.0%	In	2	3
	Midway Rd	Glades Cut Off Rd	0.1%	Out	3	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	10.0%	Out	3	2
(Using 25% of large project for 3 year horizon)					In	1,748			In	628			In	1,136		0	3,593		In	1,774		0	In	21
					Out	2,518			Out	515			Out	1,410					Out	1,819			Out	34
					In	6,990			In	2,510			In	4,543		0	14,372		In	7,095		0	In	21
					Out	10,071			Out	2,061			Out	5,639					Out	7,277			Out	34

LTC Ranch				Wawa Midway & Selvitz				Village at Midway				Ravina				Willow Lakes				SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
17.0%	Out	112	87	22.0%	in	14	14	10.0%	Out	46	18	40.0%	In	31	18	25%	248	-	65	91	212	96	162	108	-19	288	-22	248
34.0%	Out	225	174	29.0%	in	18	18	10.0%	Out	46	18	40.0%	In	31	25	23%	228	-	60	83	365	90	280	108	-18	437	-22	367
34.0%	Out	225	174	29.0%	in	18	18	9.0%	Out	41	16	40.0%	In	31	25	23%	228	-	60	83	361	90	278	108	-18	433	-22	365
18.8%	OUt	124	96	29.0%	in	18	18	7.0%	Out	32	13	40.0%	In	31	25	23%	228	-	60	83	246	90	193	108	-18	318	-22	280
15.4%	Out	102	79	36.0%	in	22	22	7.0%	Out	32	13	40.0%	In	31	25	23%	228	-	60	83	227	90	169	108	-18	299	-22	255
12.6%	Out	83	65	31.0%	out	19	19	5.0%	Out	23	9	55.0%	In	42	34	19%	189	-	49	69	186	92	140	103	-18	259	-21	222
0.5%	in	3	3	15.0%	in	9	9	0.0%	-	0	0	0.0%	-	0	0	3%	30	-	8	11	19	8	19	11	-2	25	-2	28
0.5%	out	3	3	18.0%	out	11	11	0.0%	-	0	0	0.0%	-	0	0	1%	10	-	3	4	20	3	18	4	-1	22	-1	20
		In	513			In	62			In	182			In	77				In	363							
		Out	661			Out	62			Out	456			Out	44				Out	259							
		In	2,052			In	62			In	726			In	77				In	1,450							
		Out	2,642			Out	62			Out	1,824			Out	44				Out	1,036							

* Transit and Wide Pro 1/3 515 31/36
5/10 10/10 37/40

TABLE 3 -Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1056	1.01	1088	209	1297	1.0709	2100	35	1332	1.67%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1056	1.01	1088	248	1336	1.0816	2100	10	1346	0.48%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	YES	1001	1.01	1031	301	1332	1.1000	880	52	1384	5.91%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	NO	1001	1.01	1031	345	1376	1.1120	880	15	1391	1.70%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	YES	1001	1.01	1031	200	1231	1.0715	790	52	1283	6.58%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	790	15	1319	1.90%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1001	1.01	1031	200	1231	1.0715	2100	52	1283	2.48%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	2100	15	1319	0.71%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	NO	504	1.01	519	35	554	1.0322	700	15	569	2.14%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	504	1.01	519	32	551	1.0303	700	52	603	7.43%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	504	1.01	519	35	554	1.0322	700	122	676	17.43%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	504	1.01	519	32	551	1.0303	700	35	586	5.00%	YES	70%
	Midway Rd	St. James Rd	NB	IN	YES	419	1.01	432	40	472	1.0403	750	35	507	4.67%	YES	20%
	Midway Rd	St. James Rd	SB	OUT	YES	419	1.01	432	47	479	1.0454	750	10	489	1.33%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way: 224
Net In: 174
Net Out: 50
Years Grown: 3

TABLE 3 - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1087	1.01	1120	288	1408	1.0901	2100	13	1421	0.62%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1087	1.01	1120	248	1368	1.0796	2100	34	1402	1.62%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	NO	1053	1.01	1085	433	1518	1.1296	880	19	1537	2.16%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	YES	1053	1.01	1085	365	1450	1.1125	880	52	1502	5.91%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	790	19	1403	2.41%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	YES	1053	1.01	1085	255	1340	1.0836	790	52	1392	6.58%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	2100	19	1403	0.90%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1053	1.01	1085	255	1340	1.0836	2100	52	1392	2.48%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	508	1.01	523	31	554	1.0296	700	52	606	7.43%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	NO	508	1.01	523	36	559	1.0326	700	19	578	2.71%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	508	1.01	523	31	554	1.0296	700	44	598	6.29%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	508	1.01	523	36	559	1.0326	700	120	679	17.14%	YES	70%
	Midway Rd	St. James Blvd	NB	IN	NO	419	1.01	432	37	469	1.0381	750	13	482	1.73%	YES	20%
	Midway Rd	St. James Blvd	SB	OUT	YES	419	1.01	432	40	472	1.0403	750	34	506	4.53%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L, under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way: 235
Net In: 63
Net Out: 172
Years Grown: 3

Background Energy/Selvitz Ft. Pierce CC.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

ETM Solutions, LLC,
Robert Baer, Manager
4060 Selvitz Road
Ft. Pierce, FL 34981

Project #: 24-07000003 Site Plan – 7 acres property with a proposed use to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement. – Technical Review Committee Comments for April 18, 2024 TRC Meeting

City of Fort Pierce Planning Department

- Clarify the hours of operations. To include weekends, if applicable
- Provide examples of noise decimals
- A detail traffic analysis to include
    - Truck routes
    - Peak traffic hours
    - Estimated truck and vehicle traffic during business hours
- Update site plan to correct zoning and FLU. (see Planner if assistance is needed)
- Access needs to be identified on site plan
- Clarify/highlight berm information on site plan

Fort Pierce Engineering Department

Do Not Recommend: Approval

1. The site plan does not meet the requirements of City Code Section 125-313(a)(3)c, specifically:
    a. Plan does not show ingress/egress to roadways (public or private)
    b. Location and dimensions of all existing and proposed parking spaces and loading areas
    c. Location and size of pond or swales
    d. Existing and proposed setbacks to structures, parking lot, and other features
    e. Location of any dumpsters
    f. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions
    g. Length, width, depth and direction of flow for all ditches
    h. Label contour lines
    i. Clearly provide project boundary lines and dimensions

   j. Identify proposed asphalt areas
2. Add a note to the plan that "All construction shall be in compliance with City of Fort Pierce Code of Ordinances Sections 119 and 125.
3. In accordance with Section 125-314 survey (and site plans) shall be at a minimum scale of one-inch equals 30 feet.
4. The applicant shall coordinate with St. Lucie County for any impacts to Selvitz Road.

Advisory Comments:

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations.

Fort Pierce Building Department

Please be advised that the project may trigger the requirements indicated below:

1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
3. Building Permit required
4. Signed and sealed construction drawings required
5. Sall meet the Fire Prevention Code:
   a. Sprinkler system is required
   b. Smoke alarm system is required

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

Further dialogue is requested regarding any applicable Impact Fee assessment warranted during the site plan/permitting process.

St. Lucie County PW/Engineering

Corrections:

1. Provide an updated traffic statement with a trip count

2. The driveway requires some repairs and removal of dirt tracking from the Right-of-Way.

Conditions:

1. A Site Development Permit may be required if improvements within the Selvitz Road Right-of-Way are proposed.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

W/WW Engineering: Approved
Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved

Please contact Sal Scimeca for electric customer requirements and project coordination.
Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sccimeca@fpua.com
772-466-1600 ext, 6957

Gas: Approved. Natural gas is available.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Is Available**. If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

St. Lucie County Fire District

Site Plan Requires Re-submittal

The Following Conditions/Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
5. A separate review and permit is required for Underground Fire Mains connected to standpipes, fire hydrants or sprinkler systems.
6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
7. The Fire District reserves the right for future comments at the site plan & building construction phase.
8. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)*
9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
11. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
12. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)
13. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest

point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

14. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
15. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.
16. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File Number 23-176

May 15, 2024

Ms. Kerry Driver, Planner
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Subject: **4060 Selvitz Road Site Plan**
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal

Dear Kerry:

Below please find an item by item response to the outstanding review comments associated with the City's most recent examination of the Minor Site Plan referred to as **4060 Selvitz Road Site Plan**. If as you go through these comments, you have any questions about our responses, please do not hesitate to contact me.

****

CITY OF FORT PIERCE PLANNING DEPARTMENT:

1. **Clarify the hours of operations. To include weekends, if applicable.**

Hours of operation will vary, depending on project service needs. Normal business hours are from 6:00 am to 6:00 pm, however, if a particular project requires nighttime paving operations (typically in support of public improvement projects), there will be some instances where afterhours operations will be required. The project site and activities will be compliant with City of Ft. Pierce noise regulations standards.

2. **Provide examples of noise decimals.**

Modeling and studies at similar locations indicate that we can expect sound levels in the area of 88db at the operating equipment. As you move away from the equipment, the impact levels will drop. We do not anticipate there to be any negative impacts from this site's operation on any residential uses in the area, the closet of which is approximately ½ mile away.

3. **A detail traffic analysis to include Truck routes, Peak traffic hours, Estimated truck and vehicle traffic during business hours.**

A traffic summary statement has been provided, and is attached to this resubmission packet.

4. **Update site plan to correct zoning and FLU. (see Planner if assistance is needed).**

Refer to the general site data and site plan graphics. Area zoning and land use designations have been reviewed and updated as necessary.

5. Access needs to be identified on site plan.

Refer to the project site plan. On sheet 8 the-site's circulation patterns have been depicted.

6. Clarify/highlight berm information on site plan.

Refer to the project site plan, we have added callouts for the TOB or Top of Bank on sheet 4, 6, and 7. Typical section illustrations of the site's perimeter berms have been added as requested.

****

Fort Pierce Engineering Department

1. The site plan does not meet the requirements of City Code Section 125-313(a)(3)c, specifically:

a. Plan does not show ingress/egress to roadways (public or private).

Ingress/egress indications have been clarified on the project site plan. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway.

b. Location and dimensions of all existing and proposed parking spaces and loading areas.

There are no new parking spaces proposed for this development site. The existing uses/structures on this site are all mechanical in nature and not subject to the City Parking Codes. However, there will be operators at this site, and to account for their parking needs we have indicated several parking spaces in the area of east of the machines totaling two, one handicap and one regular. All parking dimensions are compliant with City standards.

c. Location and size of pond or swales.

We have added detailed dimensions and cross sections of all the swales and ponds to be constructed or maintained on this site.

d. Existing and proposed setbacks to structures, parking lot, and other features.

Setback information has been added to the project site plan. There are no permanent structures on this site. All of the mechanical equipment used in the asphalt manufacturing process is considered to be portable, and can be removed or relocated as necessary.

e. Location of any dumpsters.

Currently, there are no dumpsters on the site. Commercial waste generation will be addressed through small can pickups or by removal by on-site staff.

f. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions.

See Survey for all existing drainage facilities and the site plan for all the proposed facilities within the site plan area. The site plan shows all proposed facilities. All proposed drainage facilities are shown on the site plan.

g. Length, width, depth and direction of flow for all ditches.

The swale dimensions and cross sections have been added to the project site plan sheets 4-7.

h. Label contour lines.

Proposed and existing contour lines have been labeled on sheets 4-7.

i. Clearly provide project boundary lines and dimensions.

The project and property boundary lines have been labeled and dimensioned

j. Identify proposed asphalt areas.

See sheet 3 of the attached site plan packet. The proposed ingress/egress driveway have been added to the north of the property. There are no other areas of proposed asphalt construction.

2. Add a note to the plan that "All construction shall be in compliance with City of Fort Pierce Code of Ordinances Sections 119 and 125.

The requested note has been added to the general notes on Sheet 1 (the Cover Sheet) of the project site plan.

3. In accordance with Section 125-314 survey (and site plans) shall be at a minimum scale of one-inch equals 30 feet.

The project site plan has been updated so that Sheets 4-7 all have a scale of 1"=30'. Sheet 2, 3, 8 of the project site plan packet serves as an overall context development plan for the property and is scaled at 1"=60' . Site surveys are being updated (by others) to reflect the requested scales, and will be submitted at a later time.

4. The applicant shall coordinate with St. Lucie County for any impacts to Selvitz Road.

Comment acknowledged. Coordination with St. Lucie County is currently ongoing; however, we do not require any additional permit approvals from the County as we are making uses of existing driveway comments onto Selvitz Road. We are aware of the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to the ongoing dirt tracking at these locations. .

<u>Advisory Comments:</u>

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.

Comment acknowledged. The owners/operators of this facility have been advised of the need for DPCR review of this site, following site plan approval.

2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations.

Comment acknowledged. We probably need to review this matter a little more with you, as there are certain state regulations in place addressing when a local government may require outside agency permits as a pre-condition to the issuance of a local permit. In addition, use of the word 'all' creates some interpretive issues that may need further legal clarification. We will be happy to review this matter further at your convenience.

****

Fort Pierce Building Department:

Please be advised that the project may trigger the requirements indicated below:

1. **Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.**

Comments acknowledged.

2. **All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.**

Comments acknowledged.

3. **Building Permit required**

Based on what is depicted on the project site plan, what particular activities require issuance of a building permit? All asphalt production equipment is considered to be portable, and while anchored to the ground, these are not considered to be permanent structures.

4. **Signed and sealed construction drawings required.**

Comment acknowledged, but again, what drawings are we expected to provide?

5. **Shall meet the Fire Prevention Code:**
   a. **Sprinkler system is required**
   b. **Smoke alarm system is required**

All applicable fire protection codes and standards shall be complied with by the ownership/operating entity.

****

Fort Pierce Police Department:

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County Planning Department:

1. **Further dialogue is requested regarding any applicable Impact Fee assessment warranted during the site plan/permitting process.**

Comments acknowledged. We will review this matter directly with the County.

****

St. Lucie County PW/Engineering:

Corrections:

1. **Provide an updated traffic statement with a trip count.**

A traffic summary statement has been provided, and is attached to this resubmission packet.

2. **The driveway requires some repairs and removal of dirt tracking from the Right-of-Way.**

Comments acknowledged. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway. Coordination with St. Lucie County will continue as we complete final site permitting activities, but we do not see where we presently will be required to obtain new access permit approvals as we are making uses of the existing driveway connections onto Selvitz Road. We acknowledge the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to any ongoing dirt tracking issues at this location.

3. **Conditions:**
   a. **A Site Development Permit may be required if improvements within the Selvitz Road Right-of-Way are proposed.**

We do not anticipate the need to make any improvements to, or within, Selvitz Road.

****

City Clerk Office:

1. **No comments at this time.**

Comments acknowledged.

****

Code Enforcement:

1. **No comments at this time.**

Comments acknowledged.

****

Fort Pierce Utilities Authority:

W/WW Engineering: FPUA W/WW Engineering has reviewed the application.
Approved

Electric & Gas Engineering: FPUA Electric Engineering has reviewed the application.
Approved

Please contact Sal Scimeca for electric customer requirements and project coordination.

FPUA Gas Engineering has reviewed the application.
Approved.

Natural gas is available.

FPUA net Fiber: FPUAnet has reviewed the application.
Approved.

Fiber Internet Service – Is Available.

****

St. Lucie County Fire District:

Site Plan Requires Re-submittal. The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**

Comments acknowledged. This will be addressed directly with the Fire District.

2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

Comments acknowledged. This will be addressed directly with the Fire District.

3. **Please provide an electronic revised copy of the site plan (pdf format).**

Comments acknowledged. This will be addressed directly with the Fire District.

4. **Please provide written acknowledgement of the conditions/revisions provided**

Comments acknowledged. This will be addressed directly with the Fire District.

****

Florida Department of Transportation

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School Board

1. **No comments at this time.**

Comments acknowledged.

****

Thank you for your attention to this submission. Again, if you have any questions or need additional back-up, please let me know. Phone number 772-464-3537 ext. 104, email ecoapman@ct-eng.com.

Sincerely,

CULPEPPER & TERPENING, INC.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry Driver, Planner
RE:	**Site Plan - 24-07000003** **4060 Selvitz Road**
BOARD DATE:	April 18, 2024

Resubmittal of Site Plan at 4060 Selvitz Road
Resubmittal date: June 21, 2024

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4060 Selvitz Road.

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

Thank you,
Kerry

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

ETM Solutions, LLC,
Robert Baer, Manager
4060 Selvitz Road
Ft. Pierce, FL 34981

Project #: 24-07000003 Site Plan – 7 acres property with a proposed use to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement. – Resubmittal Comments from April 18, 2024 TRC Meeting

Updated Comments as of June 13, 2024

City of Fort Pierce Planning Department

1. A detail traffic analysis to include truck routes, peak traffic hours, estimated truck and vehicle traffic during business hours. This should be conducted by a Traffic Engineer with volume number of trucks. The submitted Traffic Summary, which is the summary that was provided during the initial submittal is not sufficient.
2. Provide confirmation of noise level/decibels
3. Per your response to comment #5, I should be able to locate the access on sheet 8. The site plan only goes up to page 6. Please advise
4. Page 2 of the site plan has the wrong Zoning identity

Fort Pierce Engineering Department

Do Not Recommend Approval

1. The truck route shall be comprised of asphalt or concrete in accordance with the City of Fort Pierce Code of Ordinances Section 119 and standard details.
2. Advisory Comments:
    a. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
    b. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)

Fort Pierce Building Department

N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Fort Pierce Police Department

N/A

St. Lucie County Planning Department

Trip volume projections not provided. Trip projections, correlating with employee and truck trips assigned to Selvitz Road are requested.

St. Lucie County PW/Engineering

The driveway access shall be cleared and restored to its permitted state as a condition.

City Clerk Office

N/A

Code Enforcement

N/A

Fort Pierce Utilities Authority

N/A

St. Lucie County Fire District

The response letter that was included in the resubmittal indicates that the applicant will be addressing issues directly with the Fire District. Application and payment are still required to be submitted.

Florida Department of Transportation

N/A

St. Lucie County School Board

N/A

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 23-176
Sender's Email: ecoapman@ct-eng.com

June 21, 2024
VIA: EMAIL

Ms. Kerry Driver
City of Fort Pierce Planning Department
100 North US1 Fort Pierce
Fort Pierce, FL 34950

RE: 4060 Selvitz Road Site Plans
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal

Dear Ms. Kerry Driver

On behalf of our client, LP Asphalt please accept this in response to your comment letter dated 6/14/24 regarding the site plan submittal for the 4060 Selvitz Rd Asphalt Plant Project, located east of Selvitz Just north of Bandy Blvd.

We have provided the following materials:

1. Revised Site Plan; and
2. SLC Fire District Approval

Our itemized responses are as follows:

City of Fort Pierce Planning Department

1. A detail traffic analysis to include truck routes, peak traffic hours, estimated truck and vehicle traffic during business hours. This should be conducted by a Traffic Engineer with volume number of trucks. The submitted Traffic Summary, which is the summary that was provided during the initial submittal is not sufficient.
   Response: A traffic study was completed at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results are depicted on Sheet 1 note number 4, with updated analysis we now have the volume and peak information.

2. Provide confirmation of noise level/decibels
   Response: A noise study was conducted at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results on sheet 1 note number 3.

3. Per your response to comment #5, I should be able to locate the access on sheet 8. The site plan only goes up to page 6. Please advise
   Response: See sheet 8 in the complete Revised Site Plan for the vehicle tracking plan and access.

4. Page 2 of the site plan has the wrong Zoning identity
   Response: Zoning has been updated as I-3.

Fort Pierce Engineering Department

1. The truck route shall be comprised of asphalt or concrete in accordance with the City of Fort Pierce Code of Ordinances Section 119 and standard details.
   Response: See sheets 2-8, we have added a paving plan for the site access. Note 1 on the cover sheet states that the project will be compliant with Fort Pierce Code of Ordinances Section 119 and the standard details for pavement and parking are sheet 8.

2. Advisory Comments:
   a. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
   b. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)
   Response: Acknowledged.

St. Lucie County Fire District

1. The response letter that was included in the resubmittal indicates that the applicant will be addressing issues directly with the Fire District. As they address Fire District requirements (application, payment, etc.), I will update the comment letter and keep you informed.
   Response: See attached SLC Fire District Approval.

Should you have any questions, please do not hesitate to contact me at (772)464-3537 ext. 104 or via the email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Edgar Coapman, EI
Project Engineer

Enclosures: As listed above

Cc:

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO: **Kerry Driver, Planner**

FROM: **Selena Griffett, P.E.**

Thru: **Tracy Telle, Assistant City Engineer**

RE: **4060 Selvitz Road – Central Asphalt Plant Site Plan**
TRC No. 24-07000003

DATE: **July 8, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on July 8, 2024:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Executed Construction Contract
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend
- ☐ Variance Approval
- ☒ **Approval**
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ **See Attached for Advisory Comments**

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Asphalt Plant – 4060 Selvitz Rd

REVIEW DATE: 4/12/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: ___X____

Site Plan Requires Re-submittal: _____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**~~ **Received 6/14/2024.**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 6/19/2024.**

3. ~~**Please provide an electronic revised copy of the site plan (pdf format).**~~ **Received 6/14/2024.**

4. ~~**Please provide written acknowledgement of the conditions/revisions provided.**~~ **Received 6/14/2024.**

5. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes, fire hydrants or sprinkler systems.**~~ **Received Written Comment Acknowledgement 6/14/2024.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

6. ~~**Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**~~ **Received Written Comment Acknowledgement 6/14/2024.**

7. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~ **Received Written Comment Acknowledgement 6/14/2024.**

8. ~~**Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***~~ **Received Written Comment Acknowledgement 6/14/2024.**

9. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 6/14/2024.**

10. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 6/14/2024.**

11. ~~**Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 6/14/2024.**

12. ~~**Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)**~~ **Received Written Comment Acknowledgement 6/14/2024.**

13. ~~**Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**~~

~~**hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**~~ **Received Written Comment Acknowledgement 6/14/2024.**

14. ~~**An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**~~ **Received Written Comment Acknowledgement 6/14/2024.**

15. ~~**Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.**~~ **Received Written Comment Acknowledgement 6/14/2024.**

16. ~~**Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**~~ **Received Written Comment Acknowledgement 6/14/2024.**

GC

Grant M. Chambers<ChambersG@stlucieco.org>

To: Kerry Driver; Tom DeGrace <tdegrace@ct-eng.com>

Fri 7/12/2024 3:06 PM

Cc: Rick Mancil - LP Asphalt (rick@mancilfamilyllc.com); Edgar Coapman <ecoapman@ct-eng.com>; Shari Johnson Sewell (sharisjohnson@gmail.com)

City of Fort Pierce

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Good afternoon,

SLC Public Works has no other comments. We also concur with SLC Planning's advisory comments.

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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ST. LUCIE COUNTY FLORIDA

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KB

Kori Benton<bentonk@stlucieco.org>

To: Kerry Driver; Tom DeGrace <tdegrace@ct-eng.com>; Kevin Freeman

Mon 7/8/2024 1:07 PM

Cc: Rick Mancil <rick@mancilfamilyllc.com>; Grant M. Chambers <ChambersG@stlucieco.org>; Andres #826 <AElizondo@slcfd.org>; **+2 others**

City of Fort Pierce

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Good afternoon,

Thank you for your coordination, and for the additional documents for review. The SLC Planning Team has no further comments, aside from the following advisory notes:

> *The development parcel does not have frontage; therefore it's expected that the connection shown below will (continue to) be jointly used. The existence of a southbound turn lane is helpful to offset the project traffic. Parking along the joint drive, and the significant amount of sediment movement are noted concern. A painted stop bar, and defined driveway/width at the property line is recommended.*