CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, April 18, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Site Plan - Asphalt Plant - 4060 Selvitz Road

   b. Conditional Use with New Construction - Duplex - S. 10th Street and Tennessee Avenue (2415-703-0220-000-6)

   c. Preliminary Plat - Sunrise Residential - 9850 W. Midway Road

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

Technical Review Committee **1. a.**

Meeting Date: 04/18/2024

REQUESTED ACTION

Site Plan - Asphalt Plant - 4060 Selvitz Road

SUMMARY

Project # 24-07000003
A site plan has been submitted for approval to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement.The property is located at 4060 Selvitz Road.

Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com Should you require additional information, I can be reached at 772-467-3739.

LOCATION

4060 Selvitz Road, Fort Pierce, FL 34981 - Parcel ID: 2432-223-0004-000-6

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/02/2024 03:52 PM
Final Approval Date: 04/04/2024

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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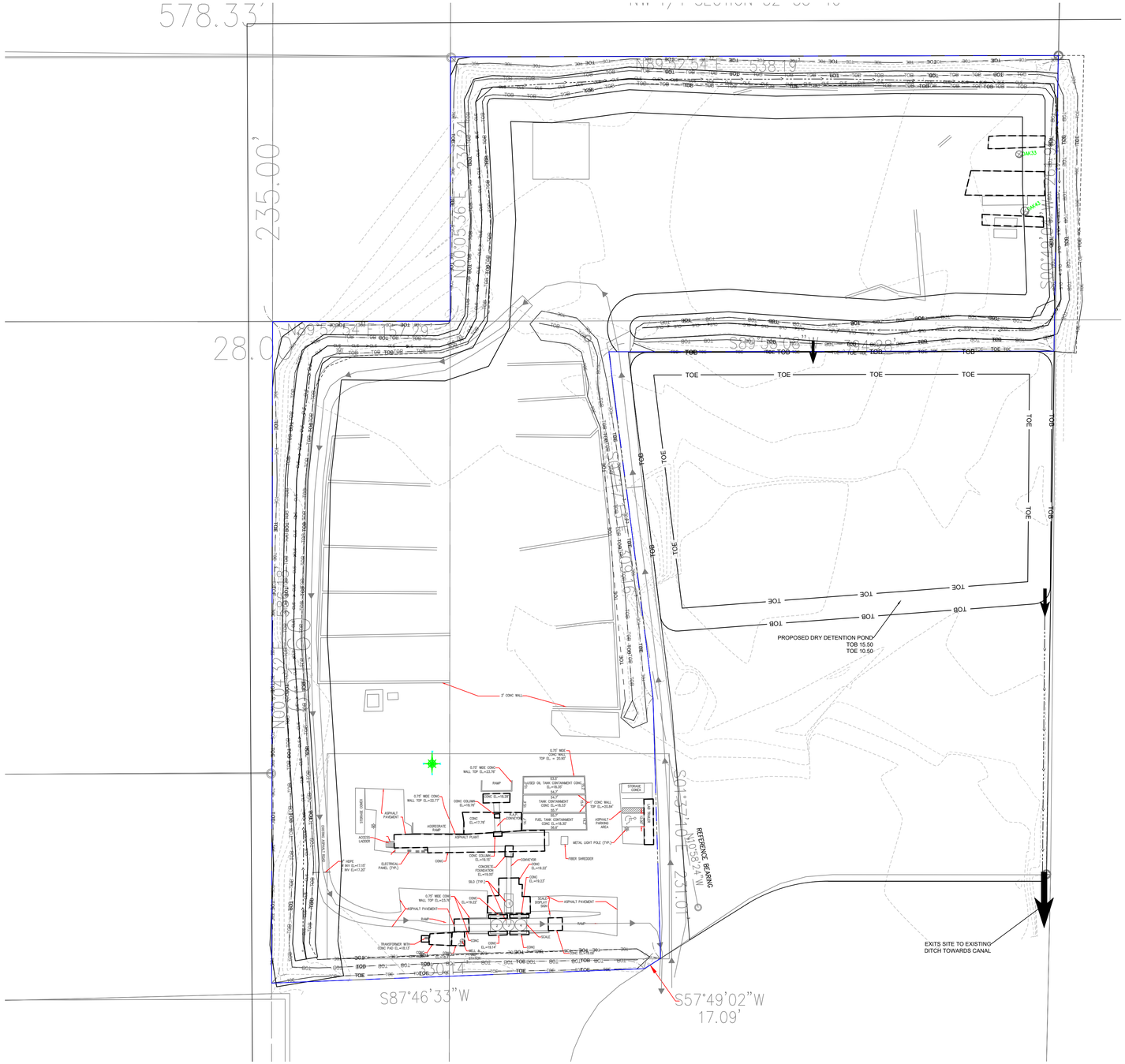

SITE DATA TABLE

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
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	BY	DATE
DESIGNED	.	.
CALCS.	.	.
DRAWN	.	.
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

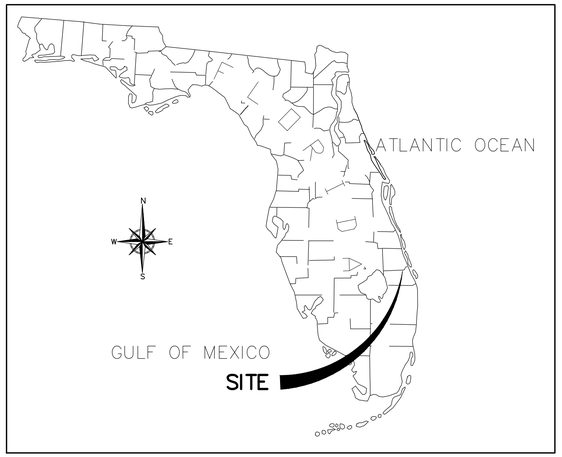
CENTRAL– 4060 SELVITZ RD

SITE PLAN

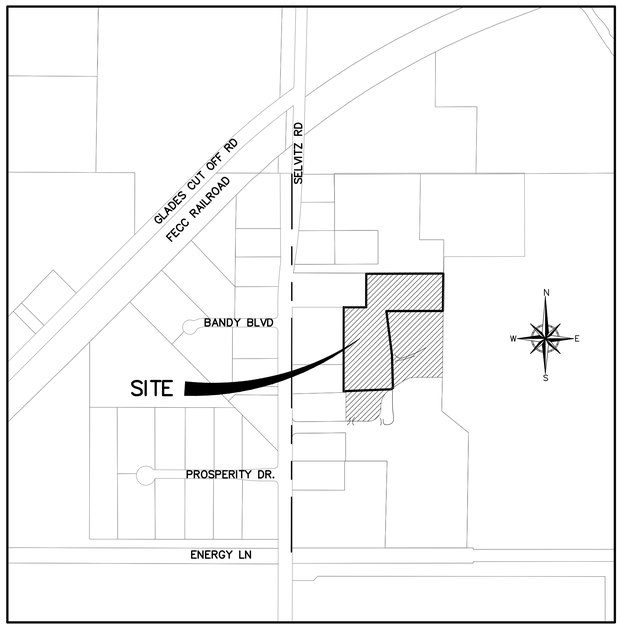
DATE: .
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23–176
SHEET 1 of 1

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

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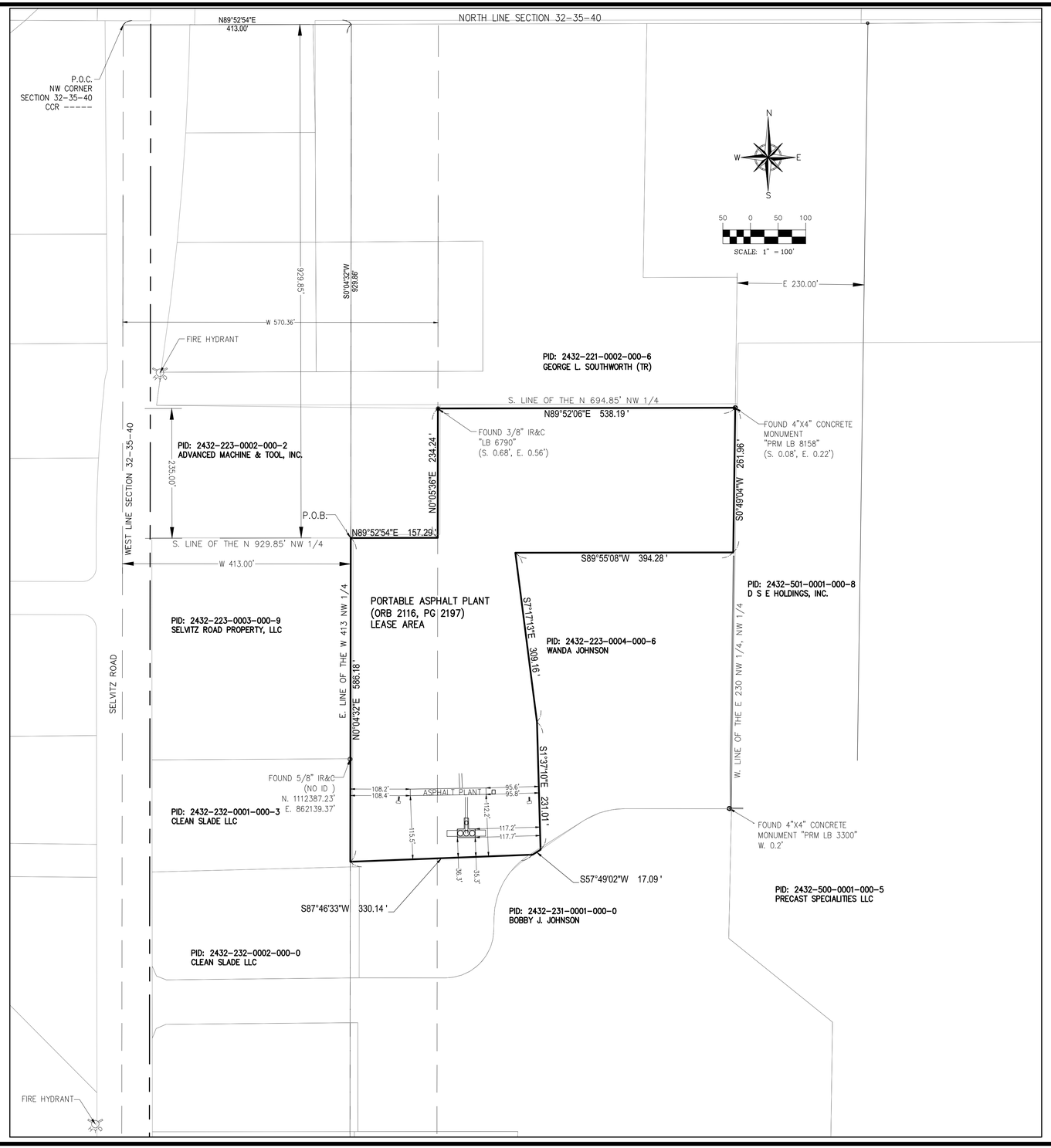

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12/21/2023	UPDATE SURVEY
01/09/2024	REVISED PER CLIENT (LABELED LEASE AREA)

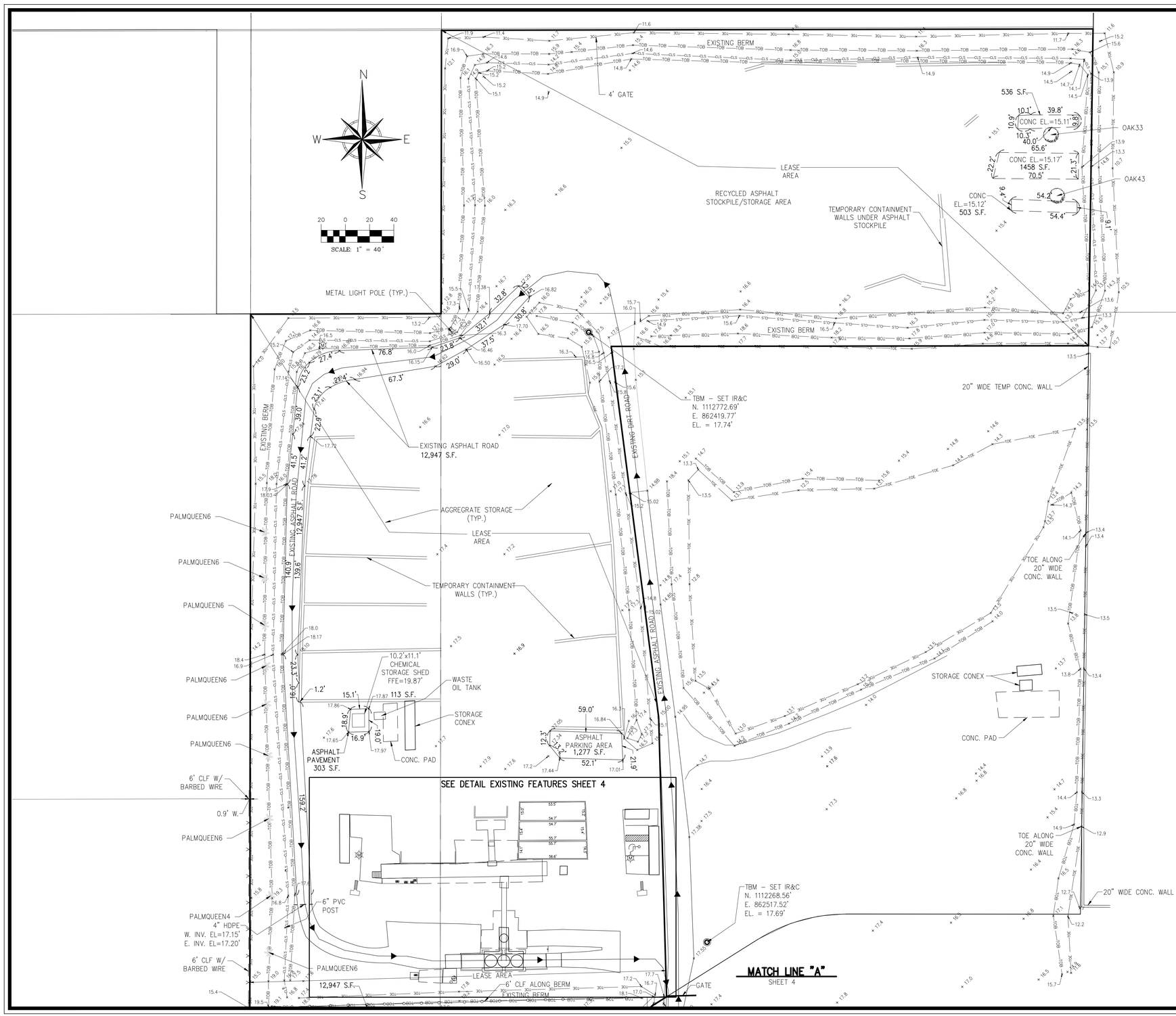
DATE 03/13/2020
SCALE 1" = 100'
FIELD BK. FP 18
DRAWN BY D.C./C.R.
CHECKED BY E.A.L

PORTABLE ASPHALT PLANT
ST. LUCIE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
ETM SOLUTIONS, LLC.

SHEET NO. 2
OF 4 SHEETS
PROJECT NO. 20-18

P:\FL\2012097-ETM Solutions\001-Selvitz Asphalt Plant\20-18 Selvitz Asphalt\dwg\20-18-SELVITZ-ASPHALT-SITEPLAN 12-20-23.dwg, SHEET (2), 1/9/2024 11:41:07 AM



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LICENSED BUSINESS NO. 6852

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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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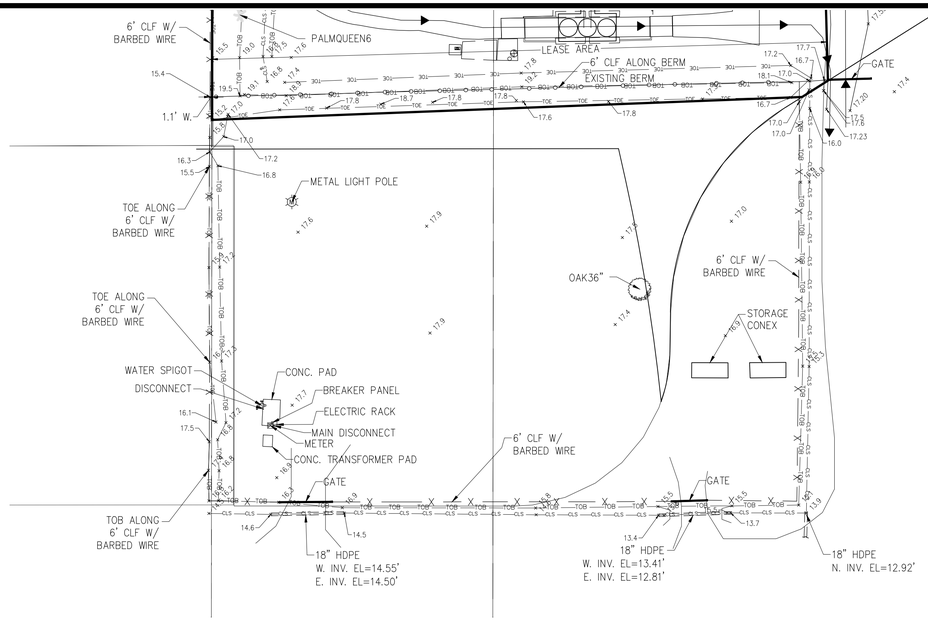
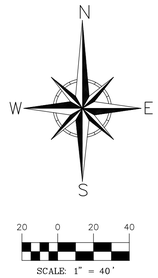
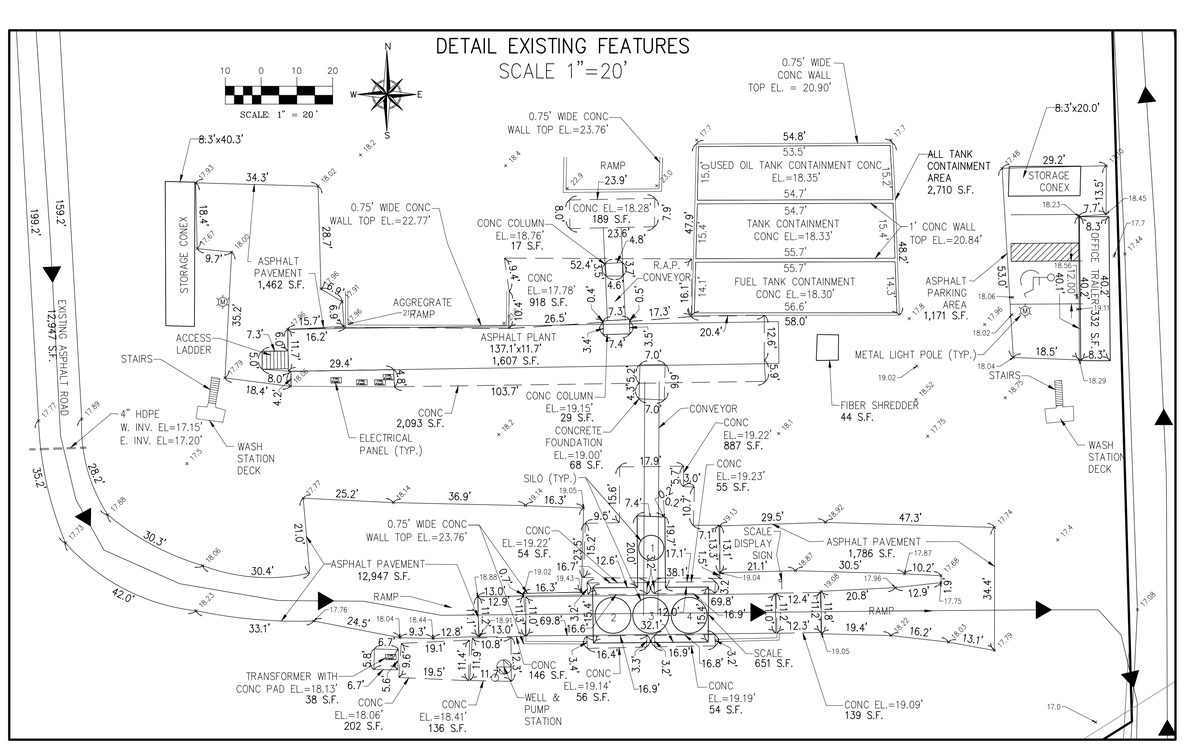


MATCH LINE "A"
SHEET 3





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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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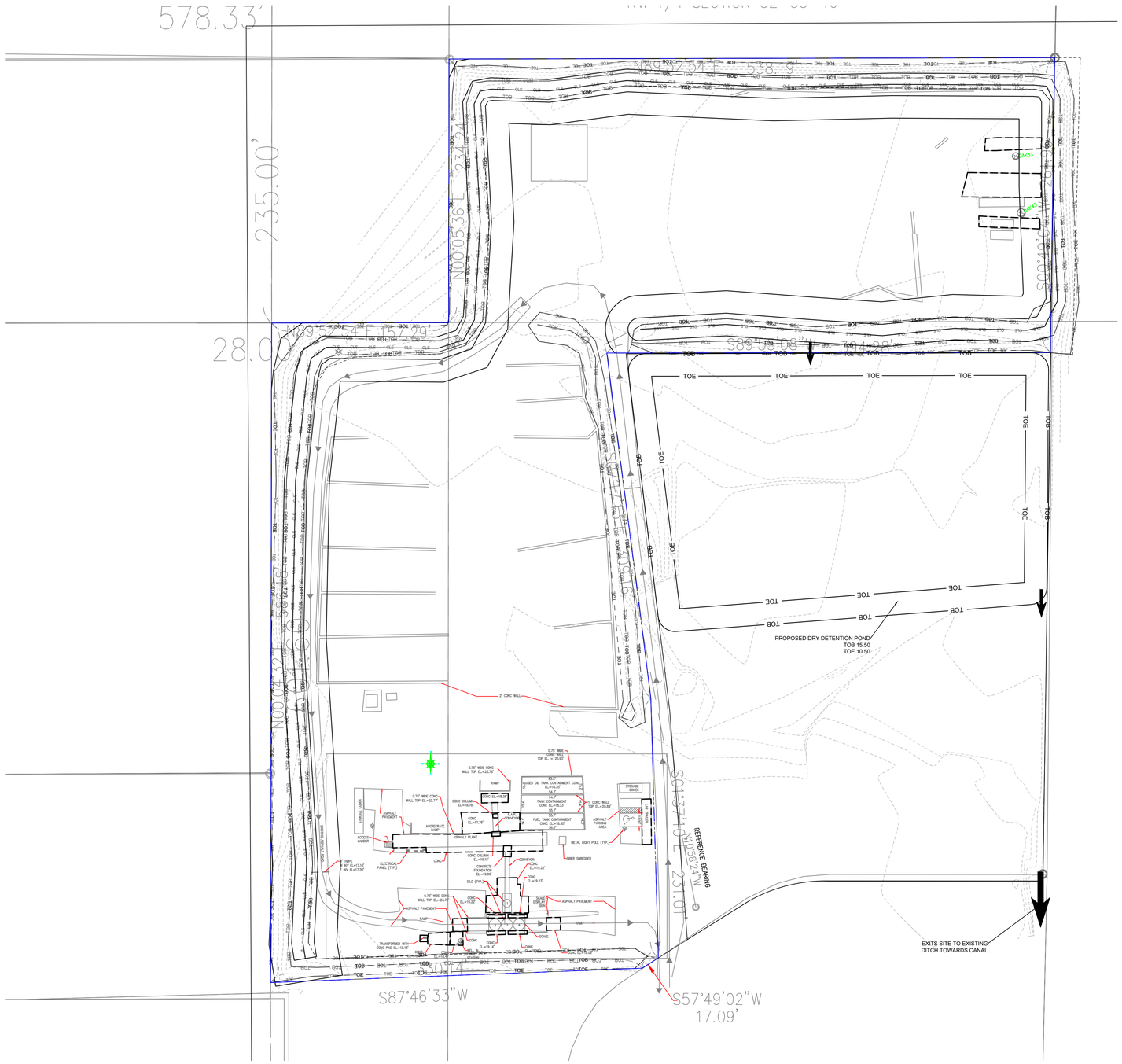

23-176 Center
Basin 1

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
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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– REVISIONS –	BY	DATE
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	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.

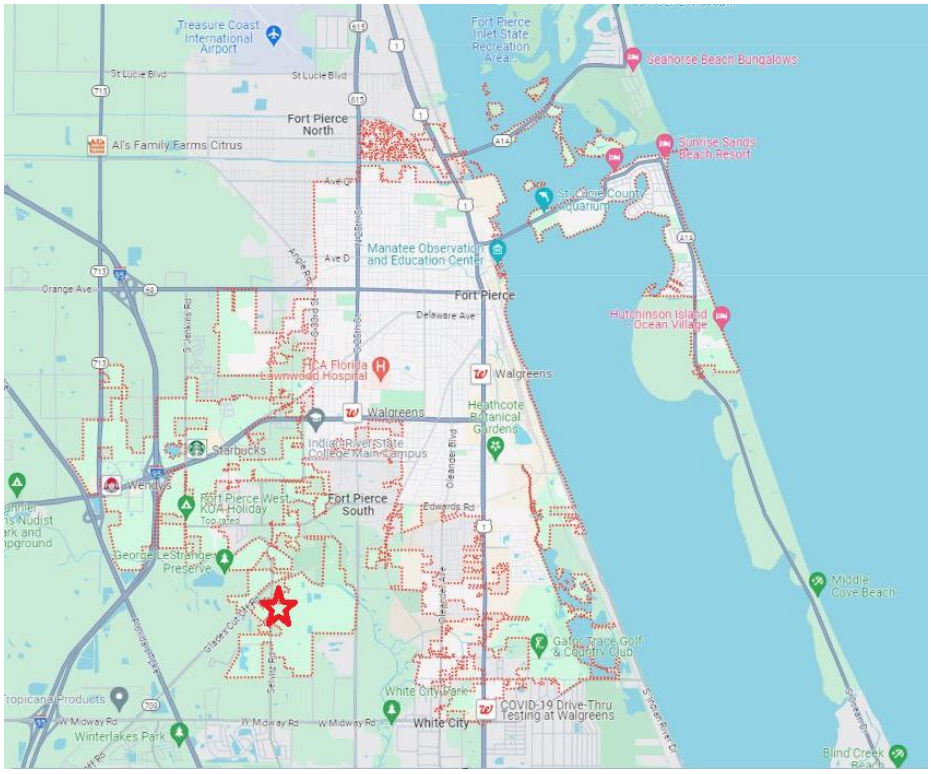
LIGHTING
The plant maintains lighting to be utilized for security and during plant production at night. Lighting is limited to active operations, has been designed by a licensed engineer and with no adverse impact to the surrounding area.

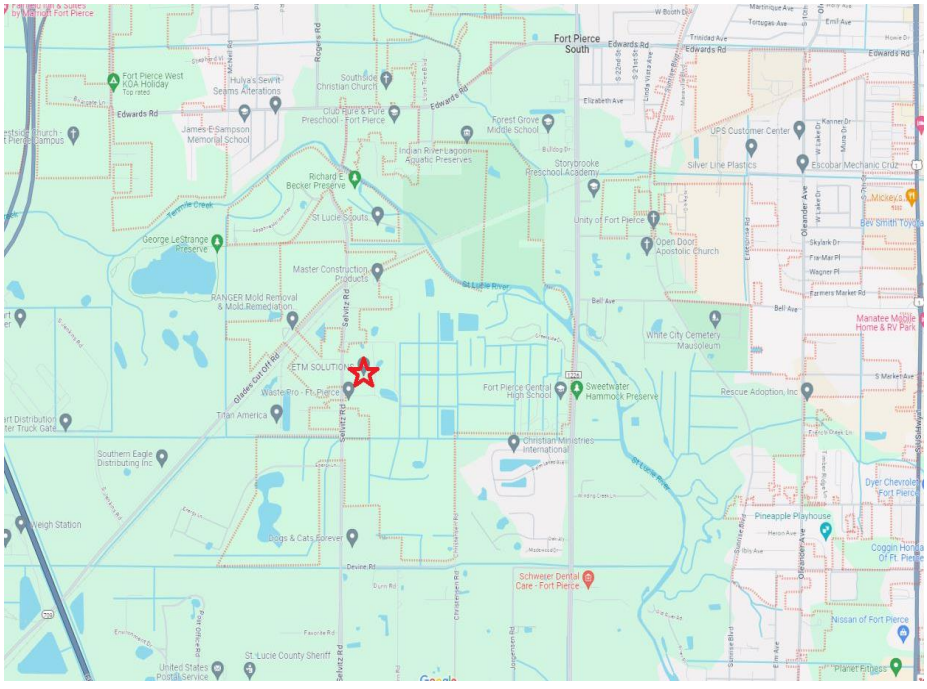
DUST
The asphalt plant does not produce dust. The plant is equipped with a "bag house" that collects the dust created by asphalt mixing operations. This filtration system is regularly maintained and inspected annually. Dust may be generated by trucks during ingress and egress to and from the asphalt 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.

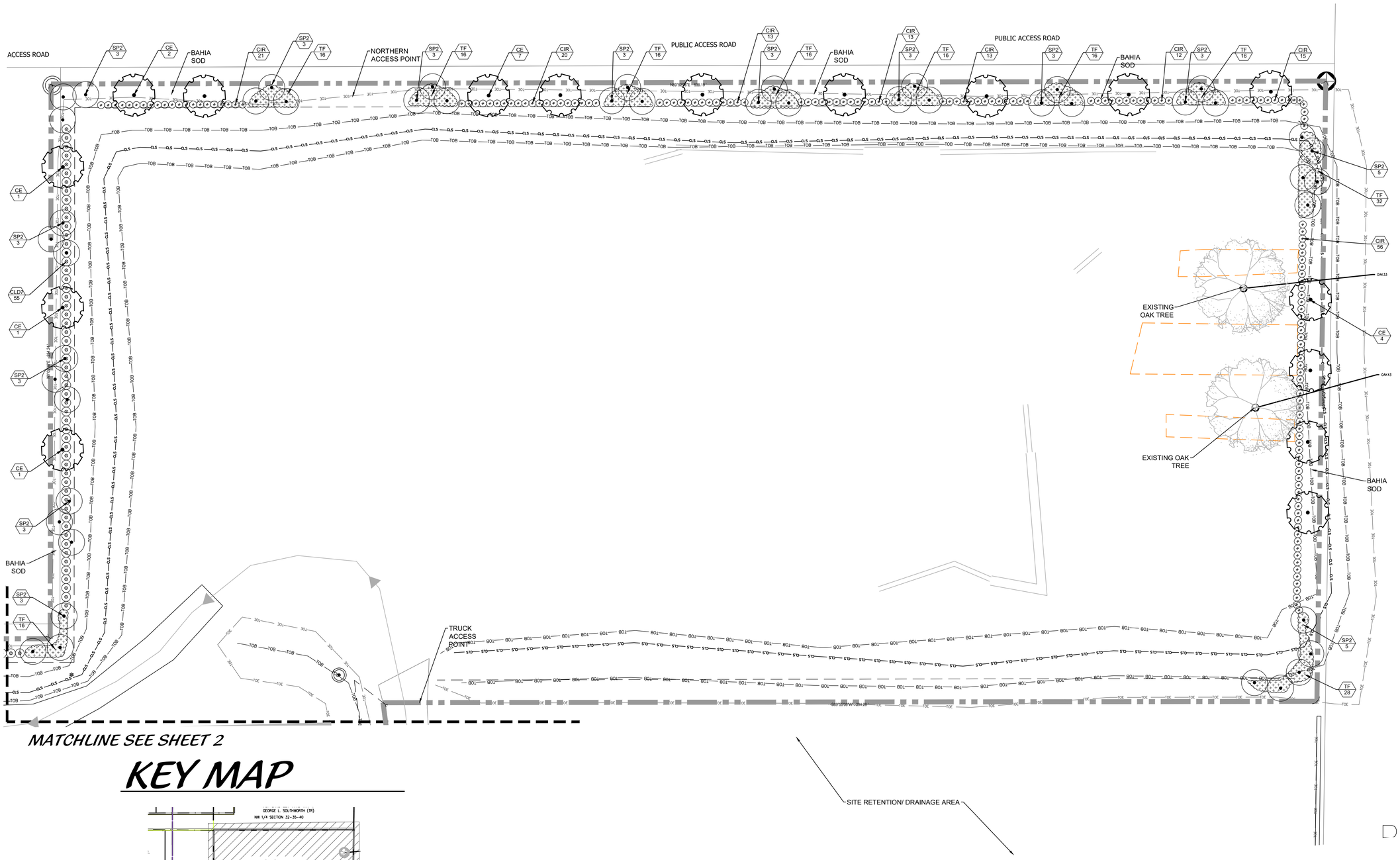
NOISE
The plant uses electricity to operate (not by generator). The plant does not generate loud or excessive noise. Trucks and equipment in the yard are properly muffled. The noise generated by the asphalt plant is appropriate for the industrial zone area and within safe parameters for employees.

GENERAL LOCATION MAP

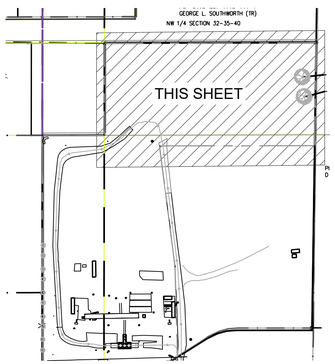
4060 SELVITZ ROAD
FT. PIERCE, FLORIDA 34981
Asphalt Plant







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
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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 1 OF 4

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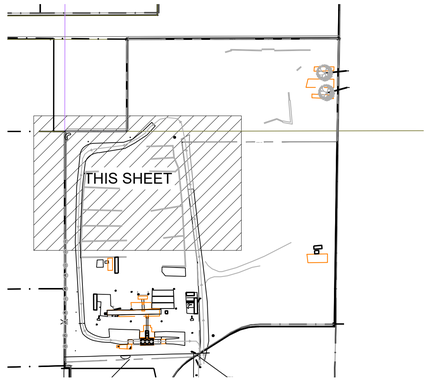
KEY MAP



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
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
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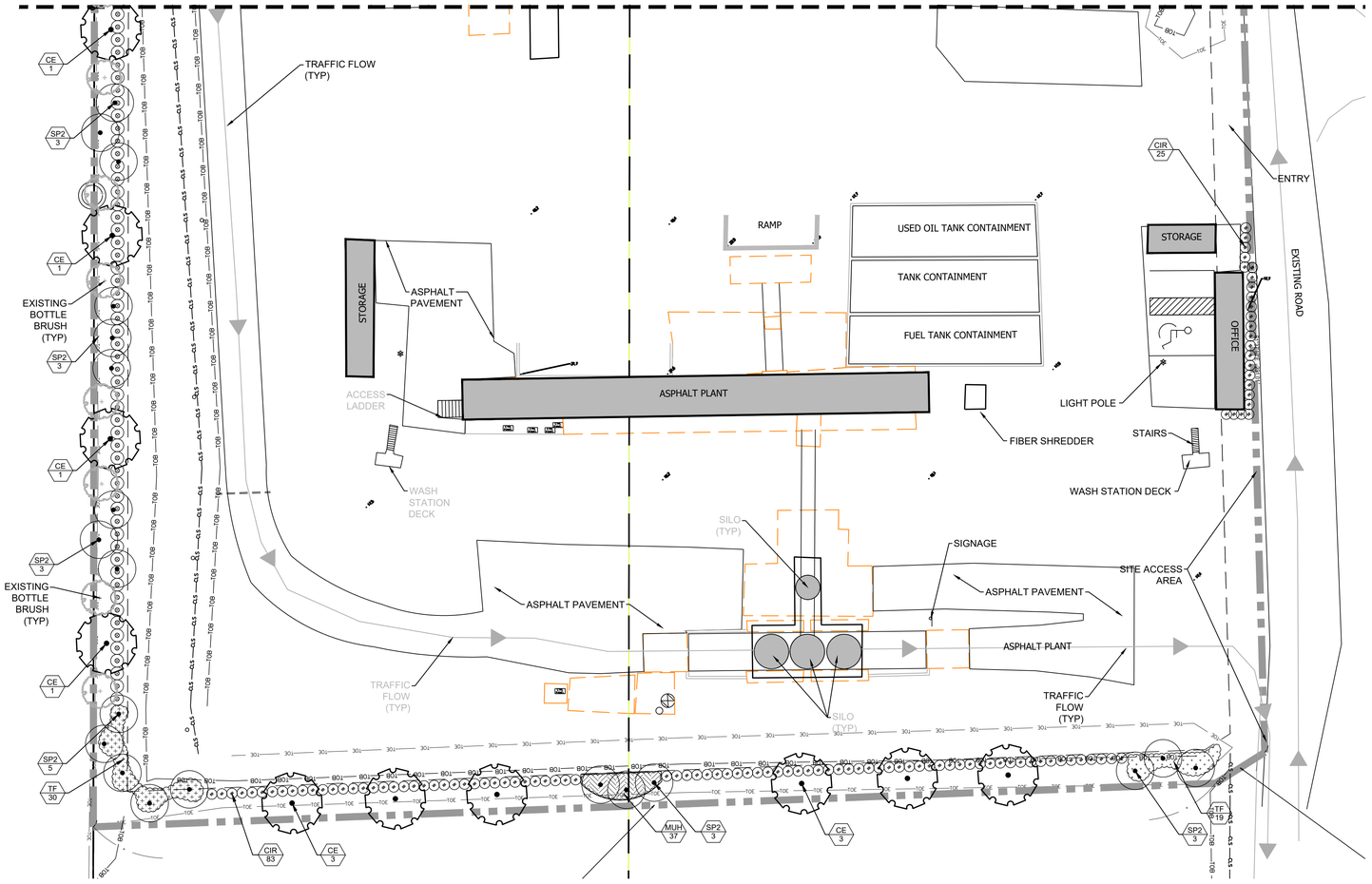
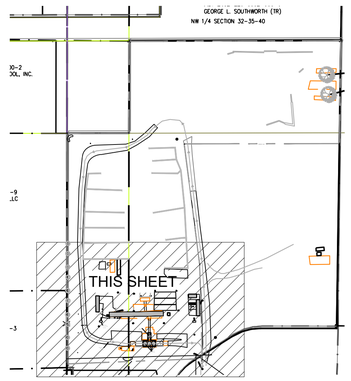
MATCHLINE SEE SHEET 2



Key Map



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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.

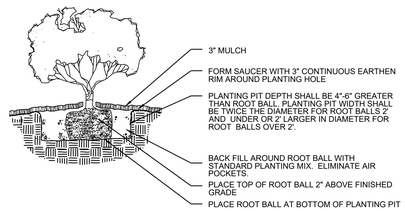
LANDSCAPE WARRANTY

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

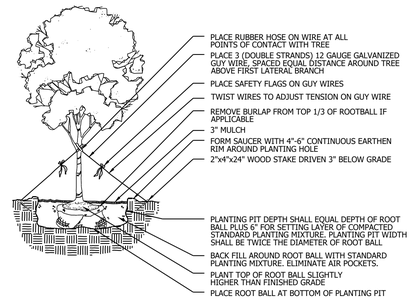
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
TREES									
CE	34	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	30 GAL. OR F.G.	2.5" CAL	12` O.A.	Y		FULL CANOPY
SP2	84	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10`, 14`, 18` CT STGG	Y	Y	SLICK, STRAIGHT TRUNK.
CODE	QTY	BOTANICAL NAME	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



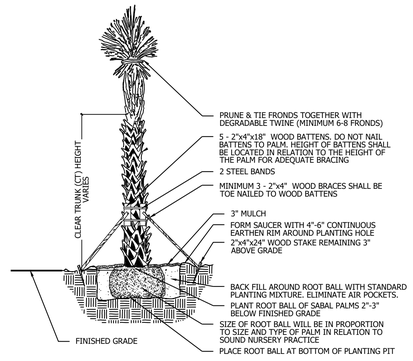
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

Landscape Details

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Landscape Architects
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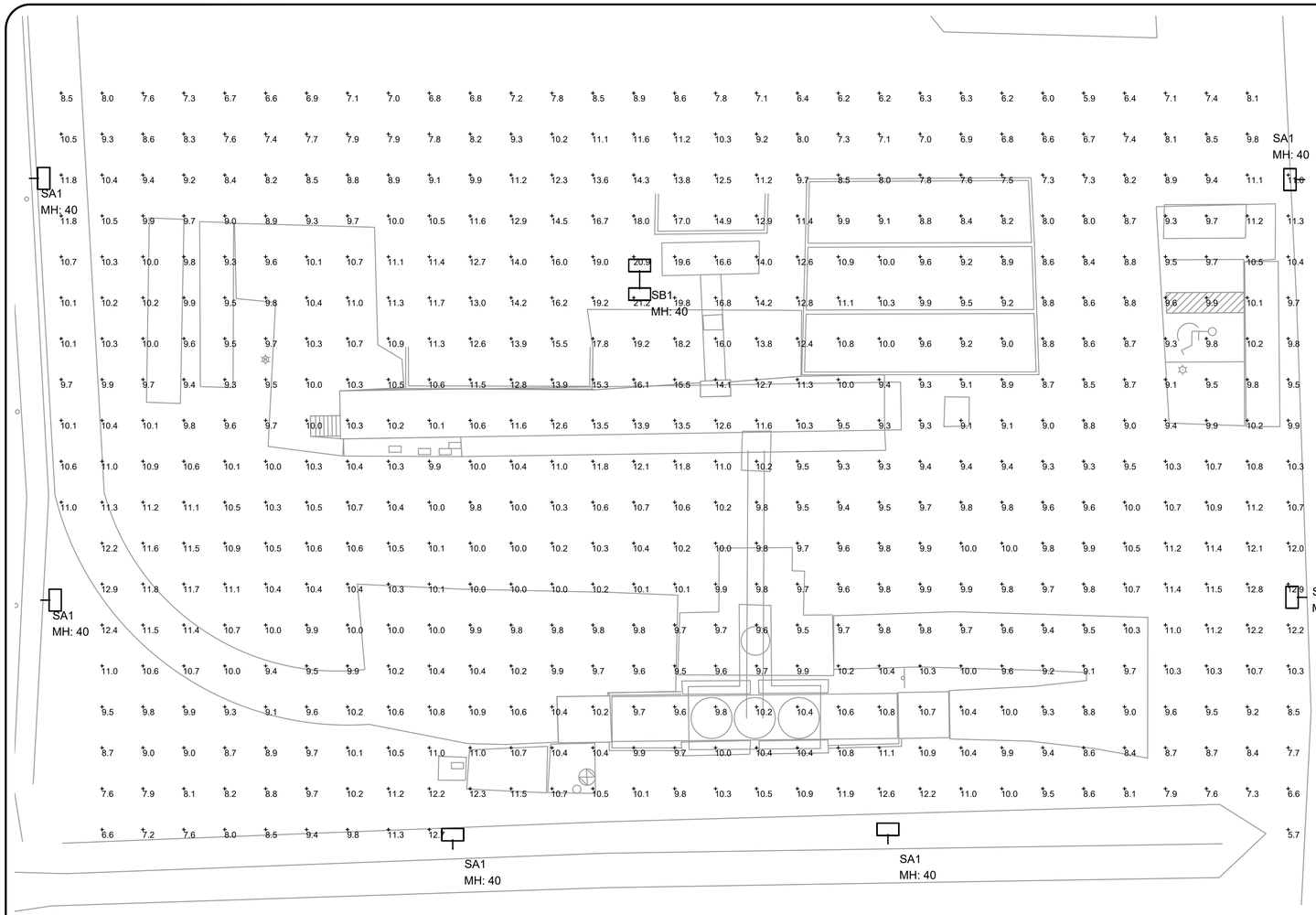

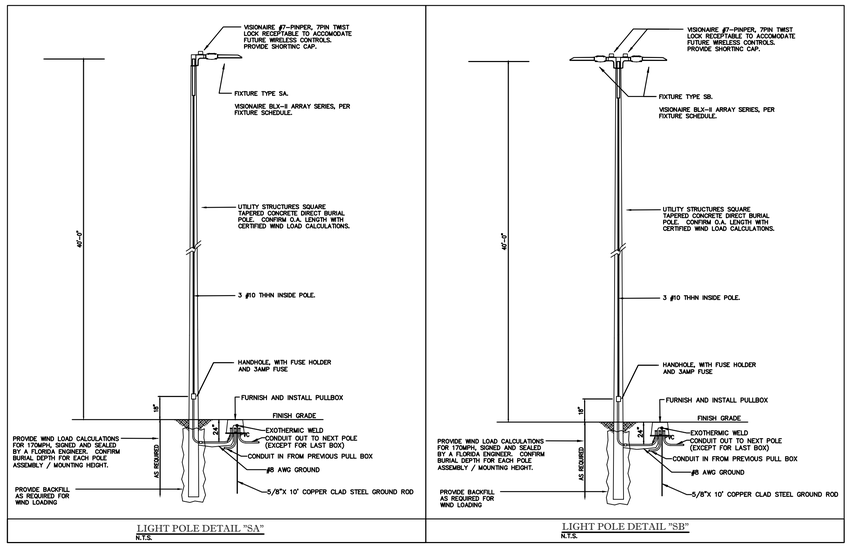

BLX-II-4 shown with Arm Mount and optional Decorative Shroud

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

Technical Review Committee **1. b.**

Meeting Date: 04/18/2024

REQUESTED ACTION

Conditional Use with New Construction - Duplex - S. 10th Street and Tennessee Avenue (2415-703-0220-000-6)

SUMMARY

Project # 24-04000003

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.

Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to **vgilmore@cityoffortpierce.com** and **planning@cityoffortpierce.com**

LOCATION

S. 10th Street & Tennessee Avenue (2415-703-0220-000-6)

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 04/04/2024 05:07 PM
Final Approval Date: 04/05/2024

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)

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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
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:

Karalynne Berry — Witness Name Karalynne Berry — Printed

Sylvia Blankenbaker — Witness Name Sylvia Blankenbaker — Printed

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.

Ashley Wood
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

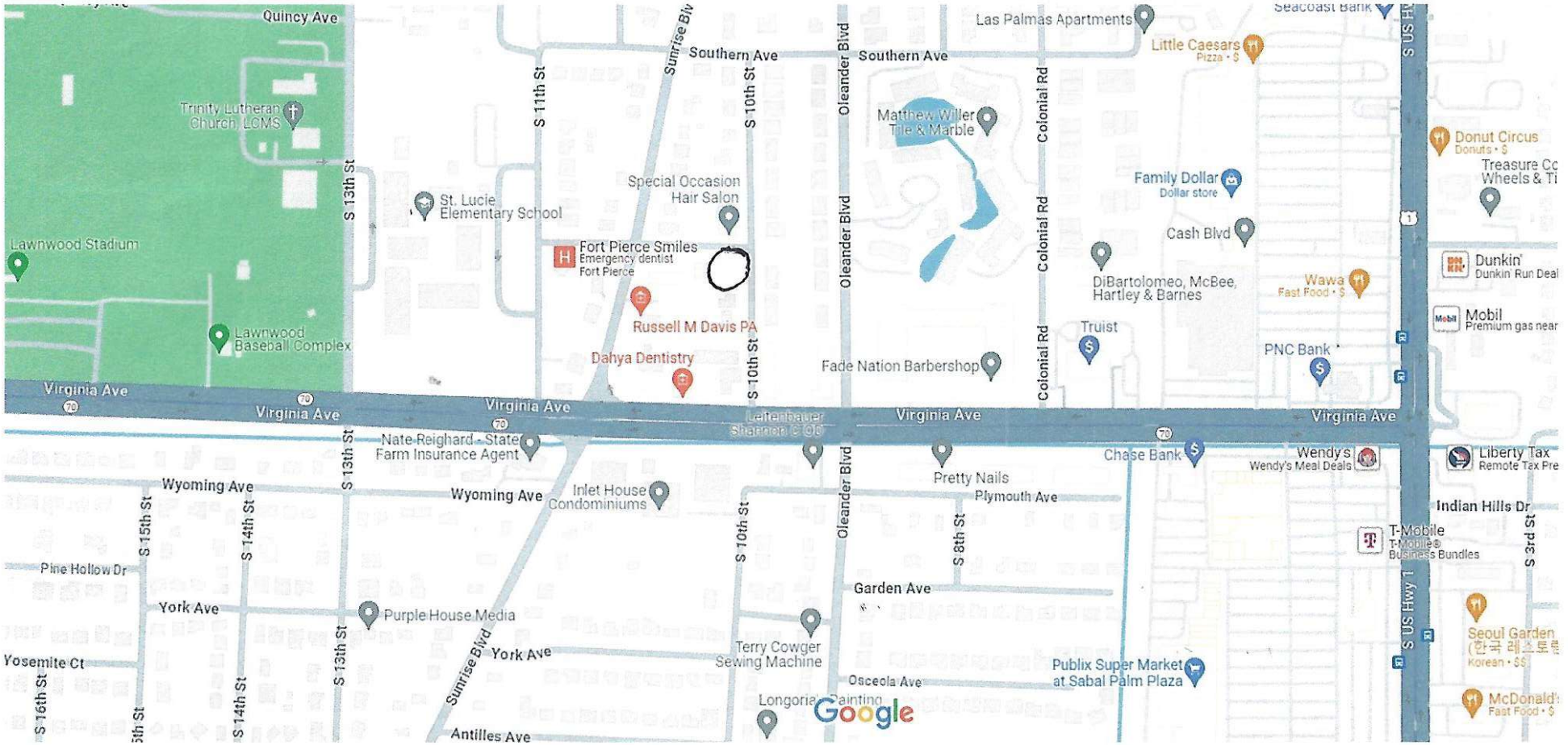
Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Google Maps

General Location Map

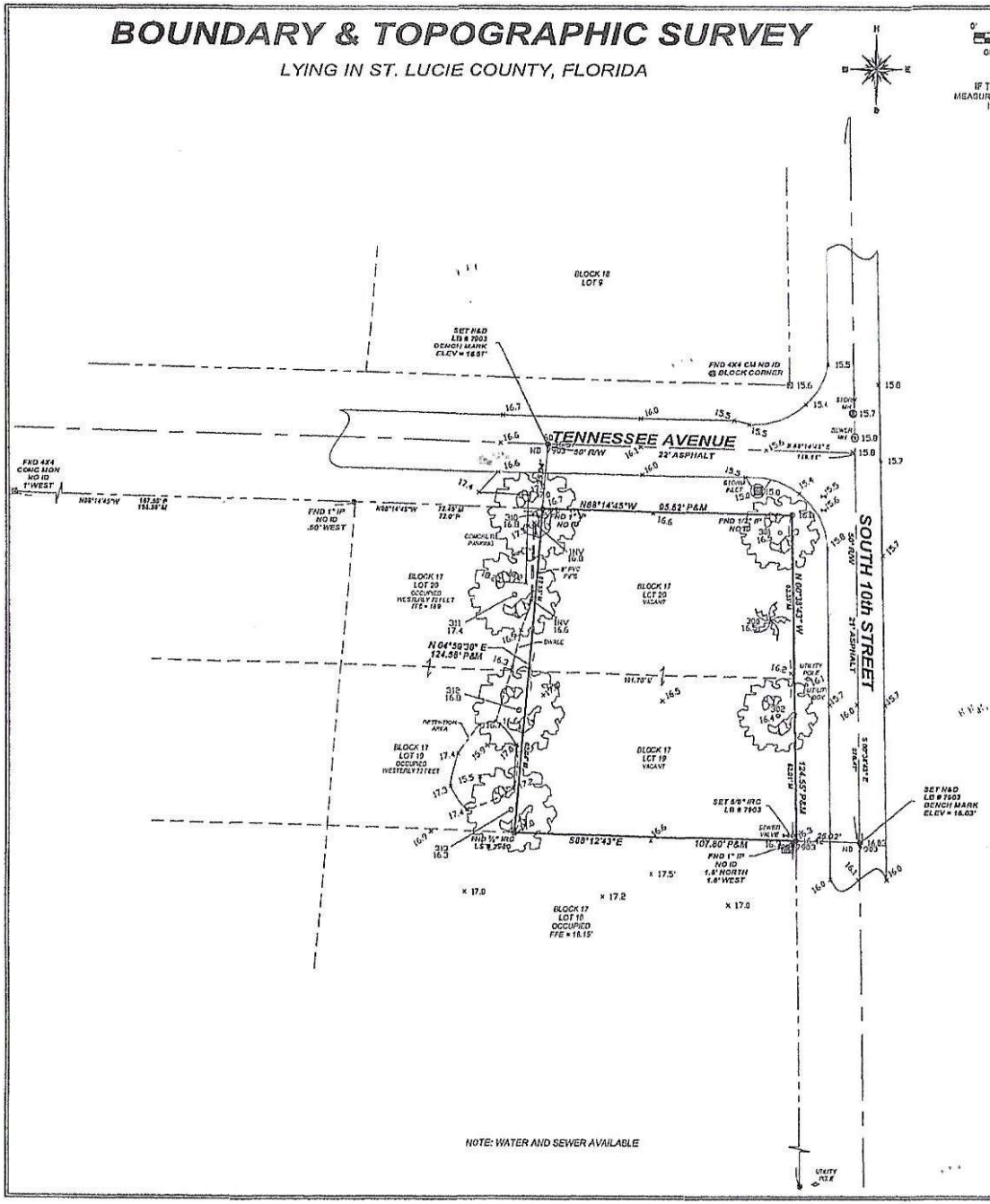


Map data ©2024 Google 200 ft

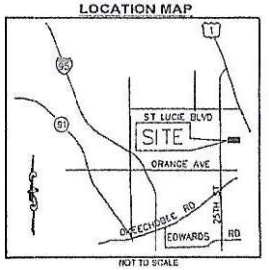
O - Property location

BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN ST. LUCIE COUNTY, FLORIDA



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 .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
Δ	DELTA
S	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 2019.

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 0167 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
License Number 4971
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by CHARLES ARNOLD
Date: 2023.10.23 09:45:06 -04'00'

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.

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7503
4089 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 HOUR LOCAL FORT PIERCE, FLORIDA
PHONE (772) 708-1619 SURVEY@ASISURVEY.COM

BY	REVISIONS	DATE

CERTIFICATIONS:

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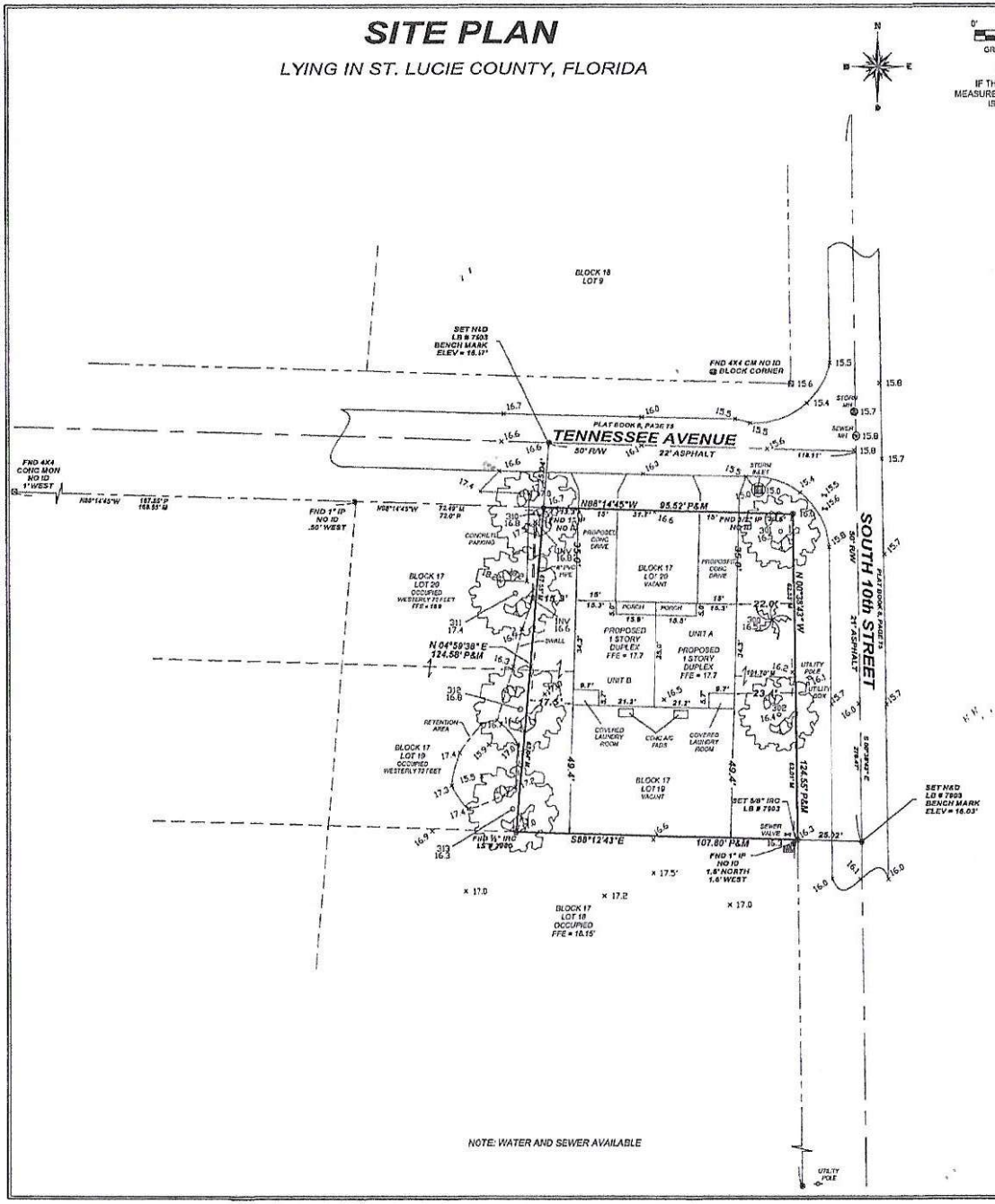
DRAWN BY:	RC
CHECKED BY:	CA
DATE:	10/06/2023
HORIZONTAL SCALE	1"=20'
SHEET	1 OF 1
PROJECT NO.	23-530

SITE PLAN

LYING IN ST. LUCIE COUNTY, FLORIDA



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
Δ	DELTA
Ⓢ	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.
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CHARLES ARNOLD License Number 4871 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by CHARLES ARNOLD
Date: 2023.12.27 07:43:02 -05'00'

CHARLES ARNOLD, PSM — DATE
FLORIDA CERTIFICATE NO. LS4871

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.

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4088 N. KINGS HIGHWAY #423, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS
12/21/2023	RC	ADDED SITE PLAN

CERTIFICATIONS:

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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

Landscaping

The current property has been cleared and grassed for several years.

The current property is lined with beautiful oak trees on both sides of the property. See attached pictures of current trees.

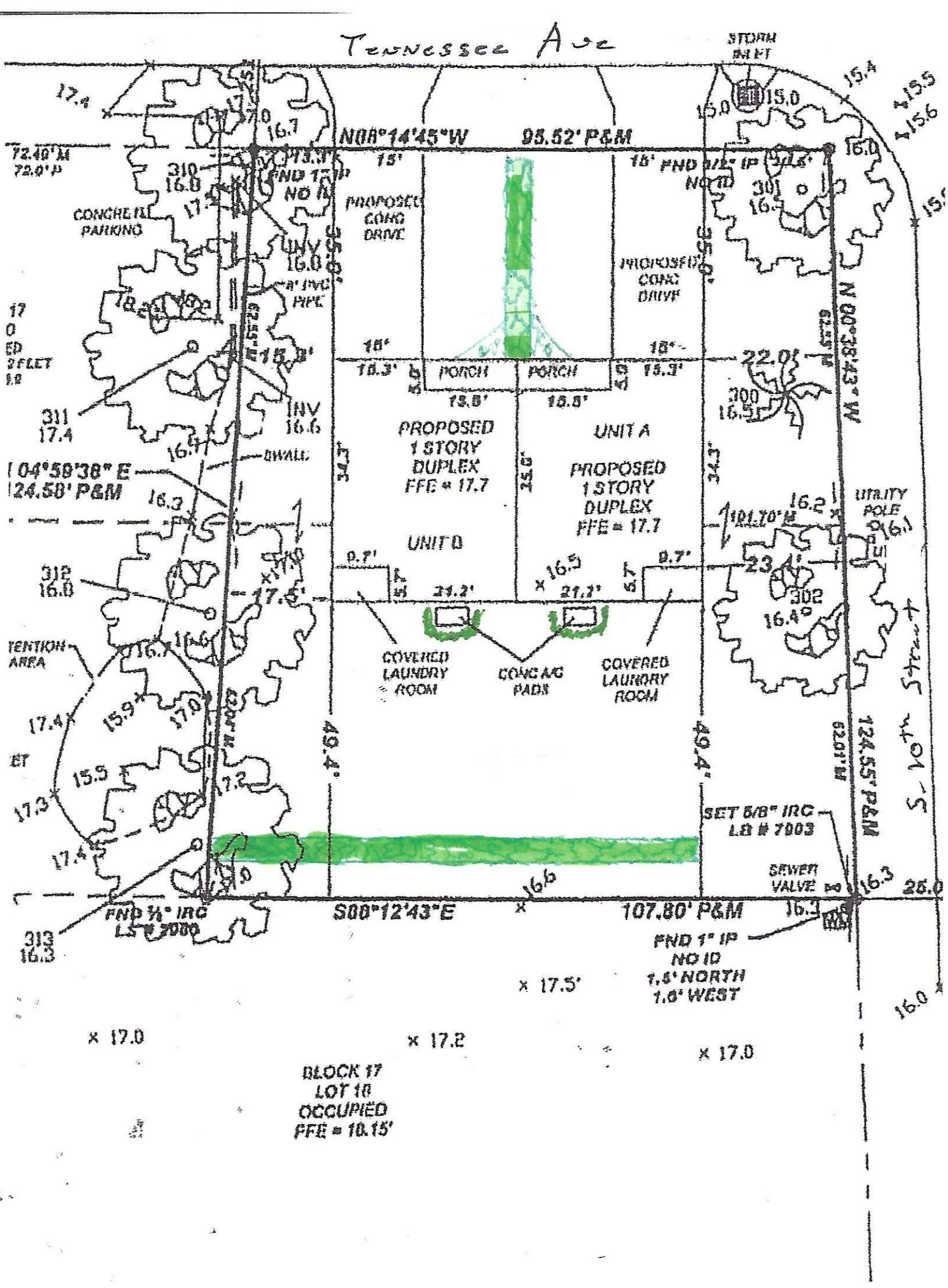
We are planning to keep these trees and just trim them appropriately.

Once built, we plan to sod and add plants to the front porch area between the separated driveways. Also, we would like to add a small hedge at the center of the duplex between the separated driveways from the building down about 2/3 the way to the street. This will give some separation for privacy for the two units.

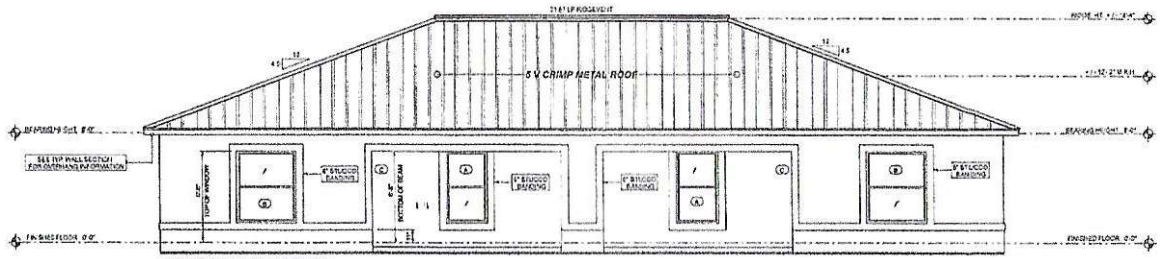
We would like to add a hedge or tree line to the south(rear) end of the property for privacy from the neighbor to the duplex. We would like to stay away from using a fence to keep the appearance as natural as possible.

See attached proposal from landscape company.

This can change depending on the review board's recommendation.



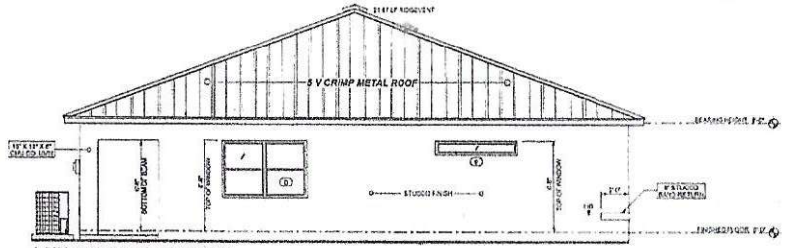
Tennessee Ave
STORM INLET
N88°14'45"W
95.52' P&M
72.40' M
72.0' P
CONCRETE PARKING
PROPOSED CONC DRIVE
PROPOSED CONC DRIVE
PORCH
PORCH
PROPOSED 1 STORY DUPLEX FFE = 17.7
UNIT A
PROPOSED 1 STORY DUPLEX FFE = 17.7
UNIT B
SWALE
N 04°59'38" E
124.58' P&M
UTILITY POLE
COVERED LAUNDRY ROOM
CONC A/C PADS
COVERED LAUNDRY ROOM
N 00°38'43" W
124.55' P&M
S-10th Street
SET 5/8" IRC LB # 7003
SEWER VALVE
S88°12'43"E
107.80' P&M
FND 1" IP NO ID 1.5' NORTH 1.6' WEST
BLOCK 17 LOT 18 OCCUPIED FFE = 18.15'



FRONT ELEVATION

SCALE : 1/4" = 1'-0"

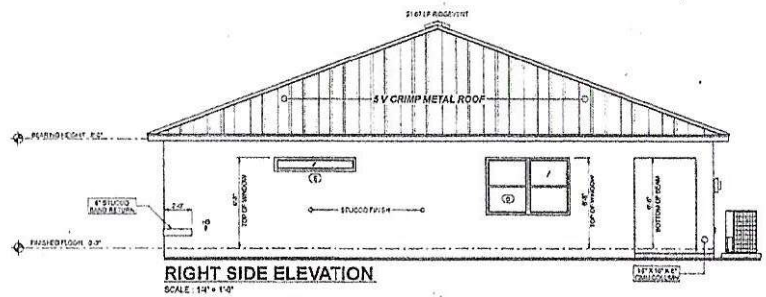
ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS					
OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
A	2H-25	16.1	INTERIOR ZONE	+33.5 PSF	-36.3 PSF
B	2H-35	33.2	END ZONE	+33.4 PSF	-44.6 PSF
C	3065 ENTRY DOOR	20.0	END ZONE	+33.4 PSF	-44.6 PSF
EXPOSURE 160-C DESIGN PRESSURES PER ASCE 7-16					



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

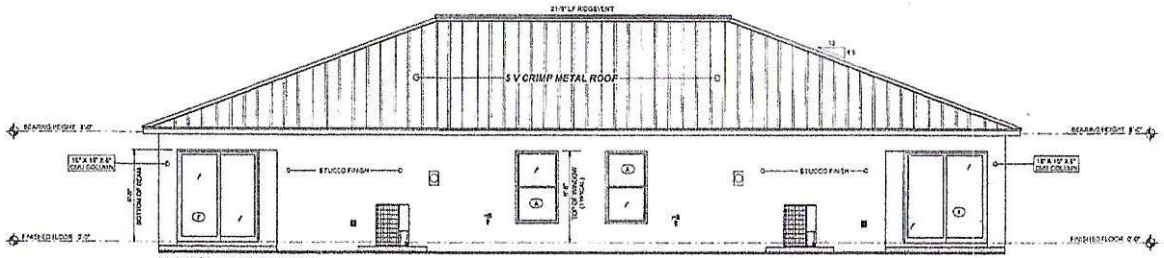
ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS AND SIMILAR ENVELOPE ELEMENTS					
OPENING MARK	DESCRIPTION	OPENING AREA IN SQUARE FEET	WALL ZONE	POSITIVE	NEGATIVE
E	FIXED GLASS	6.0	INTERIOR ZONE	+33.6 PSF	-36.4 PSF
D	(2) 2H-24	13.0	END ZONE	+33.6 PSF	-44.9 PSF
EXPOSURE 160-C DESIGN 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) 2H-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	2H-25	16.1	INTERIOR ZONE	+33.5 PSF	-36.3 PSF
F	6065 / 5DD	20.0	END ZONE	+33.4 PSF	-44.6 PSF
EXPOSURE 160-C DESIGN PRESSURES PER ASCE 7-16					

SCALE	AS NOTED
JOB NUMBER	2023-01
WIND SPEED	160
EXPOSURE	C
MODEL	DUPLEX PROJECT

DATE	09-18-2023
PROJECT NAME	DAVID ROWE
PROJECT ADDRESS	SOUTH 10TH STREET, FORT PIERCE, FL 34982
SHEET TITLE	ELEVATION SHEET
CONTRACTOR	TRUST CONSTRUCTION

PROJECT

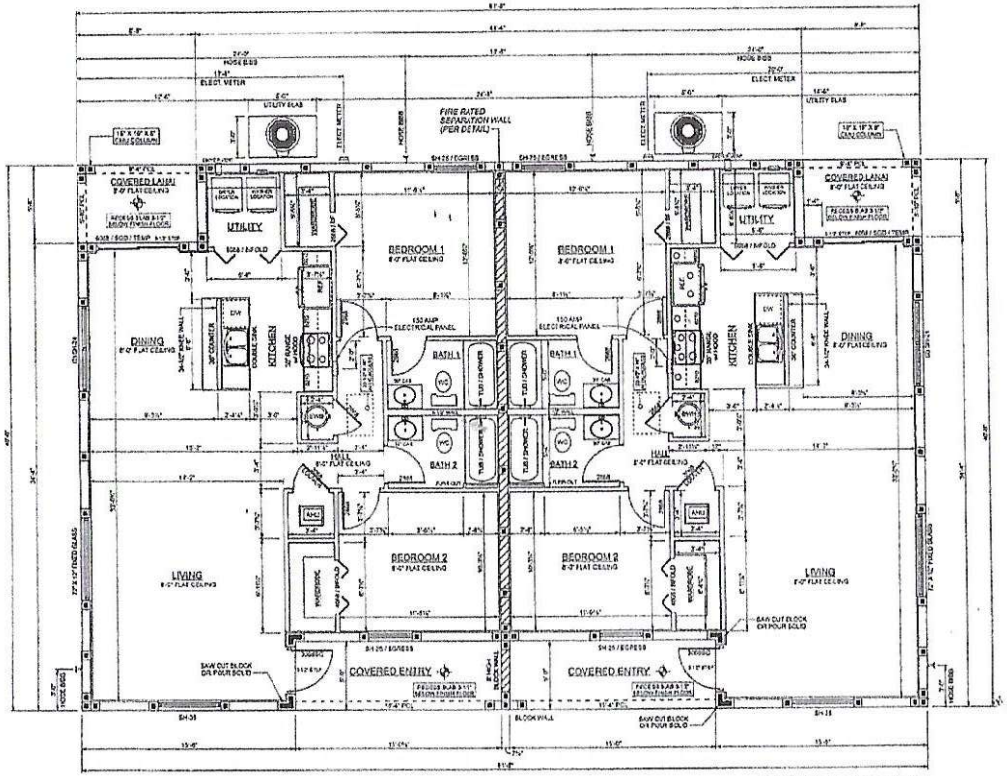
ENGINEER

PAUL WELCH INC.
MECHANICAL
ELECTRICAL
CIVIL
ENGINEERING
1951 SW BILTMORE STREET
SUITE # 114
PORT ST LUCIE, FLORIDA
34984
PHONE : (772) 785-9588
EMAIL: PWELCHINC@AOL.COM
PAUL WELCH P.E.
FLORIDA REGISTRATION
NO. 29945

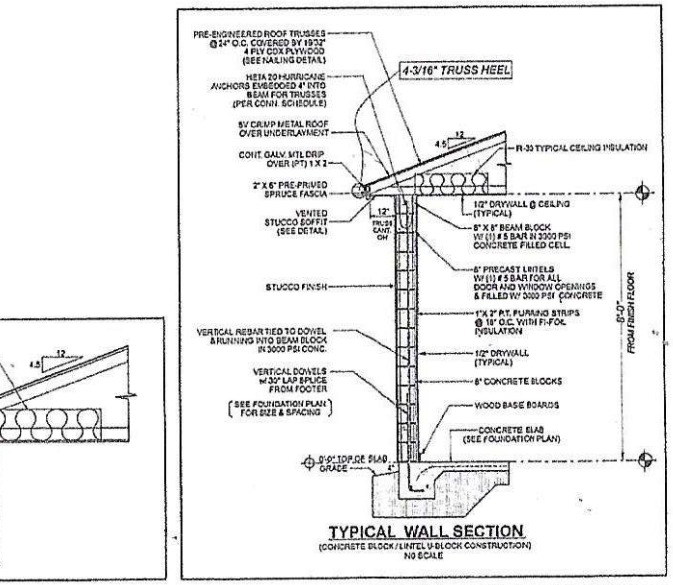
ENGINEER

SHEET

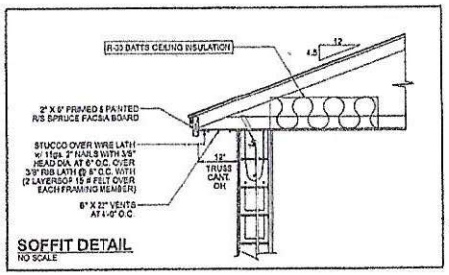
A102
OF
A110



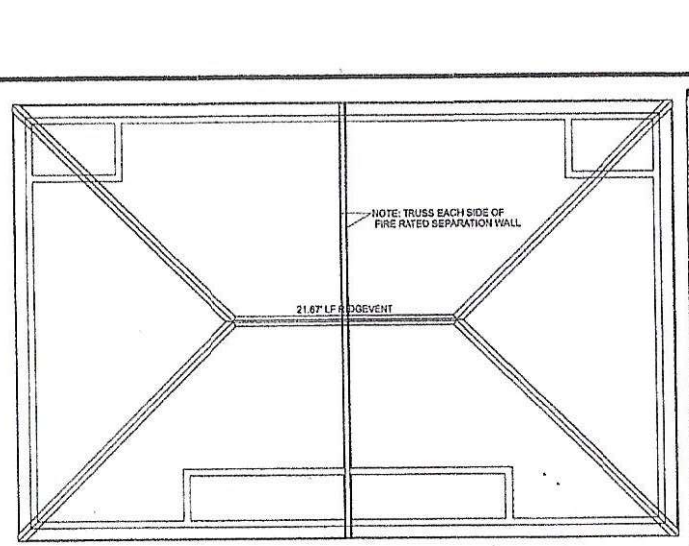
DUPLEX FLOOR PLAN
SCALE 1/4" = 1'-0"
UNIT-A



TYPICAL WALL SECTION
(CONCRETE BLOCK / LINTEL U-BLOCK CONSTRUCTION)
NO SCALE



SOFFIT DETAIL
NO SCALE



ROOF CONCEPT DRAWING
SCALE : 3/16" = 1'-0"

12" TRUSS OVERHANG (CANTILEVER)
4.5 / 12 ROOF PITCH
** SEE TYPICAL WALL SECTION & SOFFIT DETAIL FOR ADDITIONAL INFORMATION **

8'-0" BEARING HEIGHT

DUPLEX FLOOR PLAN
SCALE 1/4" = 1'-0"
UNIT-B

PLAN INFORMATION

A MULTI FAMILY RESIDENCE

FLOOR PLAN	CUSTOM
GARAGE SIDE	N/A
ELECTRICAL SERVICE	TBD
EXPOSURE	TBD
PLAN DIMENSIONS	61'-8" X 47'-0"

AREA TABULATIONS	UNIT-A
LIVING AREA	1108 SQUARE FEET
COVERED ENTRY	77 SQUARE FEET
COVERED LANAI	43 SQUARE FEET
TOTAL FOOT PRINT	1234 SQUARE FEET

AREA TABULATIONS	UNIT-B
LIVING AREA	1108 SQUARE FEET
COVERED ENTRY	77 SQUARE FEET
COVERED LANAI	43 SQUARE FEET
TOTAL FOOT PRINT	1234 SQUARE FEET

TOTAL COMBINED FOOT PRINT
2468 SQUARE FEET

CALCULATE ATTIC VENTILATION

CEILING = 2468 SQUARE FEET
2468 / 300 = 8.23 REQUIRED VENTILATION
21.33 LINEAR FEET OF 6" X 22" VENTS @ 1' O.C. = 19.20 SQ FT / 2
= 2468 SQUARE FEET AVAILABLE FOR CROSS VENTILATION.
2468 SQUARE FEET = 8.23 SQUARE FEET - SOFFIT VENTILATION OK

PROVIDE 6" X 22" SOFFIT VENTS @ 48" ON CENTER

REQUIRED VENTING IN THE UPPER PORTION OF THE ATTIC

40 - 50 % OF REQUIRED VENTING AS PER FBC R806.2 (A) (2)

823 X 40% = 3.292 SQ. FT. OF RIDGE VENT
823 X 50% = 4.115 SQ. FT. OF RIDGE VENT

RIDGE VENT

21'-8" LINEAR FEET OF 2" VENT = 3.70 SQUARE FEET OF RIDGE VENT
PROVIDE 21'-8" LF OF RIDGE VENT

DATE	09-10-2023
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

ENGINEER

PAUL WELCH INC.,
MECHANICAL
ELECTRICAL
CIVIL
ENGINEERING
1584 SW BILTMORE STREET
SUITE # 114
PORT ST LUCIE, FLORIDA
34984
PHONE : (772) 785-9888
EMAIL: PWELCHINC@AOL.COM
PAUL WELCH P.E.
FLORIDA REGISTRATION
NO. 29943

ENGINEER

SHEET
A101
OF
A110

Greenland Nursery East Inc
1208 White Oak Ln
Fort Pierce, FL 34982
+1 7724672634
office@greenlandplants.com

Estimate

ADDRESS
David Rowe

ESTIMATE # 2292
DATE 03/06/2024

	QTY	RATE	AMOUNT
RESIDENTIAL DUPLEX			
Services Oak Trees 25g staked	8		
Services Podocarpus 3g at A/C Units	10		
Services Trinette 3g at front	12		
Services Green Island Ficus 3g	18		
Services Sedum 1g	14		
Services Chocolate Mulch (yrds)	6		
Services Bahia Sod SF	1		

TOTAL

Accepted By

Accepted Date

Lighting Plan

Since this proposal is for a residential duplex, we are providing lighting as if they are standard single family units.

Each side will have a front under porch light and a rear under porch light.

We will provide lighting to meet or exceed the minimum luminosity.

We will also request a light on the electrical pole from FPUA.

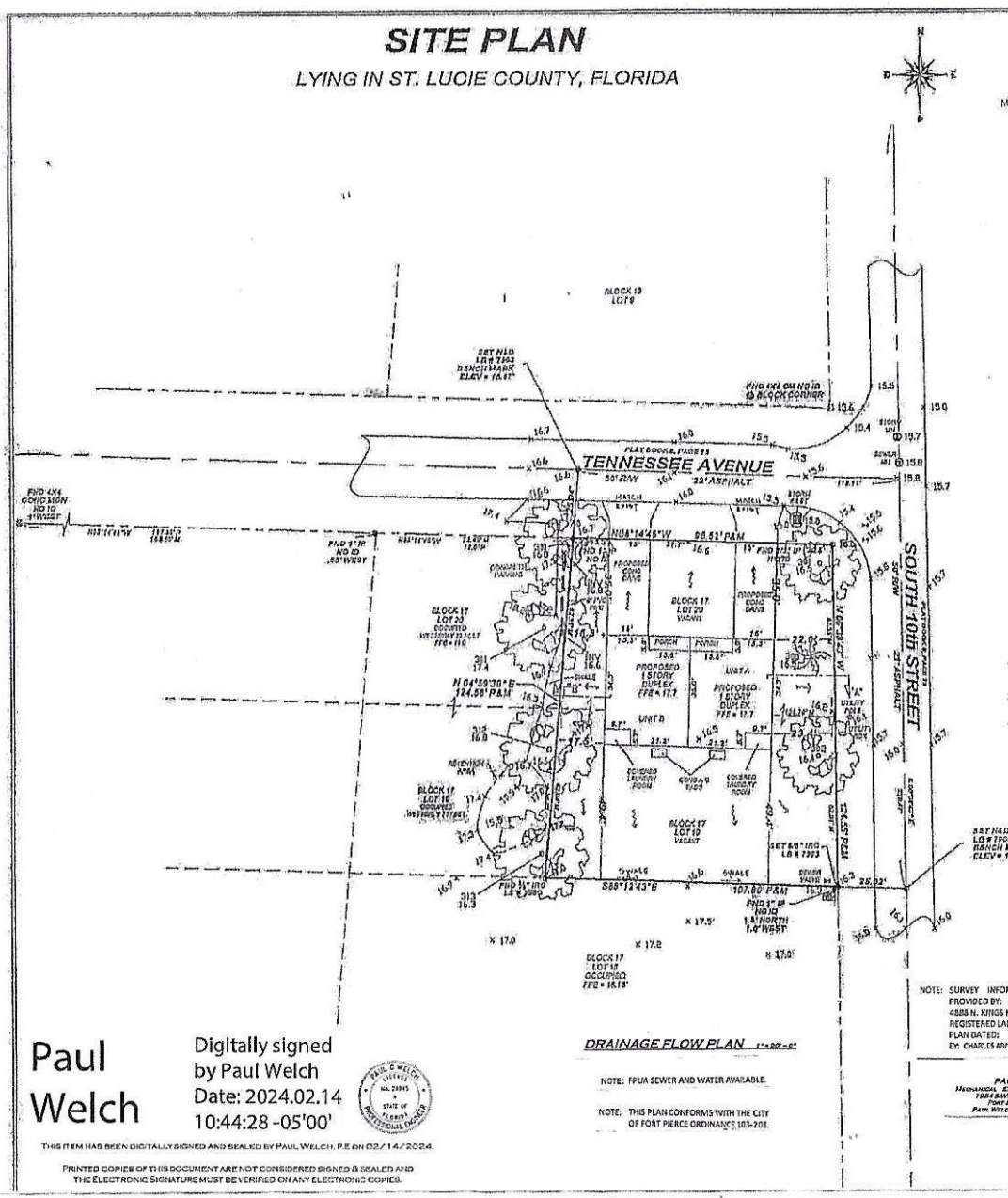
This pole is on S. 10th Street on the property line between lots 19 & 20.

If anything else is required, we will make sure to provide it.

Drainage Plan

SITE PLAN

LYING IN ST. LUCIE COUNTY, FLORIDA



DRAINAGE FLOW PLAN 1"=30'-0"

NOTE: FPUA SEWER AND WATER AVAILABLE.

NOTE: THIS PLAN CONFORMS WITH THE CITY OF FORT PIERCE ORDINANCE 103-203.

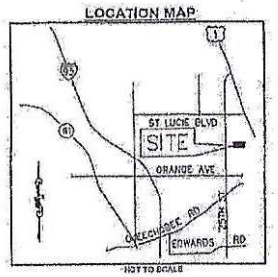
GRAPHIC SCALE IN FEET

IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE

KEY:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- SWALE DRAINAGE FLOW

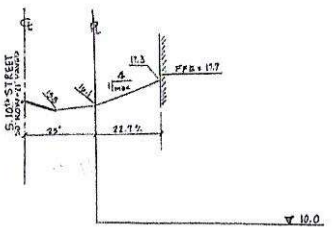
LOCATION MAP



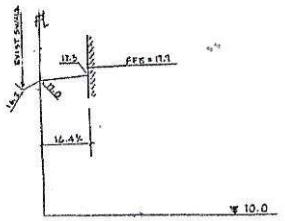
STREET ADDRESS
2105 SOUTH 10th STREET,
FORT PIERCE, FLORIDA 34950

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 0.01 ACRES, MORE OR LESS.



SECTION "A" 1"=20' HORIZ 1"=2' VERT



SECTION "B" 1"=20' HORIZ 1"=3' VERT

NOTE: SURVEY INFORMATION BASED ON SURVEY PROVIDED BY: ARNOLD SURVEYING, INC. 4888 N. KINGS HWY #423, FORT PIERCE, FL 34951 REGISTERED LAND SURVEYORS AND MAPPERS PLAN DATED: 10-06-2023; JOB NO: 23-530. BY: CHARLES ARNOLD, PSM – Fla Cert No. LS4971

PAUL WELCH INC.
MECHANICAL, ELECTRICAL, CIVIL ENGINEERING
1984 S.W. BILTMORE ST. SUITE #114
PORT SAINT LUCIE, FL 34984
PAUL WELCH, P.E. FLA REG No. 21043

Paul Welch

Digitally signed by Paul Welch
Date: 2024.02.14 10:44:28 -05'00'

PAUL C WELCH LICENSE NO. 29945 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL WELCH, P.E on 02/14/2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE ELECTRONIC SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAINAGE PLAN - 2105 S. 10th STREET, FORT PIERCE, FL 34950

Environmental Impact Report

Our intention is to keep the property and area around the property as natural and environmentally friendly as possible.

We will keep the existing old oak trees and add the necessary greenery and plants for the best aesthetic appeal. We are going to use plant hedges instead of fencing to provide some privacy and keep the look as natural as possible.

The underground stormwater is already in place along with water and sewer.

We don't foresee any adverse environment effects.

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.

Technical Review Committee **1. c.**

Meeting Date: 04/18/2024

REQUESTED ACTION

Preliminary Plat - Sunrise Residential - 9850 W. Midway Road

SUMMARY

Project #24-09000001

The applicant is proposing to subdivide approximately 516 acres into 1,500 platted lots for residential use.

Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to **vgilmore@cityoffortpierce.com** and **planning@cityoffortpierce.com**

LOCATION

9850 W. Midway Road

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 04/04/2024 04:04 PM

Final Approval Date: 04/05/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

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 (PUR) Preliminary Plat

Walton Acquisitions FL, LLC

Property Owner(s)

8800 N Gainey Center Dr. Suite 345

Street Address

Scottsdale, AZ 85258

City State Zip

800-959-6048

Phone Number

Email Address

Derrick E Phillips Jr (Lucido and Associates)

Applicant/Representative, Title, Company

701 SE Ocean Blvd

Street Address

Stuart, FL 34994

City State Zip

772-220-2100

Phone Number

dphillips@lucidodesign.com

Email Address

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

SEE ATTACHED SIGNATURE PAGE

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____ as identification.

_____

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

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	NA	516.32	X
****Proposed**	MXD	PUR	1500 UNITS	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 400,000 GPD
Current Zoning/FLU	Total gallons per day 1500 X 2.6 X 100= 390,000 GPD
**Proposed Zoning/FLU	Total gallons per day (1500 X 100 X 2.6)X (80000 X 0.1)= 398,000
**Change in Demand	Total gallons per day +8,000

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 398,000 GPD
Current Zoning/FLU	Total gallons per day 1500 x 100 x 2.6= 390,000
**Proposed Zoning/FLU	Total gallons per day(1500 x 100 x 2.6) + (80000 x 0.1) = 398,000
**Change in Demand	Total gallons per day+8,000

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	963 ac	963 ac	No Change
Urban District	5 acres per 1,000 people	241 ac	241 ac	No Change
Community	2.5 acres per 1,000 people	120 ac	120 ac	No Change
Neighborhood	1.36 acres per 1,000 people	65 ac	65 ac	No Change

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

	K-8	High
School Name	Samuel Gains	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning/FLU Enrollment Demand	357 students	128 students
****Proposed Zoning/FLU Enrollment Demand**	357 students	128 students
****Change in Demand**	+0	+0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	(2/15) x 1500= 200 yds
****Proposed Zoning/FLU**	(2/15) x 1500= 200 yds
***Change in Demand**	+0

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

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

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 1500 Single Family: 882 Multifamily: 618
Non-residential (square footage): +0
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total) Phase 1

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1	882	TBD	Please refer to narrative	Please refer to narrative
Single-family, attached	1				
Multi-family	1	618	TBD	Please refer to narrative	Please refer to narrative
Other (specify)					

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

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

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

C. Exemptions Requested: N/A

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

SUNRISE RESIDENTIAL PRELIMINARY PLAT

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

LOCATION MAP
NOT TO SCALE

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

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.

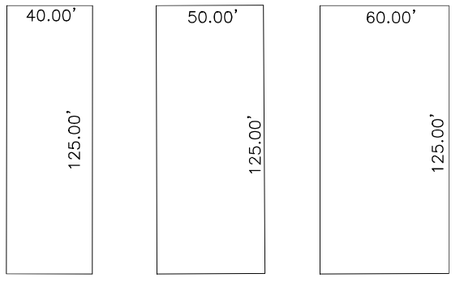
6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.

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.

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE
(NOT TO SCALE)



PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:

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

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. 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. 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

GSS Surveying and Mapping, LLC
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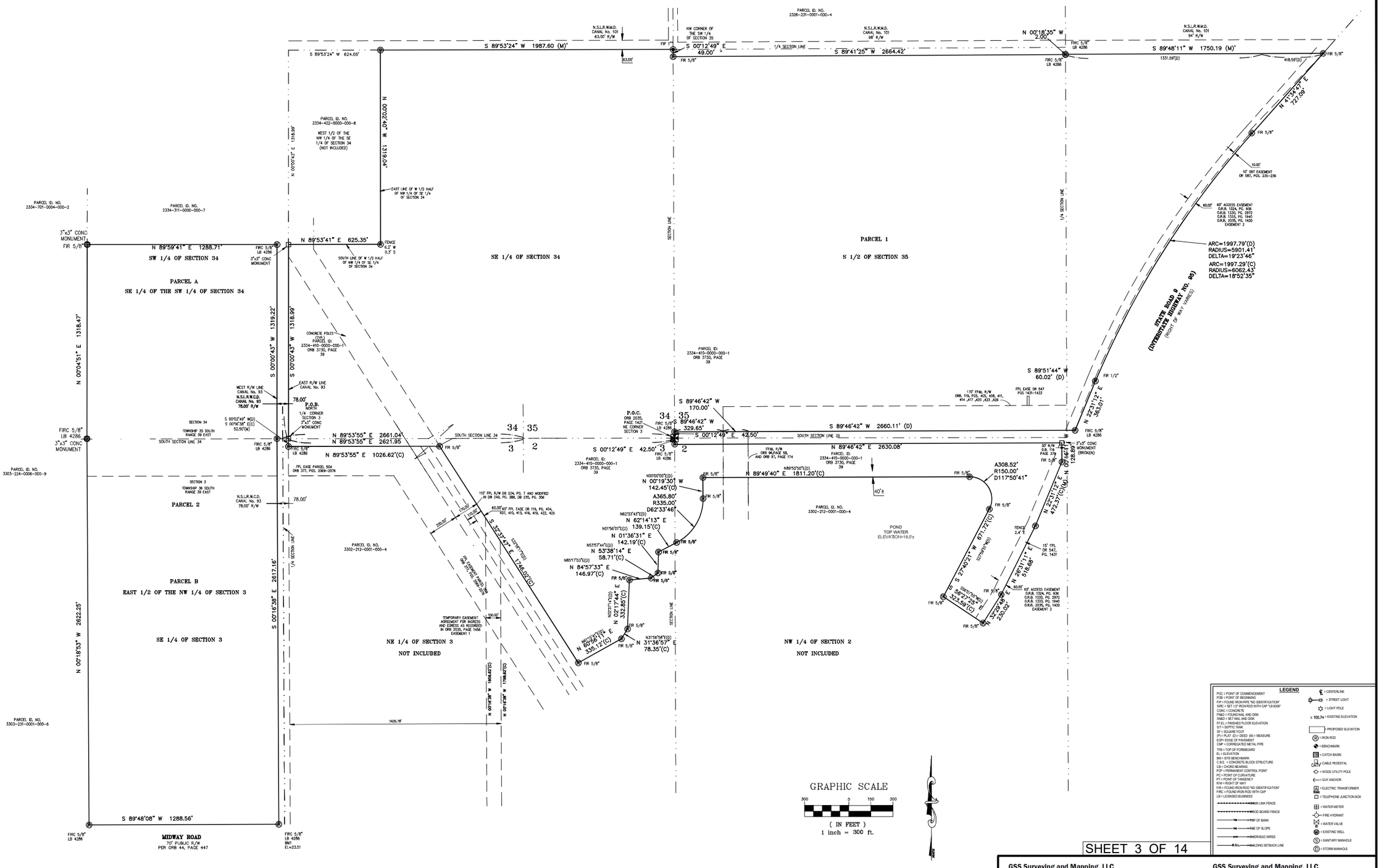
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT
CONTROL PAGE



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
ALCOR = ALUMINUM ALCOR ELEVATION
S.T.= SEPTIC TANK
SF = SQUARE FOOT
(P) = 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

= CHAIN LINK FENCE
= WOOD BOARD FENCE
TB = TOP OF BANK
TE = 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

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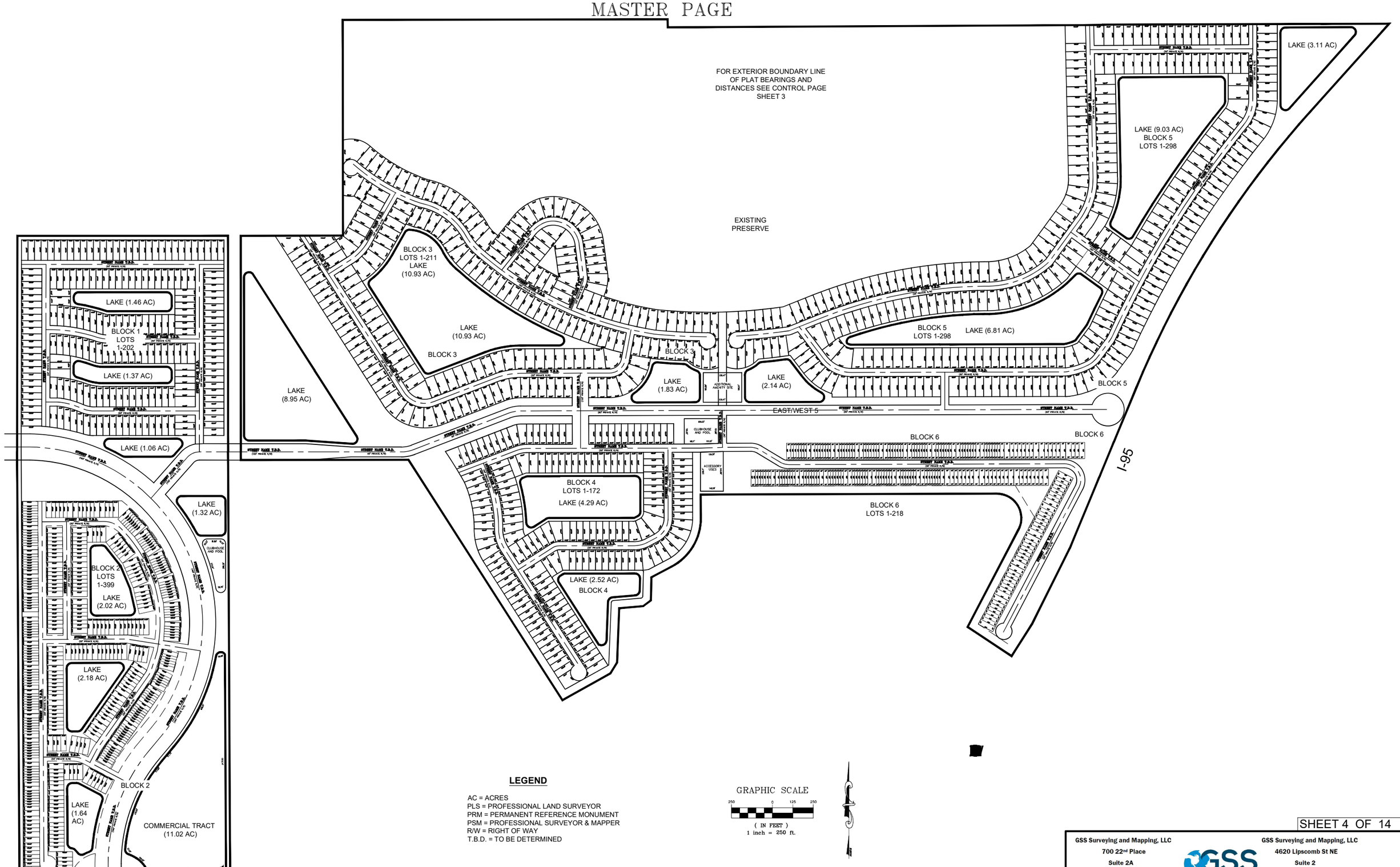
SUNRISE RESIDENTIAL PRELIMINARY PLAT
MASTER PAGE



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
250 0 125 250
(IN FEET)
1 inch = 250 ft.

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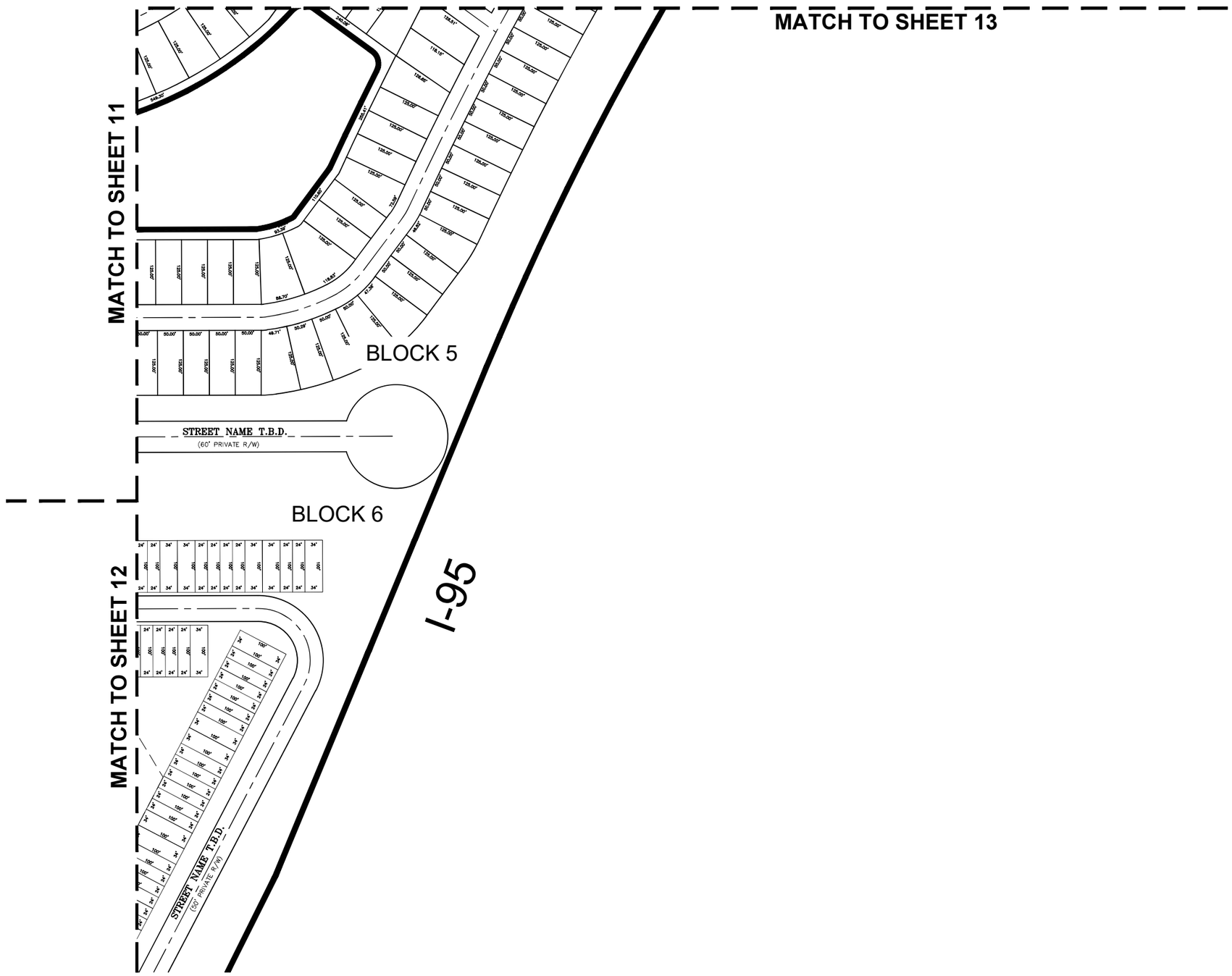

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GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

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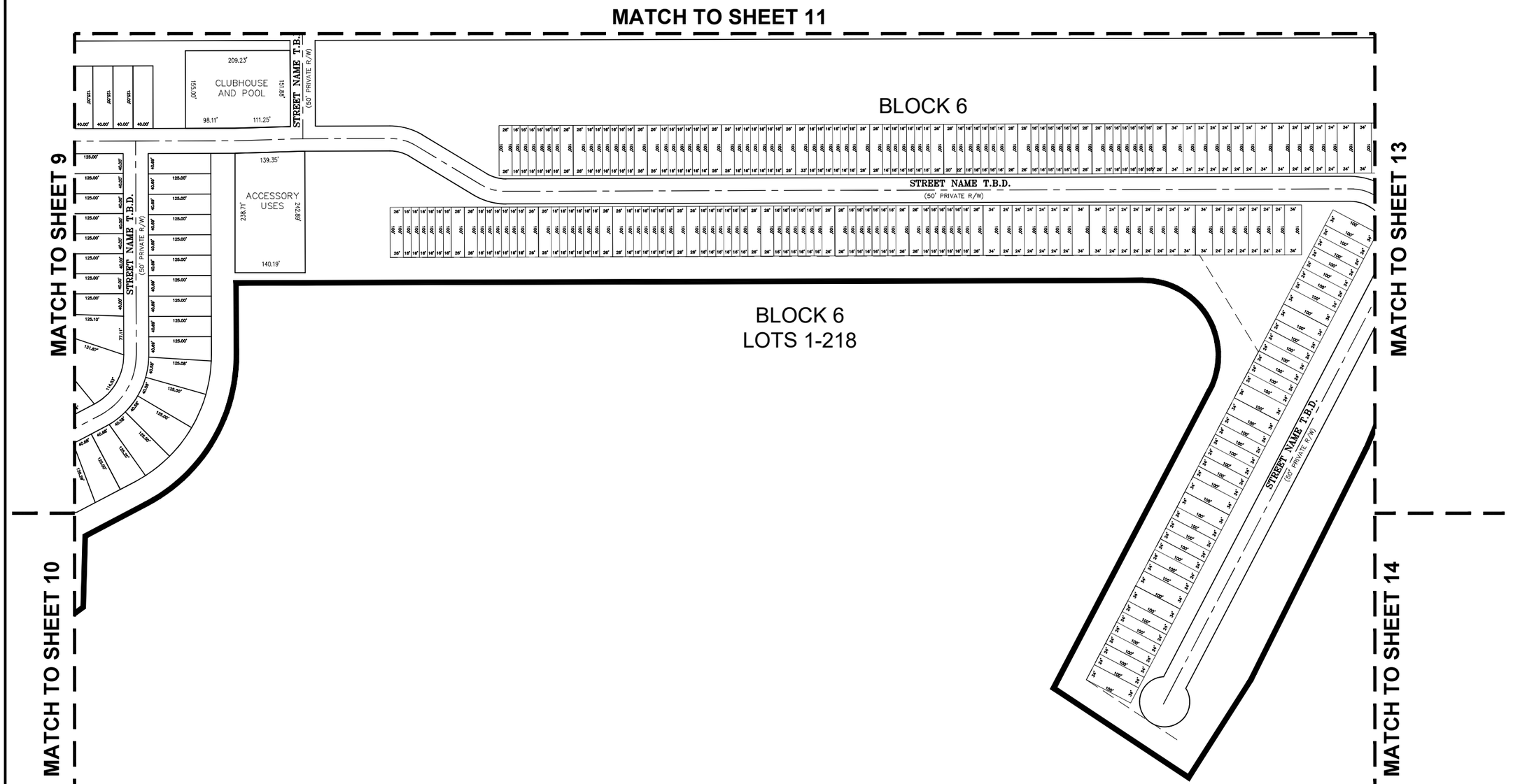

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GRAPHIC SCALE

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(IN FEET)
1 inch = 100 ft.

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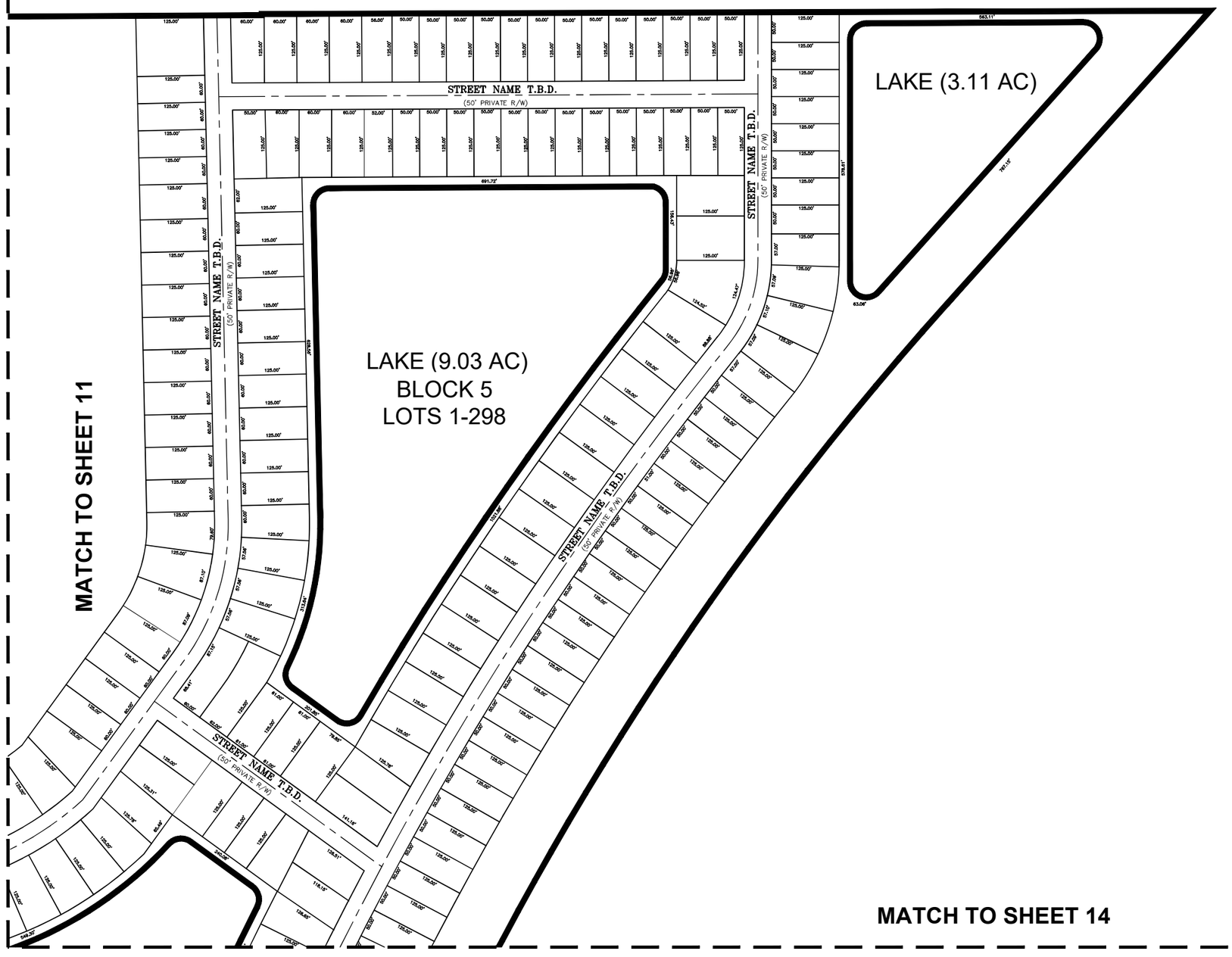
SUNRISE RESIDENTIAL PRELIMINARY PLAT



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

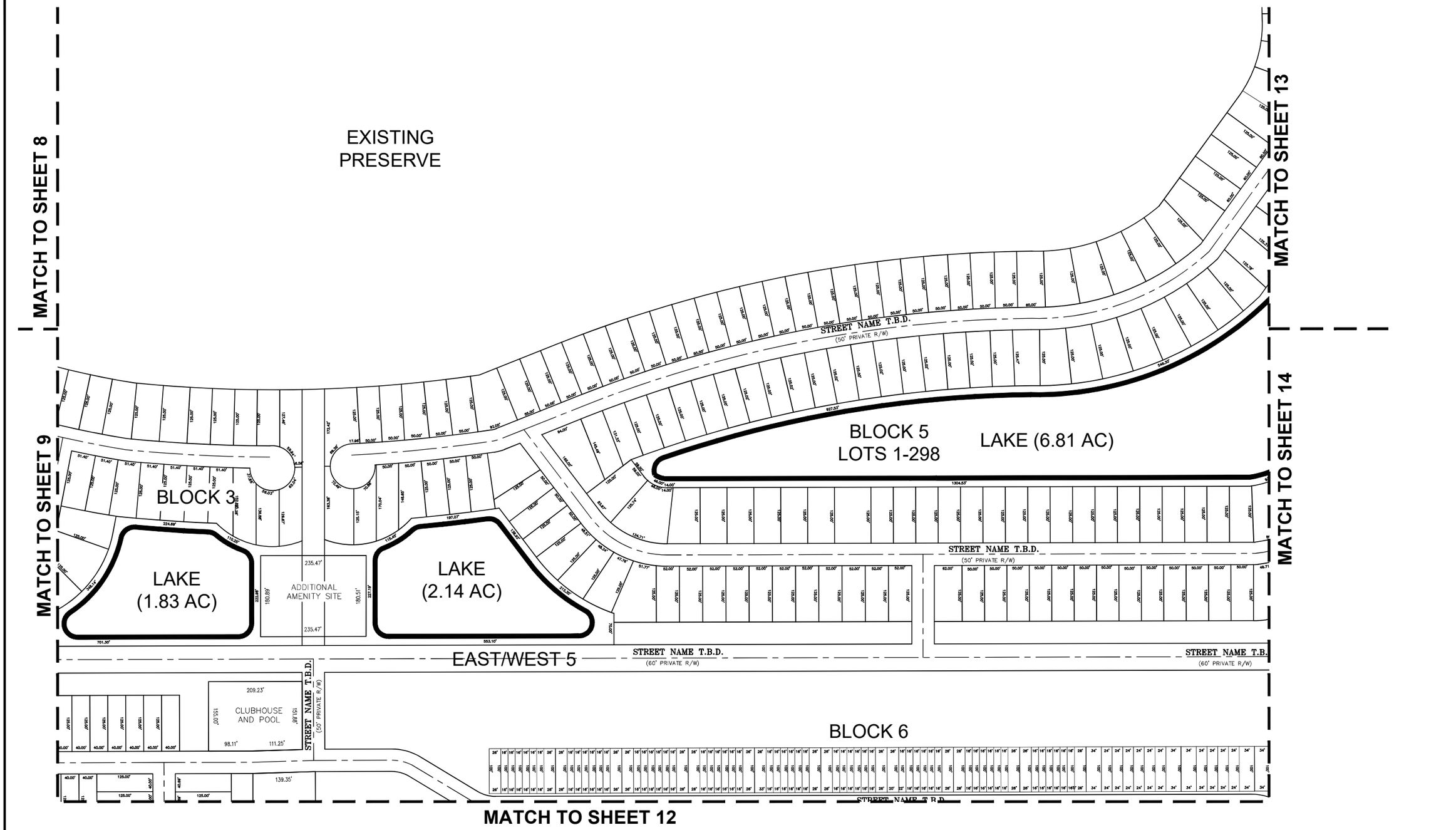
(IN FEET)
1 inch = 100 ft.

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



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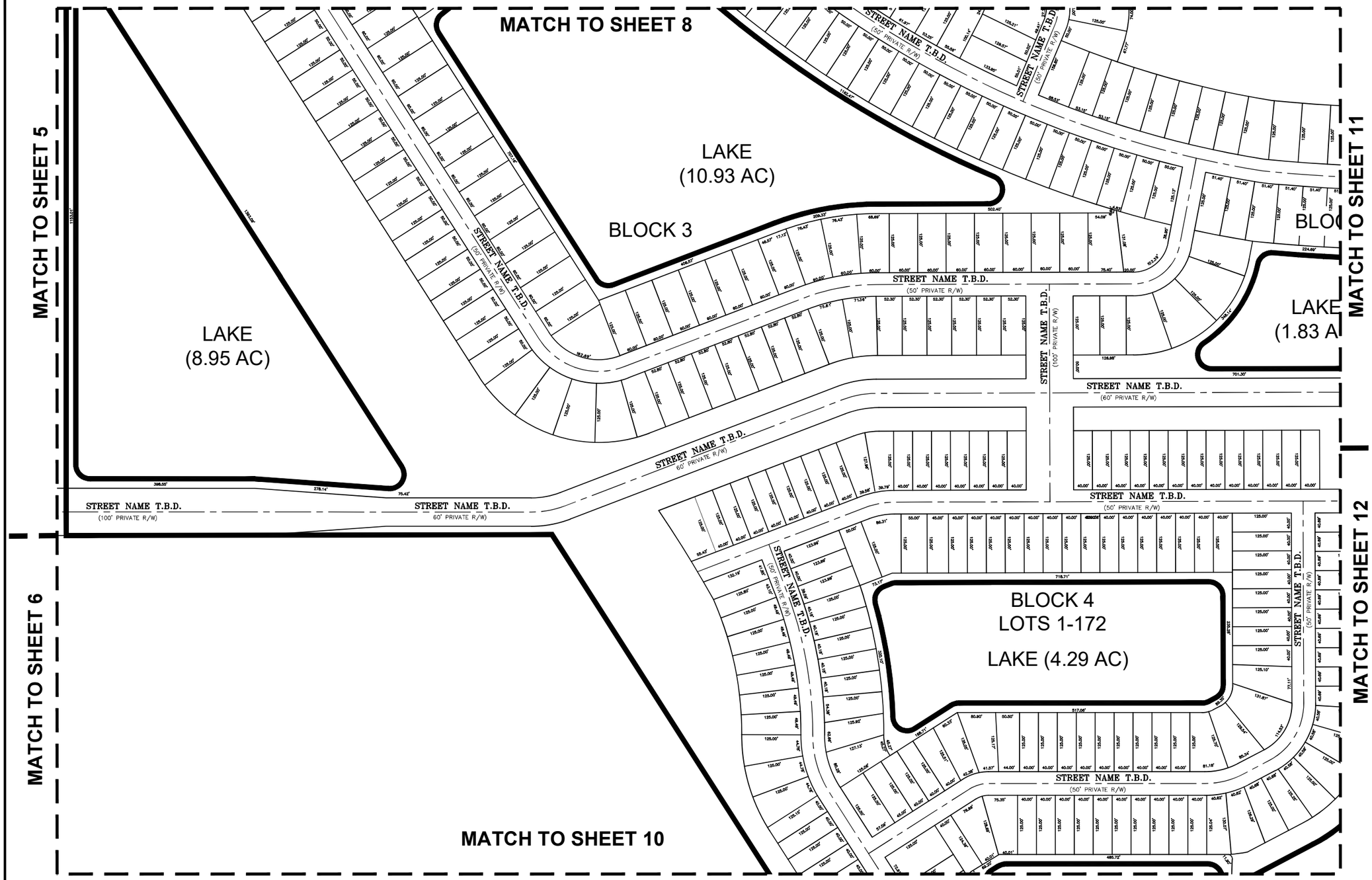

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(IN FEET)
1 inch = 100 ft.

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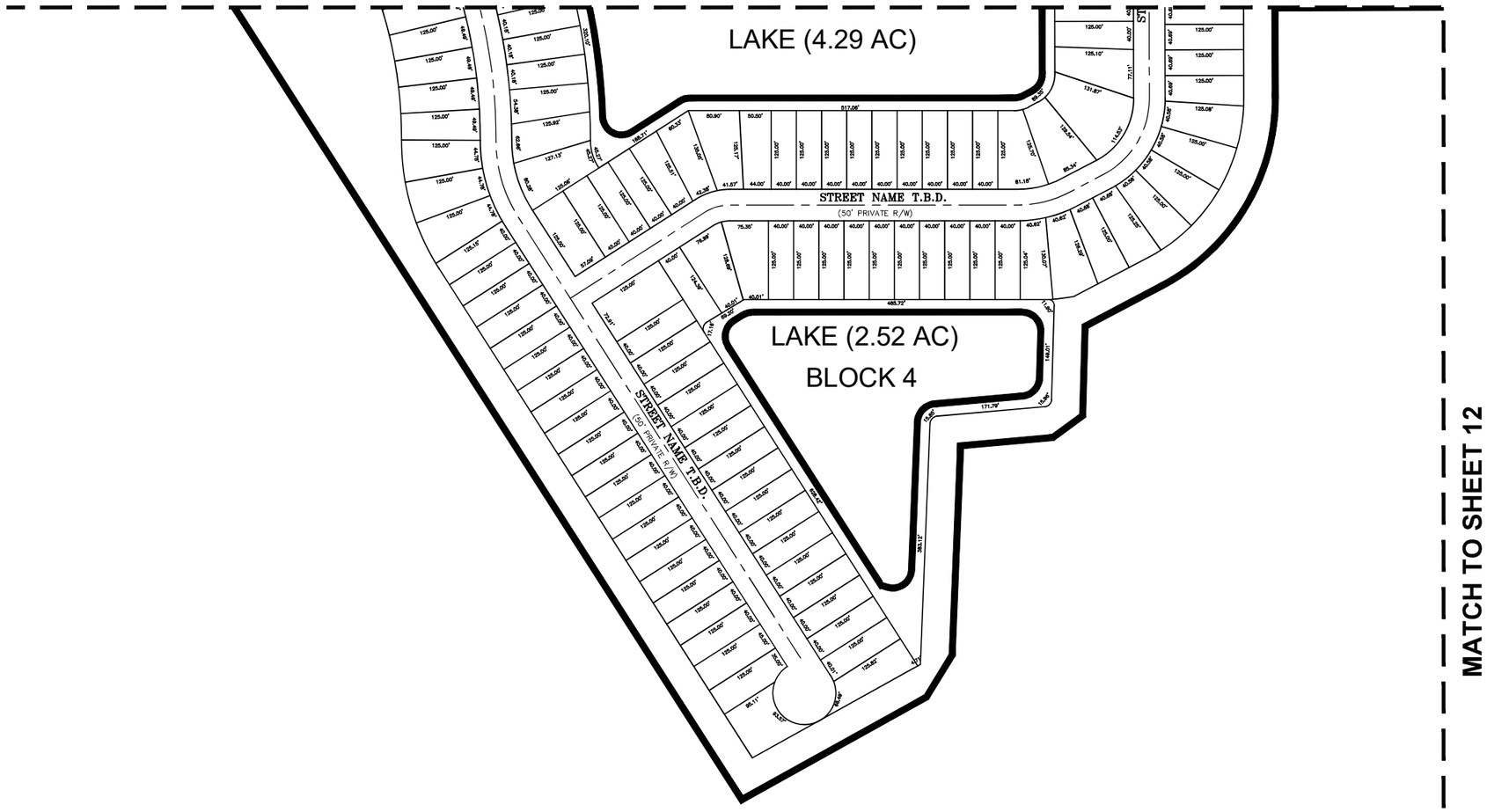
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 9



MATCH TO SHEET 12

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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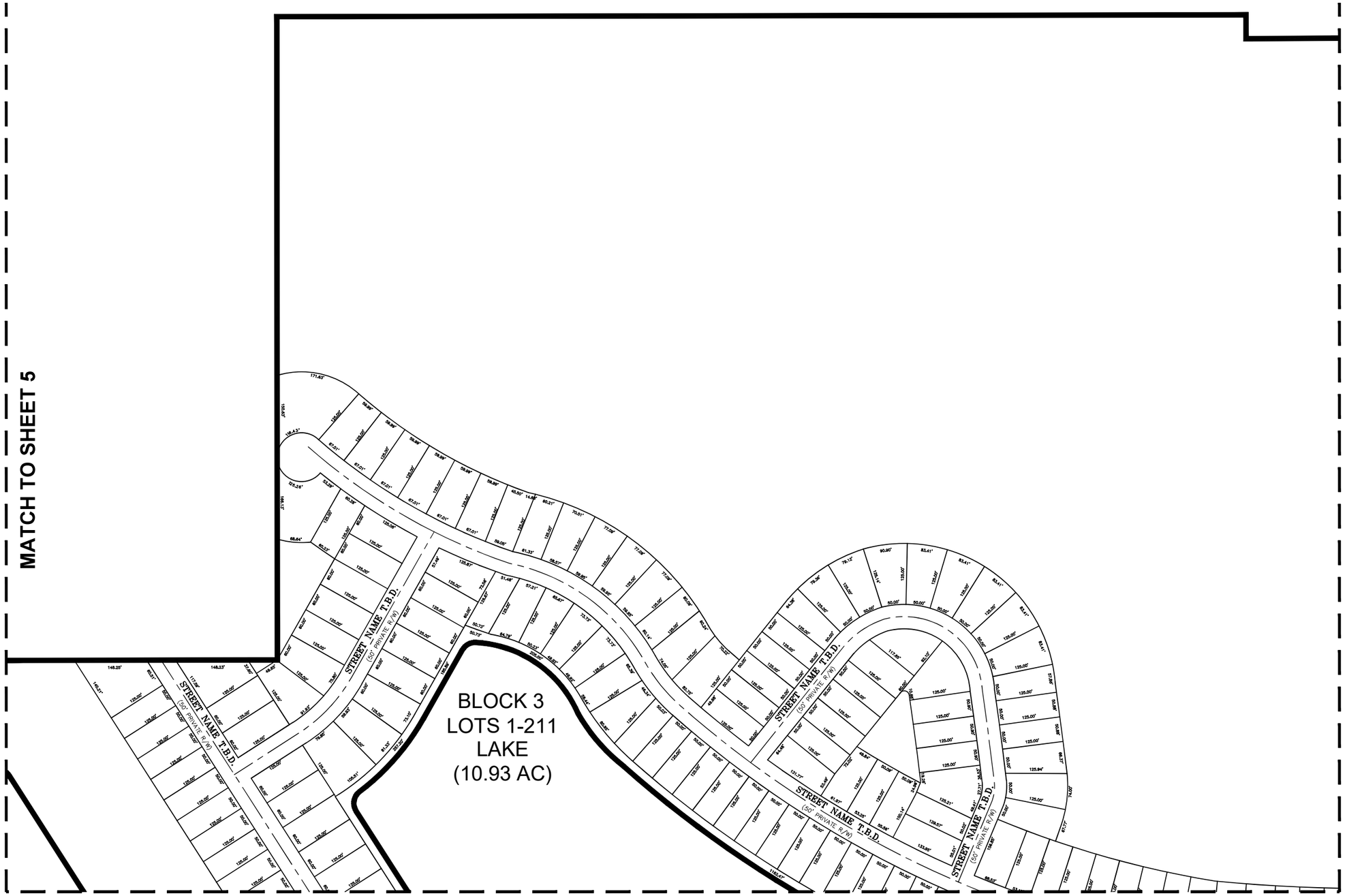

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GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

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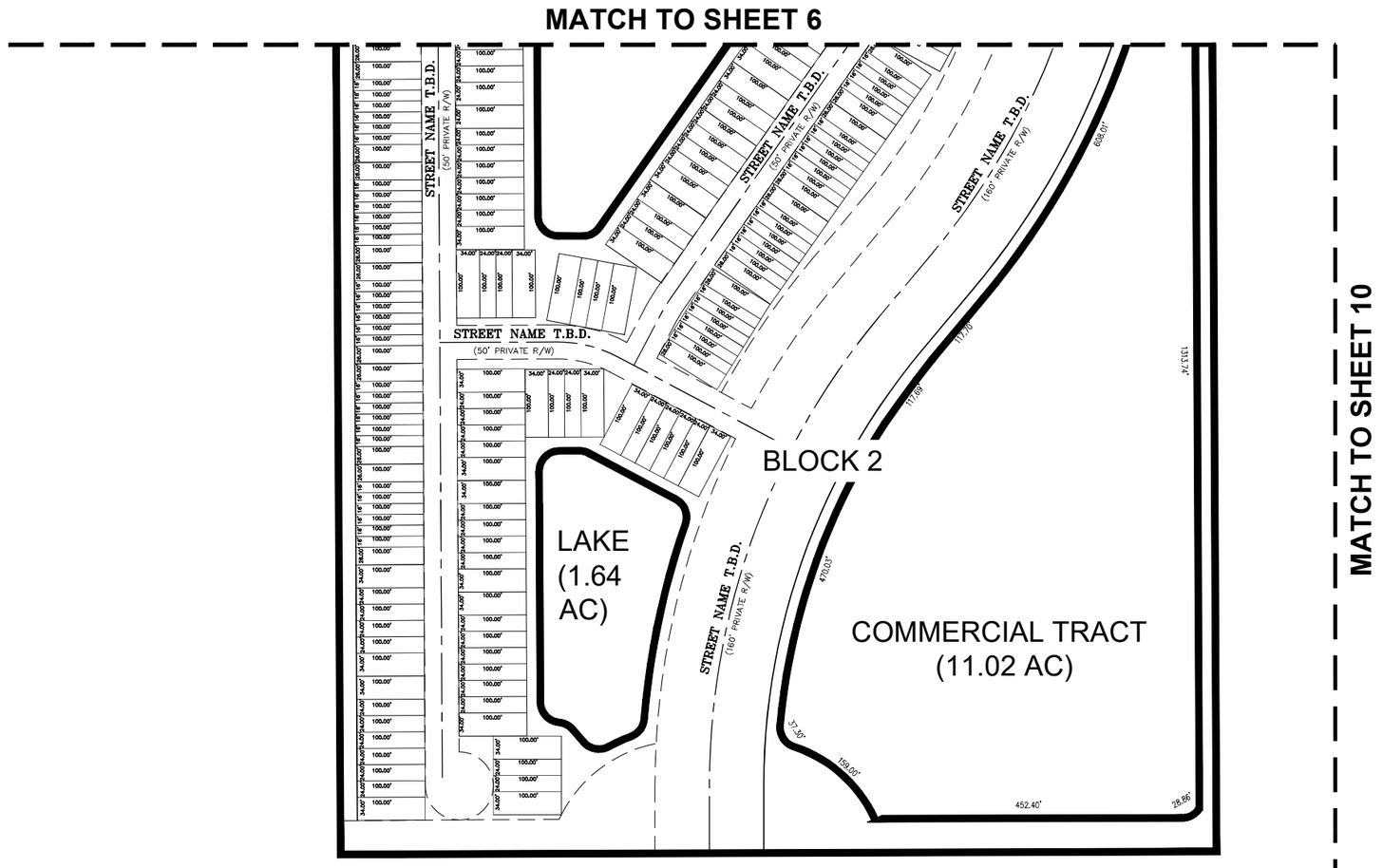

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GRAPHIC SCALE

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(IN FEET)
1 inch = 100 ft.

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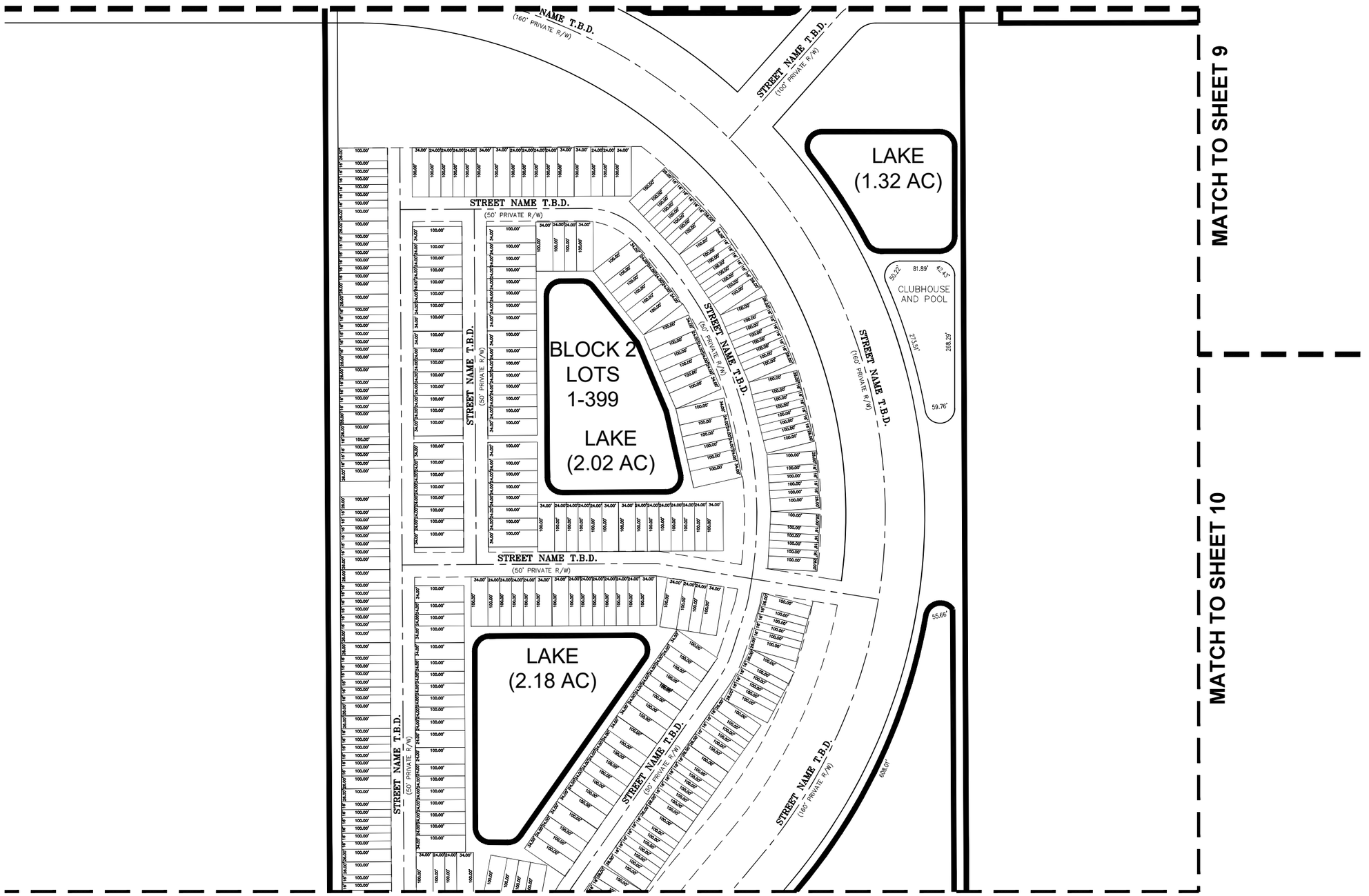
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 5



MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 7

LEGEND

AC = ACRES
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GRAPHIC SCALE

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(IN FEET)
1 inch = 100 ft.

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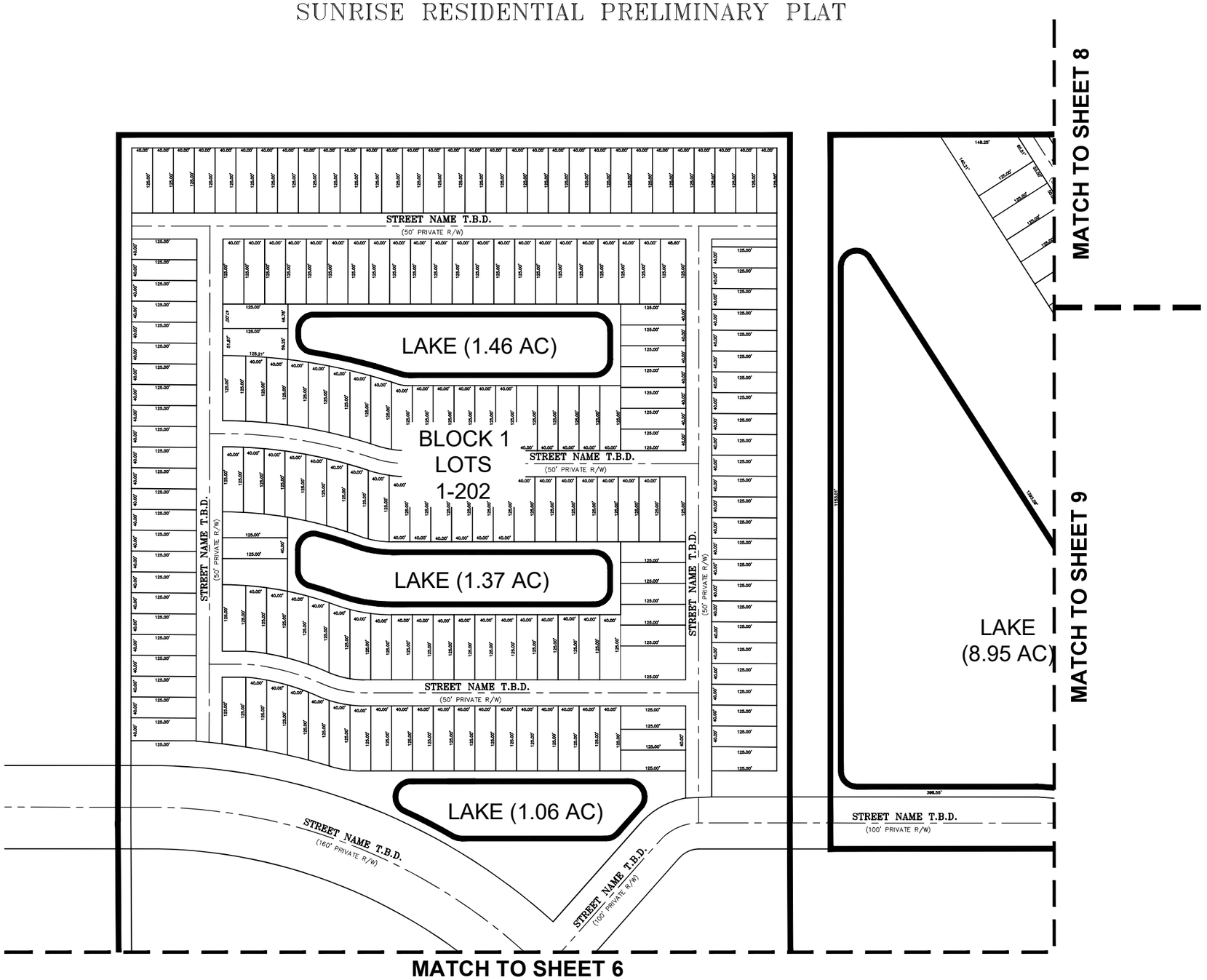

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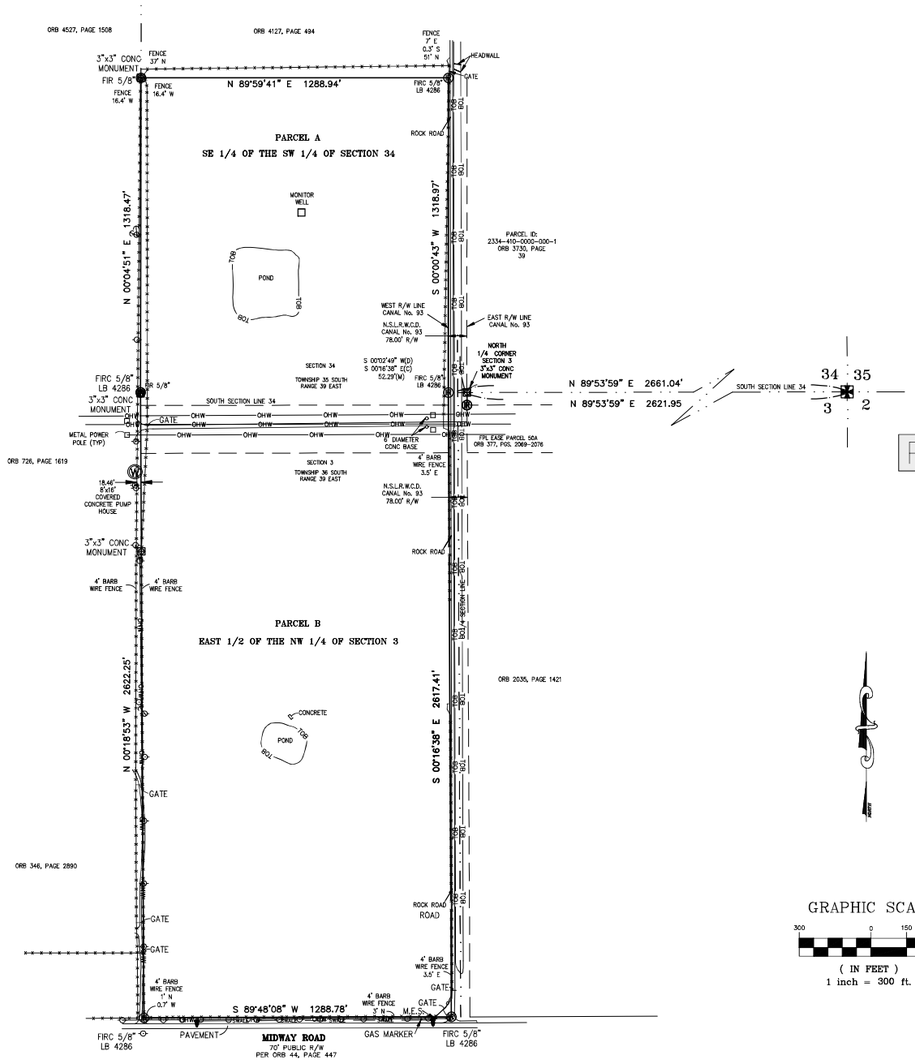
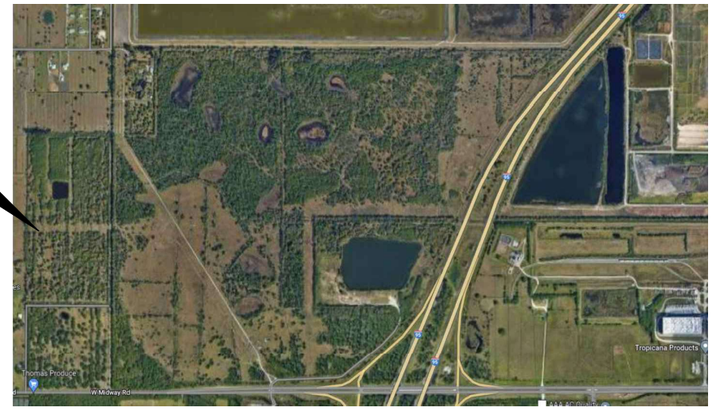


PROJECT SITE



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.

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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. 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 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:

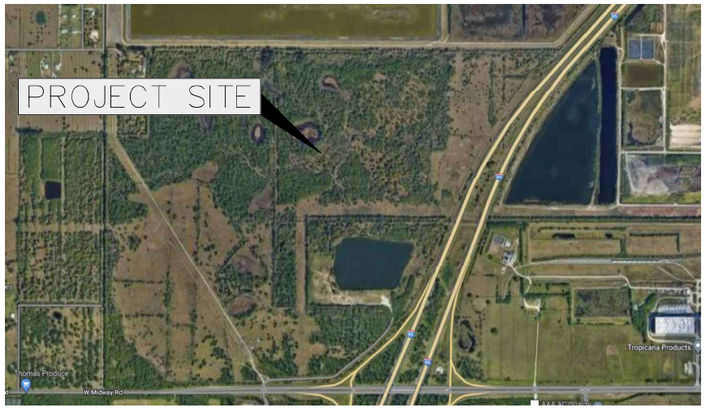
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE "EASEMENT PROPERTY" AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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

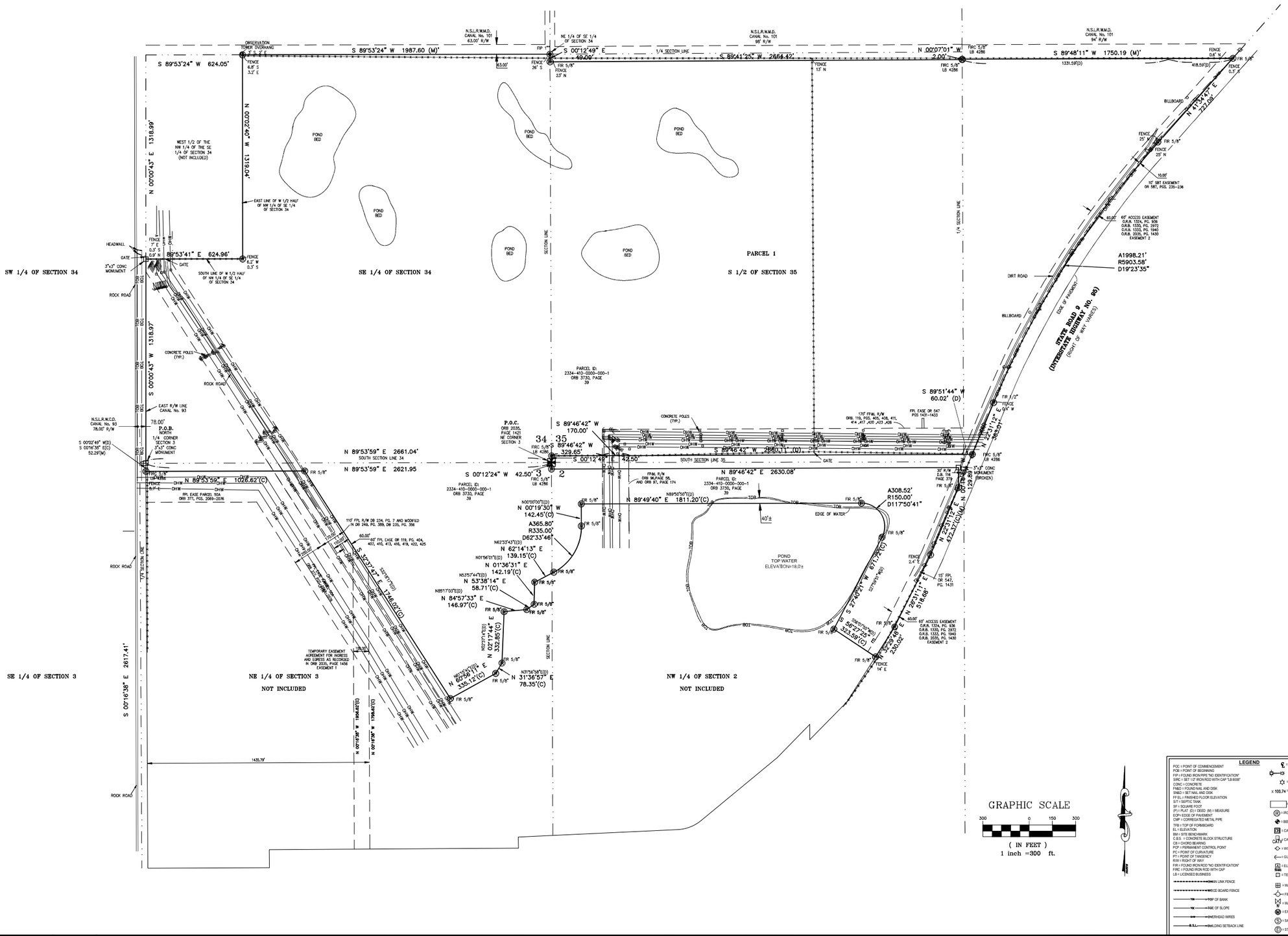
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

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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
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= 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

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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

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

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

Parcel B:

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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.

Technical Review Committee **1. d.**

Meeting Date: 04/18/2024

REQUESTED ACTION

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

SUMMARY

Project # 23-43900003

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 Unit Redevelopment (PUR) 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 PUR Master Conceptual Plan, along with Planned Unit Redevelopment Development guidelines, which 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 PUR 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.

The original submittal was reviewed for the October 19th 2023 TRC meeting. The original application was labeled as a Planned Development, the application is the same however is now proposed to be zoned (PUR) Planned Unit Redevelopment Zone.

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

LOCATION
9850 W. Midway Road

RESPONSIBLE STAFF
Vennis Gilmore, Assitant Planning Director

RECOMMENDATION
N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore
Started On: 04/04/2024 05:29 PM
Final Approval Date: 04/05/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 9850 Midway Rd; TBD
2. Property Tax ID(s): 2334-340-0000-000-7; 2334-410-0000-000-1
3. Total Acreage: 516.32
4. Existing Future Land Use Designation: Mixed-Use Development
5. Existing Zoning Classification: Planned Development
6. Proposed Zoning Classification: Planned Unit Redevelopment Zone
7. Other applications being submitted concurrent with this application, if any: Capacity Analysis, Prelim Plat, Dev. 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	NA	516.32	X
Proposed	MXD	PUR	1500 UNITS	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 400,000 GPD
Current Zoning	Total gallons per day 1500 x 2.6 x100= 390,000 gpd
Proposed Zoning	Total gallons per day (1500 x 2.6 x 100) + (80000 x 0.125)= 400,000 gpd
Change in Demand	**Total gallons per day**+10000 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 398,000 GPD
Current Zoning	Total gallons per day 1500 x 100 x 2.6= 390,000
Proposed Zoning	Total gallons per day(1500 x 100 x 2.6) + (80000 x 0.1) = 398,000
Change in Demand	**Total gallons per day**+8,000

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	963 ac	963 ac	No Change
Urban District	5 acres per 1,000 people	241 ac	241 ac	No Change
Community	2.5 acres per 1,000 people	120 ac	120 ac	No Change
Neighborhood	1.36 acres per 1,000 people	65 ac	65 ac	No Change

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

	K-8	High
School Name	Samuel Gains	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning Enrollment Demand	357 students	128 students
Proposed Zoning Enrollment Demand	357 students	128 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	(2/15) x 1500=200 yds
Proposed Zoning	(2/15) x 1500=200 yds
Change in Demand	+0

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

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

III. Transportation Analysis

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

12. Name of Owner(s): Walton Acquisitions FL, LLC
Mailing Address: 8800 N. Gainey Center Dr. Suite 345
City Scottsdale State AZ Zip 85258
Phone # 800-959-6048
E-mail:

13. Name of Applicant: Lucido & Associates
Mailing Address: 701 SE Ocean Blvd
City Stuart State FL Zip 34994
Phone # 772-220-2100 Fax #
E-mail:

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

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

I certify that: (Check One)

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

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

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

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

SEE ATTACHED SIGNATURE PAGE

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

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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: 1500 Single Family: 882 Multifamily: 618
Non-residential (square footage): +0
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total) Phase 1

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1	882	TBD	Please refer to narrative	Please refer to narrative
Single-family, attached	1				
Multi-family	1	618	TBD	Please refer to narrative	Please refer to narrative
Other (specify)					

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

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

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

C. Exemptions Requested: N/A

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

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 (PUR)

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☒ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 80000 SF Site Acreage: _____

Residential: Proposed Units: 1500 Proposed Sq. Ft.: TBD Site Acreage: TBD

Walton Acquisitions FL, LLC	Derrick E Phillips Jr (Lucido and Associates)
Property Owner(s)	**Applicant/Representative, Title, Company**
8800 N Gainey Center Dr., Suite 345	701 SE Ocean Blvd
Street Address	Street Address
Scottsdale AZ 85258	Stuart FL 34994
City State Zip	City State Zip
800-959-6048	772-220-2100
Phone Number	Phone Number
	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)

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)
- [ ] 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)

Sunrise Residential PUR

Planned Unit Redevelopment (PUR) Zone

APPLICATION FOR PLANNED UNIT REDEVELOPMENT

(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

March 15, 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.

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As contained in the PUR 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:

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

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

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

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

LEGAL DESCRIPTION: (PARCEL 2)

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

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

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

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

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

GENERAL SITE DATA

Parcel ID Numbers: 233441000000001; 233434000000007

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

Overall Site Area: 516.32 ac.

Existing Zoning: Planned Development

Proposed Zoning: Planned Unit Redevelopment (PUR)

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

QUANTITATIVE DEVELOPMENT DATA

DEVELOPMENT DATA:

See attached Planned Unit Redevelopment (PUR) master plan for development data relating to site area calculations.

PROPOSED USES AND INTENSITY ALLOCATIONS:

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

TABLE 1-1
USE AND INTENSITY ALLOCATION

General Use	Applicable Lot Type(s)	Intensity Allocation
Single Family Residential	Residential – Single Family	882 Units
Multifamily Residential	Residential - Multifamily	618 Units
Shopping Center	Commercial General;	80,000 sf.

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

Permitted and Restricted Uses by Lot Type:

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

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

Restricted Uses: Uses which are allowed only if approved in writing by Sunrise Residential, LLC ("Developer") as the developer of the Sunrise Planned Unit Redevelopment (PUR), subject to all applicable conditions and requirements set forth herein. The Declaration of Covenants and Restrictions for the Sunrise Residential Planned Unit Redevelopment (PUR) 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 Planned Unit Redevelopment (PUR) shall be reviewed in accordance with Sec. 125-313– Site Plan Review.

Landscaping, Tree Protection and Mitigation, and Irrigation:

General landscaping requirements:

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to landscaping provisions contained in the Sunrise Covenants, Conditions and Restrictions. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the Planned Unit Redevelopment (PUR), 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 Planned Unit Redevelopment (PUR) 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 Planned Unit Redevelopment (PUR) project boundary. The billboards are located approximately where shown on the attached Planned Unit Redevelopment (PUR) 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 Planned Unit Redevelopment (PUR). The sign face area of the two (2) existing billboards shall not be included in calculating or otherwise determining allowable sign face area for any development occurring within the Planned Unit Redevelopment (PUR). Additionally, the sign face area of the two (2) existing billboards shall not be included in calculating or otherwise used to determine allowable sign face area of tenants or users within the Planned Unit Redevelopment (PUR) should tenants or users utilize billboard signage on one (1) or both sides of the two (2) existing two-sided billboards.

Lighting:

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

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:

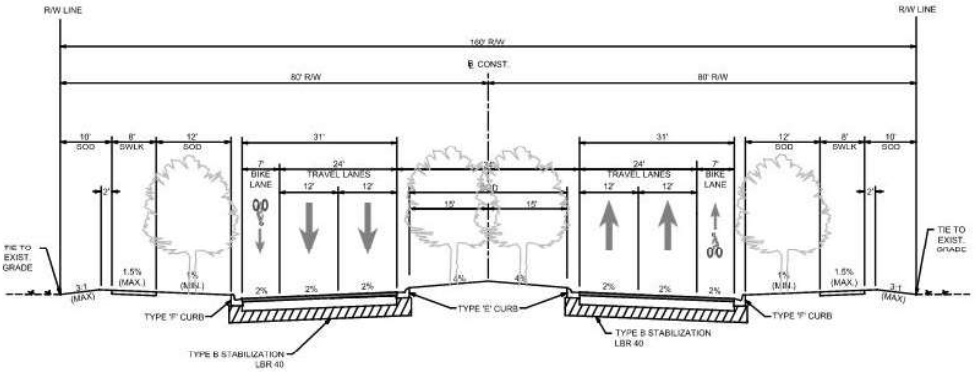
The Design Review Guidelines set forth in Section 125-314 of the City of Fort Pierce Code of Ordinances shall not apply to any development occurring within the boundary of the Sunrise Planned Unit Redevelopment (PUR); however, the City of Fort Pierce Building Code along with any applicable State or Federal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

Private Access Tract Street Sections:

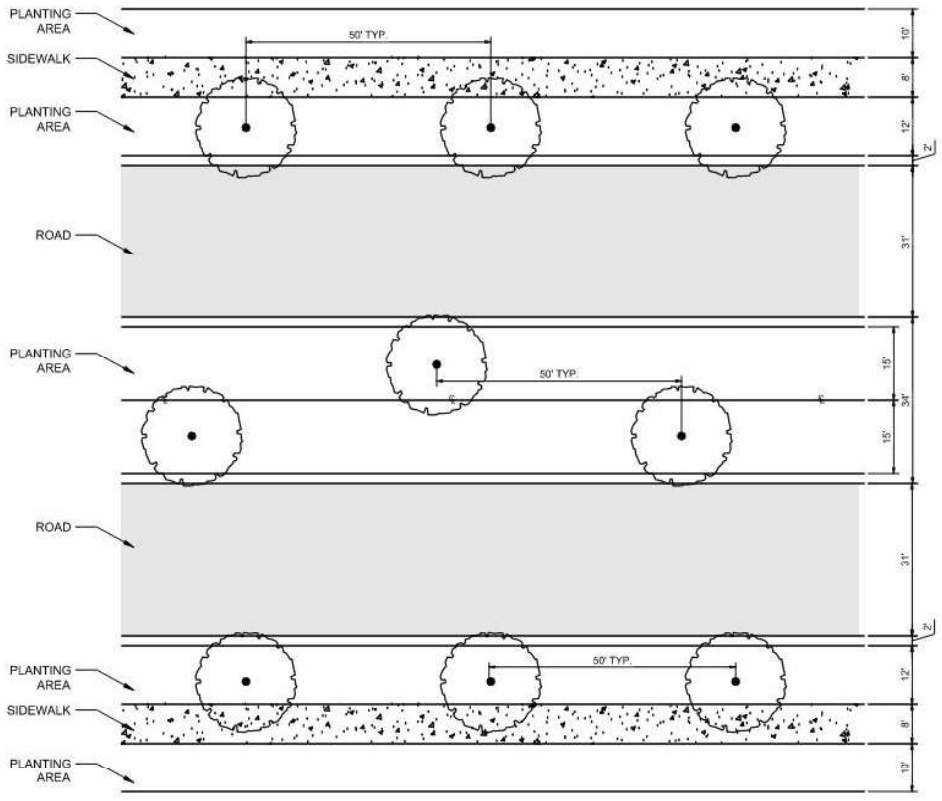
Please refer to the typical street sections below for dimensional requirements for the private internal streets proposed within the development:

Refer to Exhibits A, B, C

EXHIBIT 'A'

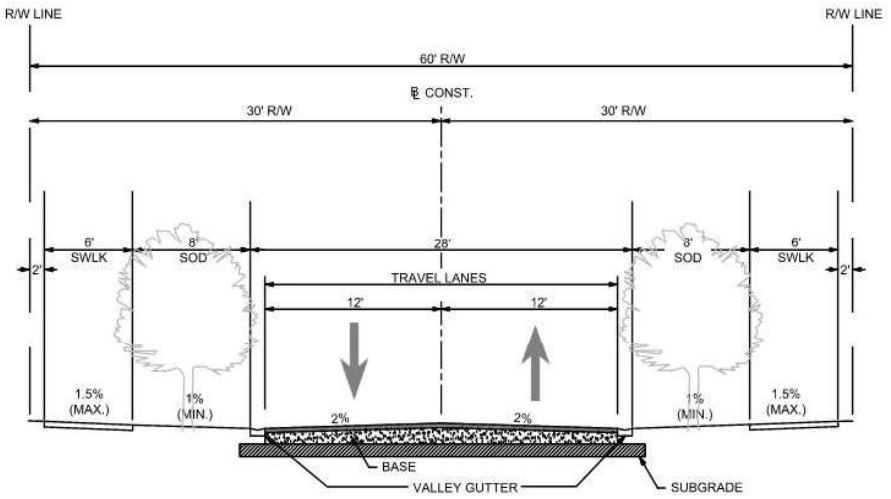


N-S ARTERIAL ROAD "A" TYPICAL SECTION
N.T.S.

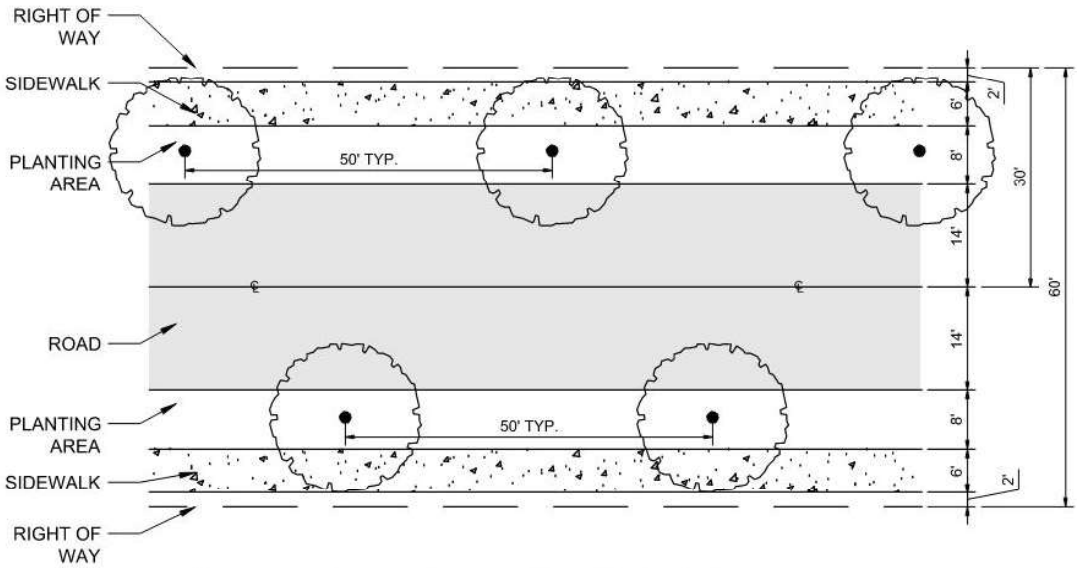


N-S ARTERIAL ROAD "A" TYPICAL PLAN
N.T.S.

EXHIBIT 'B'

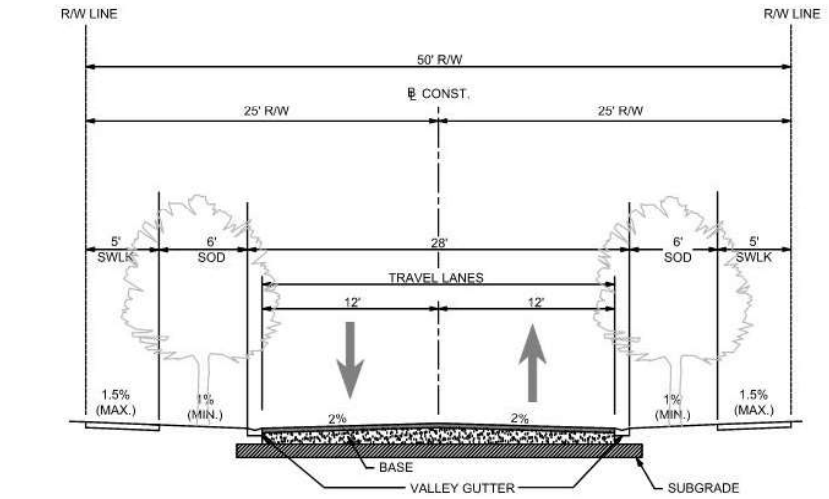


E-W LOCAL ROAD, 60' R/W TYPICAL SECTION
N.T.S.

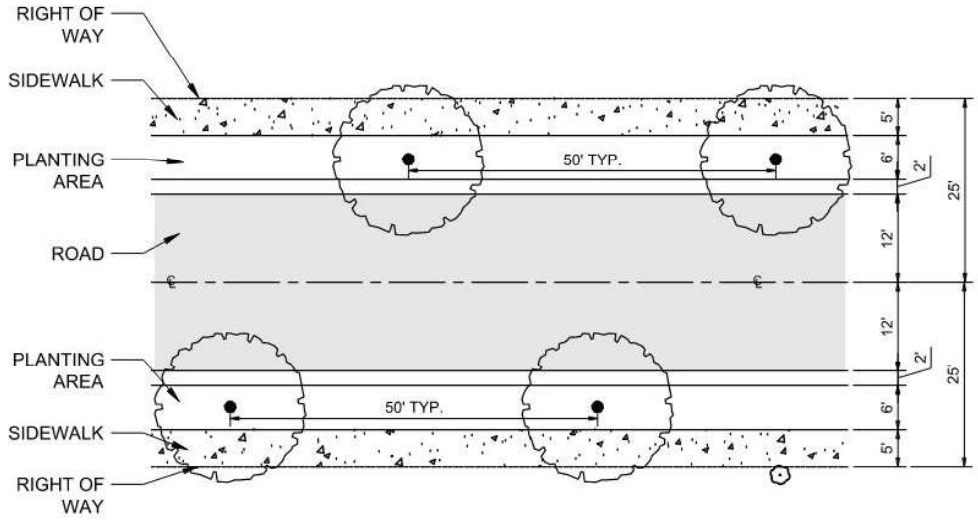


E-W LOCAL ROAD, 60' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'C'

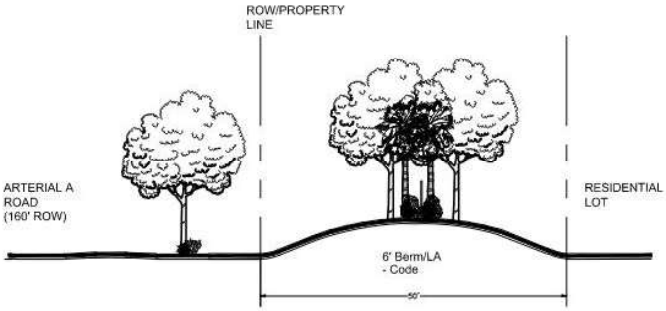


LOCAL ROAD, 50' R/W TYPICAL SECTION
N.T.S.

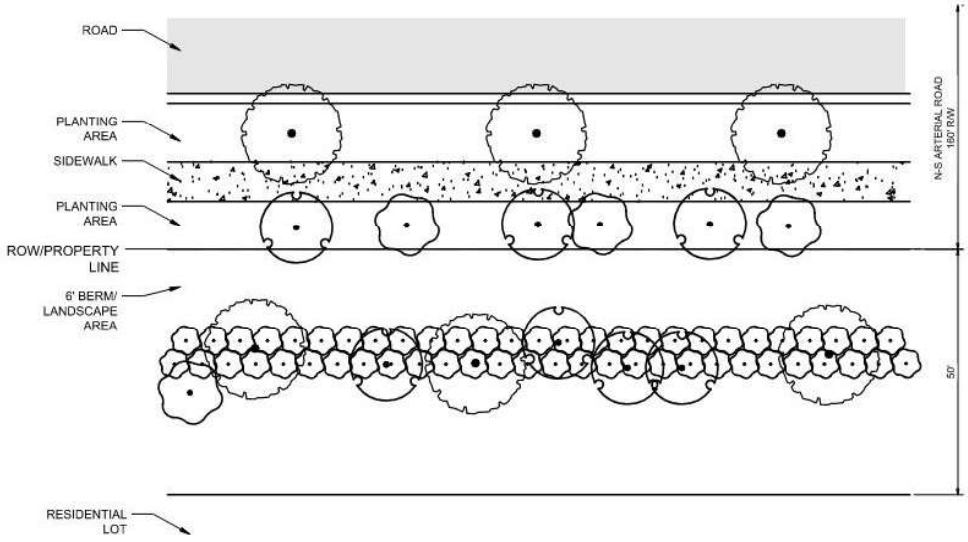


LOCAL ROAD, 50' R/W TYPICAL PLAN
N.T.S.

EXHIBIT 'D'



PERIMETER BUFFER SECTION
N.T.S.



PERIMETER BUFFER PLAN
N.T.S.

STATEMENT OF UNIFIED CONTROL
AND BINDING PUR AGREEMENT

The property as described as follows:

- 9850 W Midway Road Parcel ID: 2334-340-0000-000-7
- "To Be Determined" Parcel ID: 2334-410-0000-000-1

and specified in the application package, is owned by, and under the unified control of, the undersigned, Walton Acquisitions FL LLC who shall proceed with the proposed development according to the provisions of the City of Fort Pierce zoning regulations and any conditions as may be attached to the rezoning of the land to PUR; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUR, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of January, 2024.

Walton Acquisitions FL, a Florida limited liability company
By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Barry Dluzen, Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 23rd day of Janury, 2024, before me, a Notary Public in and for said State of Arizona, personal appeared Barry Dluzen, to me personally known, who by me duly sworn (or affirmed), did say that he/she is the Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company and that said instrument was signed on behalf of said company.
IN WITNESS WHEREOF, I have hereunto set my and hand affixed my seal the day and year last above written.

_____
Print Name: Julie Gillett
Notary Public, State of Arizona
Commission No.: 635441
My Commission Expires: 08/05/2026

[Affix Notary Seal]

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

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

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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:

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

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Environmental Summary

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

Section 34, Township 35 S, Range 39 E

Prepared For:

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

Prepared By:

Jennifer Acevedo

Jennifer Acevedo

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

May 2023

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1.0 Introduction and Site Description

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

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

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

2.0 SFWMD Permit Summary Environmental Conditions

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

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

3.0 Summary of Updated Habitat Assessment and Listed Species Surveys

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

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

3.1 Upland Habitats

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

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

411 FLUCCS Pine Flatwoods

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

224/221 FLUCCS Abandoned Citrus Groves

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

2110 FLUCCS Improved Pasture

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

740 FLUCCS Disturbed Lands

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

422 FLUCCS Brazilian Pepper

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

3.2 Wetland Habitats

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

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

643 FLUCCS Wet Prairie

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

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

625 FLUCCS Hydric Pine Flatwoods

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

617 FLUCCS Mixed Wetland Hardwoods

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

641 FLUCCS Freshwater Marsh

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

3.3 Other Surface Waters (OSW)

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

530 FLUCCS: Artificial/Farm Pond

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

3.4 Listed Flora and Fauna

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

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

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

4.0 Summary

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

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

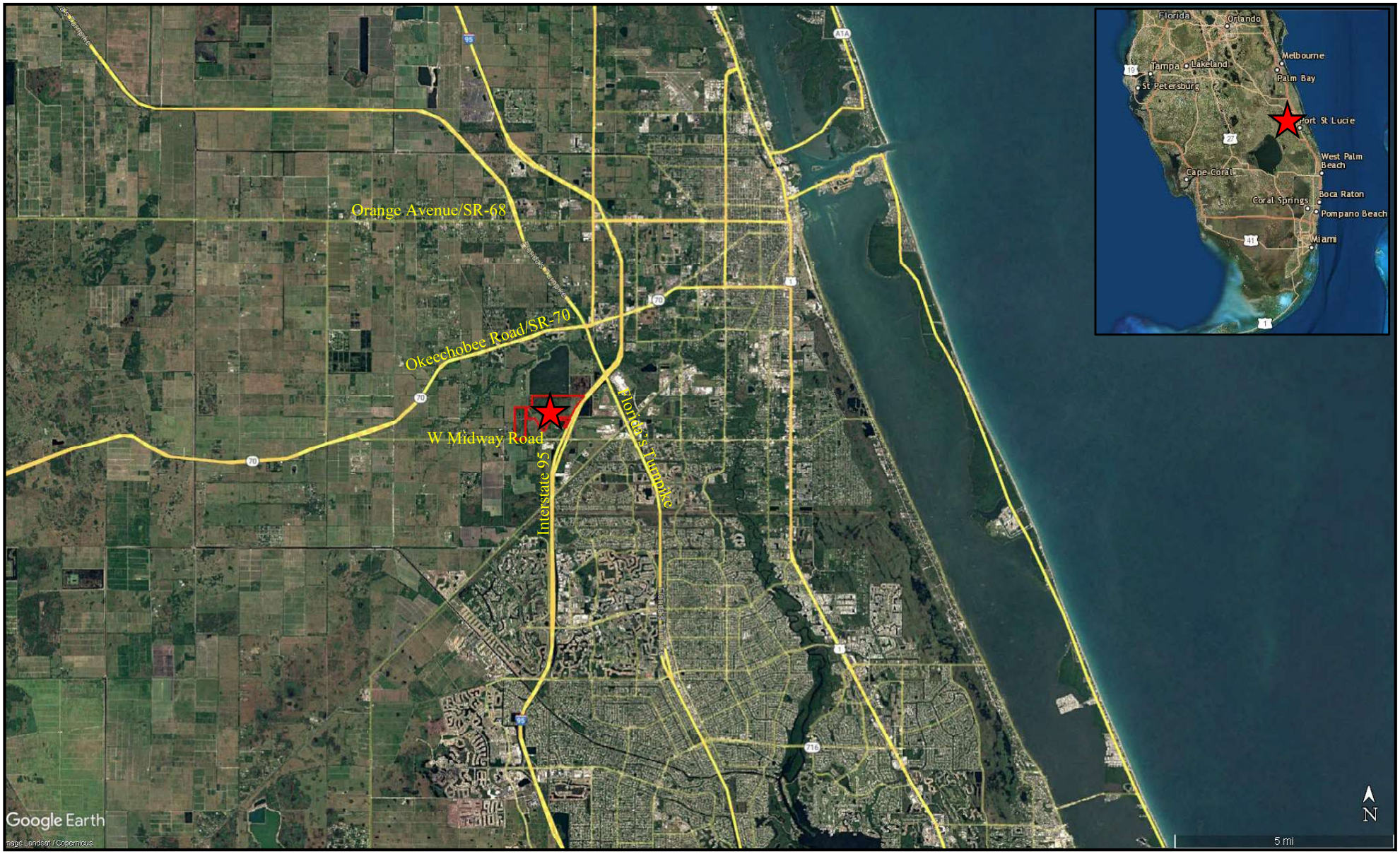
Aquatic Research FL further completed an updated listed flora and fauna survey, including a state compliant 15% minimum habitat survey for gopher tortoise burrows. No state or federal listed flora species requiring protection were observed within the limits of the subject property.

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

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

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

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



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

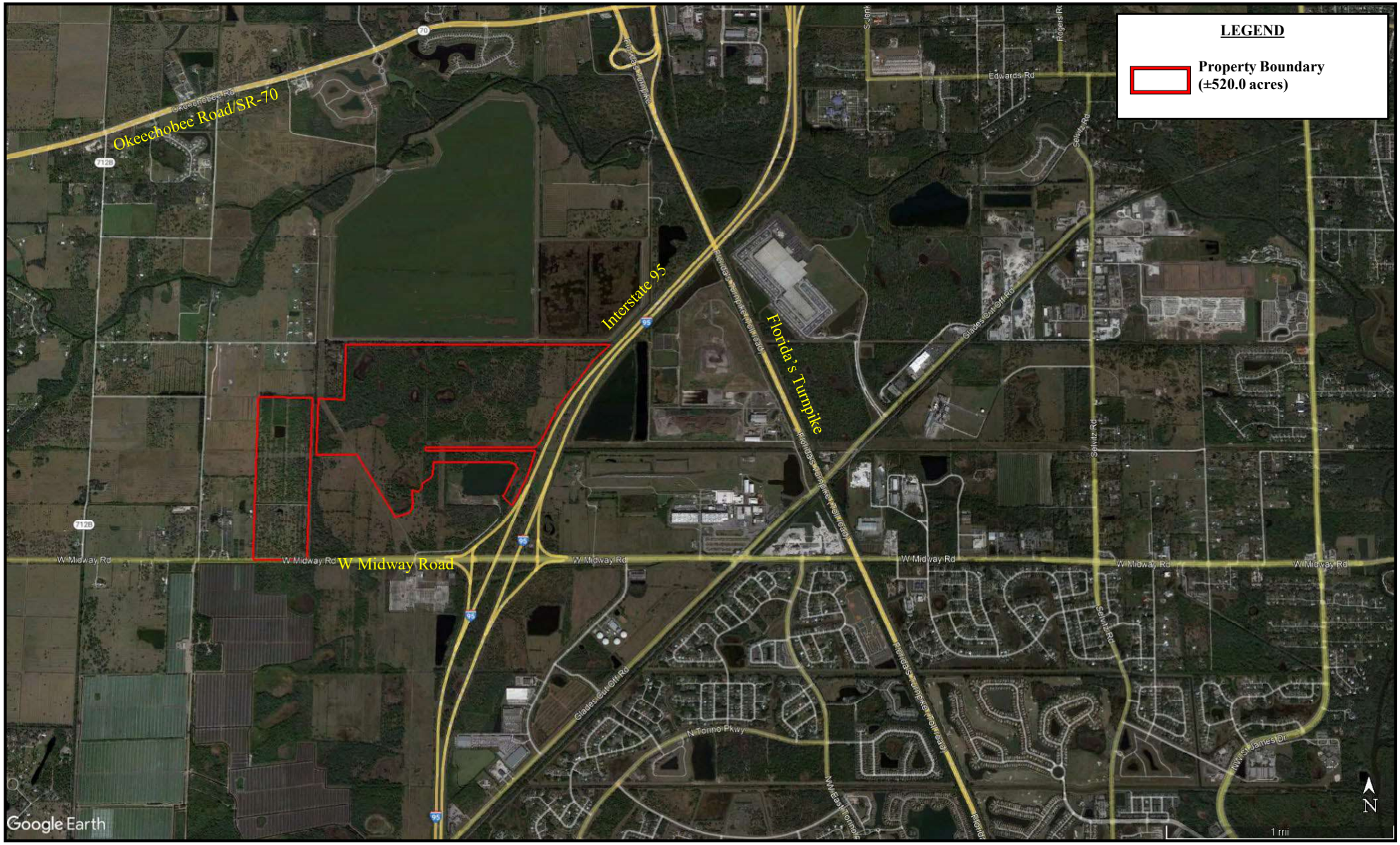
Location Map

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

Figure 1

Image: Google Earth Date 01/20/2021

N



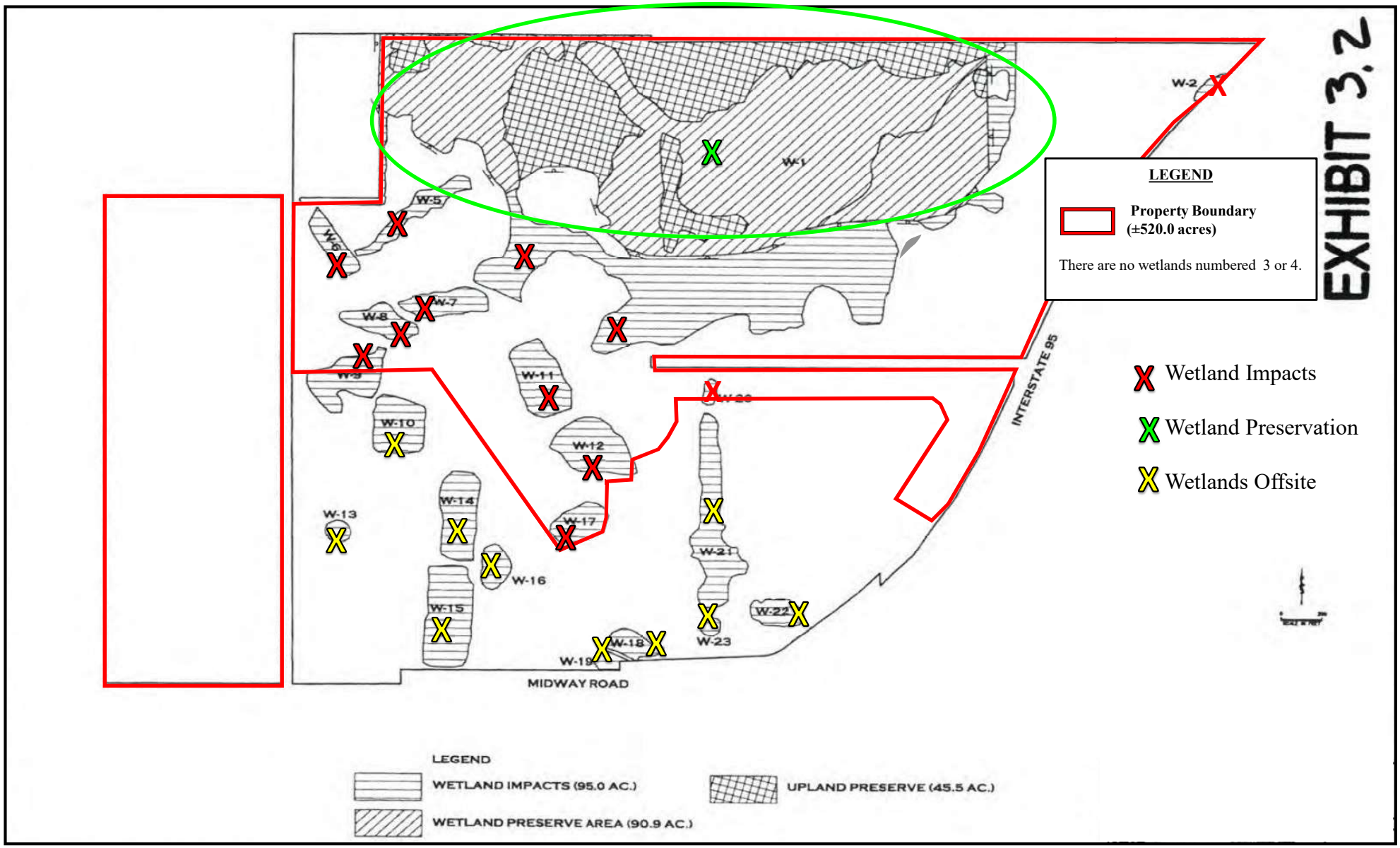
Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Site Map

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

Figure 2

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



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Permit Number 56-02538-P SFWMD
Wetland Map

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

Figure 3

Image & Data: As created by Others

N

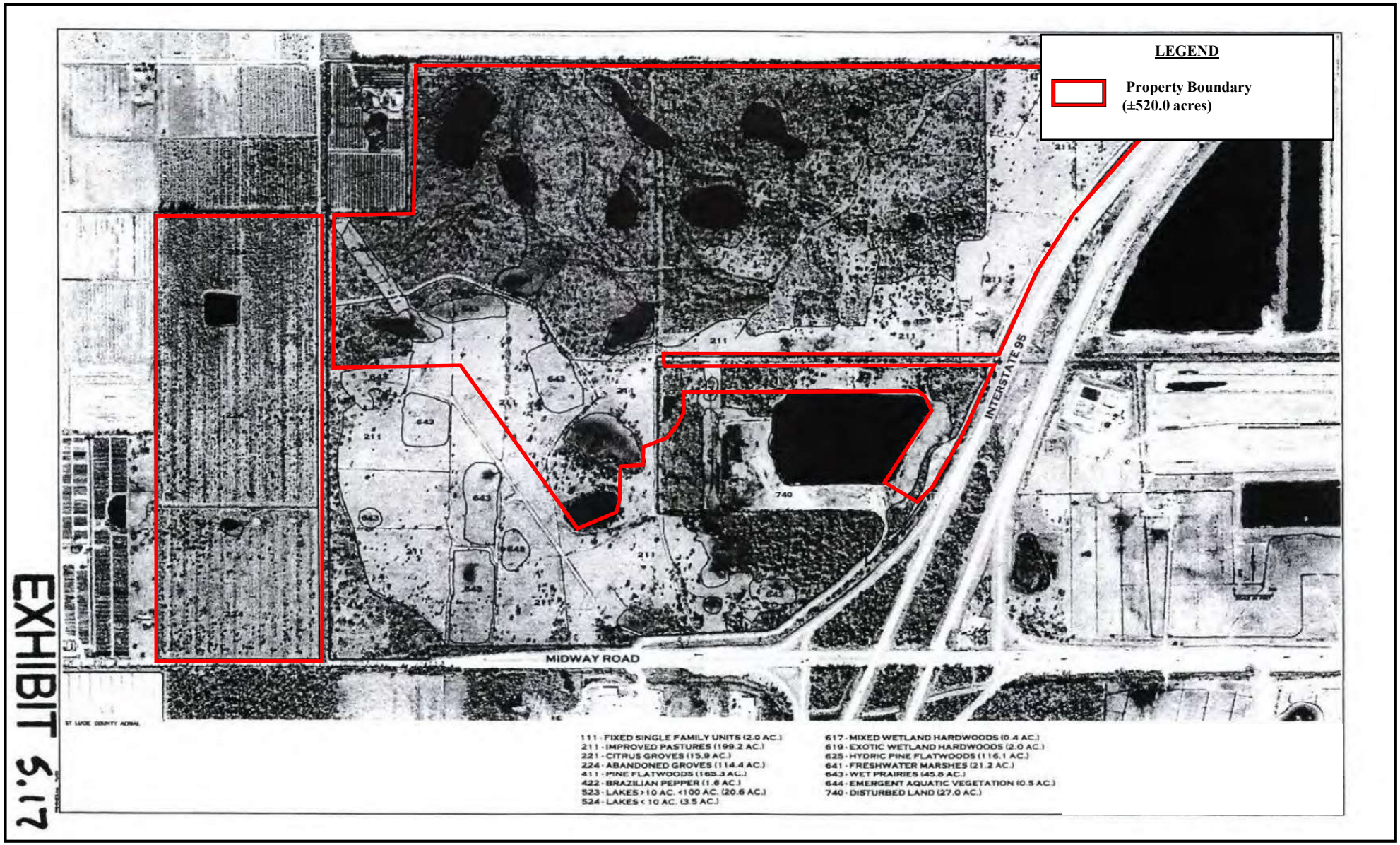


EXHIBIT 2.17

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

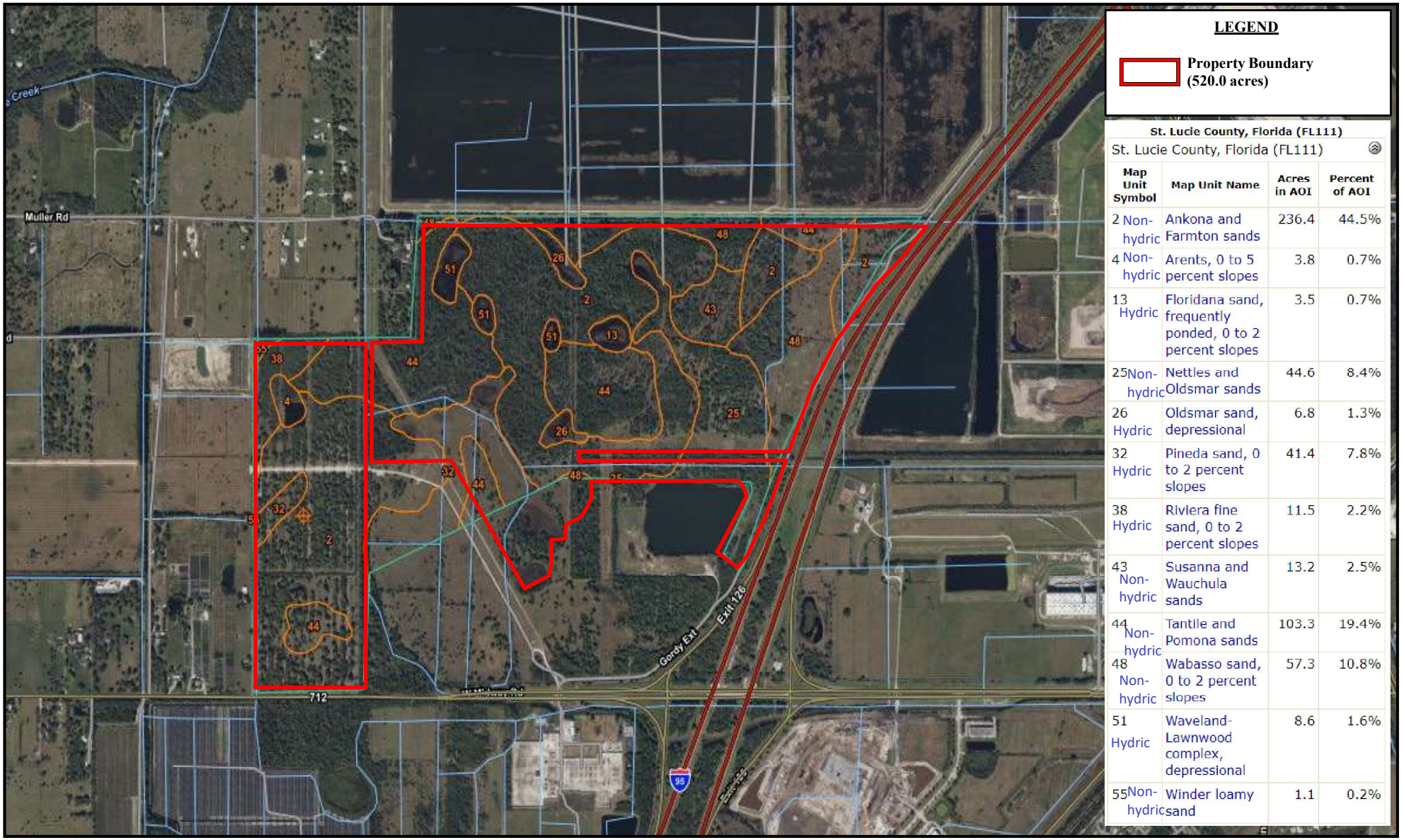
Permit Number 56-02538-P
FLUCCS Codes SFWMD

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

Figure 4

Image & Data: As created by Others

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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

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Environmental Consulting Department

Soil(s) Map

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

Figure 5

Image: USDA
Data: WSS & SSURGO Soil Survey

N

Field Survey Report
Planning Phase
Sandhill Crane (*Grus canadensis*) Nesting

Sunrise Residential
9850 W Midway Road,
City of Fort Pierce,
St. Lucie County, Florida
PIN's: 2334-340-0000-000-7 & 2334-410-0000-000-1
Section 34, Township 35 S, Range 39 E

Prepared For:

Sunrise Residential, LLC
C/O Brent Howells
509 South Chickasaw Trail, No. 343
Orlando, Florida 32825

Prepared By:

Jennifer Acevedo

Jennifer Acevedo

ENVIRONMENTAL CONSULTING DEPARTMENT
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May 2023

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Figure 19: Proposed Project Area Wetland 11 SFWMD Permit Number 56-02538-P
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Appendix B
Site Photographs

Appendix C
St Lucie County Rain Data

1.0 Introduction

In support of site development for the Sunrise Residential Project, Aquatic Research, Monitoring, Equipment and Deployment, LLC (Aquatic Research FL), completed a Sandhill Crane *(Grus canadensis)* survey throughout all wetlands located on and adjacent to the subject property, of which included all wetlands as referenced in the approved SFWMD permit. The Sunrise Residential Project is a ±520-acre portion of the currently permitted ±733-acre project named Willow Lakes LLC, Midway Properties LLC, Red River LLC, the Provences, dated March 16, 2006, under South Florida Water Management District (SFWMD) Application Number 060323-13 and Permit Number 56-02838-P. It further consists of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County, and is identified by the St. Lucie County Property Appraiser as Parcel Identification Numbers 2334-340-0000-000-7 & 2334-410-0000-000-1, within Section 34, Township 35 South, and Range 39 East. Please see Appendix A, Figure 1 for the Location Map.

In accordance with the approved SFWMD Special Permit Condition 28: *After construction authorization is granted and prior to the commencement of construction, wildlife surveys shall be conducted during the Sandhill Crane (Grus canadensis) nesting season (approximately January 1 to August 1) to locate any nests. Should any nests be identified, District staff shall be notified, and a 400-foot protection zone marked with construction barrier fencing shall be installed and maintained around any Sandhill Crane nests located in areas proposed for or adjacent to development. Construction activities shall not occur within the 400-foot protection zone until the chicks are fully fledged and the parents and chicks have left the nest for the season.* Furthermore, review of the approved SFWMD permit indicates that the site has contained active and inactive Sandhill Crane nests within Wetlands labeled as 1 and 17. Recent habitat and listed species assessments conducted by Aquatic Research FL in 2022 and 2023 indicate that the subject property still contains various wetlands suitable for the support of Sandhill Crane nesting. Therefore, Sandhill Crane nesting surveys were initiated by the applicant with survey events conducted in January 2023, March 2023, and April 2023 in accordance with Florida Fish & Wildlife Conservation Commission (FFWCC) guidelines for aerial Sandhill Crane nesting surveys.

As recommended in the FFWCC Species Conservation Measures and Permitting Guidelines for the Sandhill Crane surveys are recommended during the early stages of a project to identify areas used for nesting to aid in development of appropriate avoidance, minimization, and mitigation.

These Planning Surveys should consist of three (3) surveys in total spaced and conducted at least three (3) weeks apart during the breeding season. The objective of these surveys is to detect nesting activity. Additionally, per the FFWCC guidelines pre-construction surveys are also recommended immediately prior to project activities during the breeding season to identify active nests or flightless young in order to avoid, minimize, or mitigate for take of those nests or young. As nesting locations vary from year to year due to fluctuation in water levels in wetlands across the landscape, only conducting project planning surveys is considered insufficient to assure that no take of active nests or flightless young will occur. Pre-activity surveys should occur within thirty days of initiation of activities and should include either one (1) aerial survey or two (2) ground surveys.

At this time, the Sunrise Residential Project is in the pre planning and permit compliance and evaluation process. Therefore, to ensure the project not only remains in compliance with the SFWMD Special Permit Conditions but exceeds such requirements, the applicant has completed a Planning Survey. As the initial permit and wetland assessment for Sandhill Crane nesting was conducted during 2005-2006 (18 years prior) the completion of this planning survey further provides valuable ecological information regarding suitability and current utilization of wetlands for Sandhill Crane nesting. Furthermore, in accordance with the approved SFWMD Permit as well as the FFWCC Guidance Document, a second survey will be conducted at least 30 days prior to the commencement of site work if work is to be conducted during nesting season (January – August).

2.0 Site Location and Description

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

Wetland and Other Surface Water (OSW) Descriptions and FLUCCS Codes:

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

During site reconnaissance, Aquatic Research FL reviewed all wetlands indicated in the approved SFWMD permit that are located on the subject property as well as currently offsite but still indicated in the approved permit. The surveyed wetlands appear to be mostly similar in size and type with minor changes as would be expected in a natural habitat. It should be noted however, that during the nesting surveys the region has been experiencing an unusual drought with lower than average rainfalls and Sandhill nesting is heavily dependent on rainfall/hydrological conditions. Water level changes for each wetland during the survey period were noted and are depicted in Appendix A, Figures 5-24. Additionally, rainfall totals were obtained from SFWMD for 2005-2023. Rainfall totals during the original permitting period of 2005-2006 in which Sandhill Crane nesting was observed, are significantly higher than this current year, with differences as great as 5 inches. See Appendix A Figures C for Rainfall Totals. See Appendix A, Figures 3 & 4 for the SFWMD approved jurisdictional wetland maps.

Wetland types located on the subject property are as follows:

643 FLUCCS: Wet Prairie (WL's 6 -15 and 20-23)

Representative Vegetation:
Catesby lily *(Liliium Catesby)* – Native (FDACS)
Corkwood *(Leitneria Floridana)* – Native (FDACS)
St. John's wort species *(Hypericum spp)* – Native
Pickerelweed *(Pontederia cordata)* – Native
Panicgrass species *(Panicum spp.)* – Native
Yellowed eyed grass *(Xyris spp)* – Native
Pipewort *(Eriocaulon spp.)* – Native
Southern swamp-lily *(Crinum Americanum)* – Native
Marsh pink *(Sabatia stellaris)* – Native

625 FLUCCS: Hydric Pine Flatwoods (WL 5)

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

619 FLUCCS Exotic Wetland Hardwoods (WL 18-19)

Representative Vegetation
Brazilian pepper tree *(Schinus terebinthifolia)* – Non-native
Peruvian primrose willow *(Ludwigia peruviana)* – Non-native
Old World climbing fern *(Lygodium microphyllum)* – Non-native
Carolina willow *(Salix caroliniana)* – Native

641 FLUCCS Freshwater Marsh (WL's 1A-1I, 2, and 16-17)

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

Upland Habitat FLUCCS Classifications Observed are as Follows:

411 FLUCCS: Pine Flatwoods
224 FLUCCS Abandoned Groves
2110 FLUCCS Improved Pasture
740 FLUCCS Disturbed
422 FLUCCS Brazilian Pepper

3.0 Survey Methodology Sandhill Crane

The Sandhill Crane Nesting Survey was executed in accordance with the FFWCC guidelines for aerial - based nesting surveys for the Sandhill Crane during the Planning Phases.

The subject property contains wetlands, most of the systems being freshwater marsh or wet prairies. Wading birds rely on wetlands with certain vegetative characteristics as well as specific water depths for nesting. Long legged wading birds such as herons, egrets, and wood storks nest in colonies. To support a nesting colony, wetlands must contain woody vegetation either submerged or surrounded by water. Sandhill Cranes do not nest in colonies, but rather shallow freshwater marshes. Wading birds of various species and especially Sandhill Cranes will forage in a variety of wetland systems including pasture wetlands. Although Florida Sandhill Cranes forage in a variety of open habitats, shallow freshwater marshes are critical for both nesting and roosting (Wood and Nesbitt 2001). Average water depth at the nest ranges from 5 to 13 inches and averages 4 to 12 inches at roosting sites (Walkinshaw 1973, 1976; Bennett 1992). Additionally, uplands directly adjacent to nesting marshes are important for young Sandhill Cranes for the first several months until they are capable of flying.

Review of the characteristics of the surveyed wetlands indicate these systems to predominantly be suitable for Sandhill Crane nesting (±65%) with a low to moderate probability for nesting utilization by species of colonial birds. Therefore, during completion of this Sandhill Crane nesting survey additional observations were made to include determination of utilization for roosting or nesting by colonial species of wading birds. Additionally, as indicated in the approved SFWMD permit Sandhill Crane nesting was specifically noted in 2005-2006.

The survey methodology was based on FFWCC guidelines for conducting pedestrian and aerial surveys for Sandhill Crane nesting as outlined in the ***Species Conservation Measures and Permitting Guidelines for the Sandhill Crane***. Survey details are as follows:

Surveys during the breeding season (December to August) are useful for identifying active nests. Nesting primarily occurs from February to April. Surveys are recommended 1) during project planning and 2) immediately prior to project activities. Pre-activity (pre-clearing or pre-construction) surveys are recommended 30 days prior to project activities during the breeding season to identify active nests or flightless young in order to avoid,

minimize, or mitigate for take of those nests or young. Pre-activity surveys should include either one (1) 1 aerial survey or two (2) ground surveys (see methods below). If active nests or flightless young are found and avoidance of take is not feasible, the applicant should contact the FFWCC to discuss potential minimization and mitigation for take of those nests or young. If active nests or flightless young are not found, no further action is required.

Aerial transects covering 100% of the suitable nesting habitat are the most effective method for locating nesting Sandhill Cranes (Stys 1997). Nests typically are easier to detect at higher altitudes (e.g., 500-700 feet). Aerial transects at an altitude 250 feet and above are not expected to result in flushing from nests. Note that this minimum altitude is higher than that suggested in the 1997 FWC Nongame Technical Report No. 15. Sandhill Cranes may react differently to different types of aircraft, and altitude may need to be adjusted to prevent disturbance.

Surveys from the ground are adequate, provided precautions are taken to avoid flushing nesting cranes. On small sites, one (1) or a few observation points may be sufficient for complete coverage of the area via ground surveys. On larger areas, transects should be spaced to provide approximately 100% coverage of suitable habitat, taking into account the limits visibility imposed by the vegetation and terrain.

Observers should patiently scan suitable nesting habitat from as far away as practical. Transects through the marsh can result in disturbance and are not recommended. Slowly scanning from the periphery of the marsh from a high vantage point (e.g., standing on a truck) can increase visibility and decrease the probability of disturbance. A lone adult Sandhill Crane observed foraging during the breeding season is a good indicator that nesting may be occurring nearby. Members of a breeding pair exchange nest duties several times per day and observing a lone bird from a distance may help locate the mate on the nest, if necessary. Ground surveys should be conducted during the cool part of the day (dawn to 10 AM and 4 PM to dusk) to avoid exposure of eggs to heat in the event that adults accidentally flush from nests. Sandhill Crane breeding pairs engage in “unison calling” early in the morning or when switching incubation duties, which can help identify marshes used for nesting.

A Pre-Planning Sandhill Crane nesting survey was conducted during the 2022-2023 breeding season, each survey at least three (3) weeks apart. Survey dates are January 10, March 8 and April 11, 2023. Surveys were conducted by the qualified biologists with Aquatic Research FL. Surveys were done aerially, utilizing an unmanned aerial vehicle (UAV) with a 1/1.3″ CMOS sensor camera. The survey commenced at a 250-foot distance from the edge of each wetland. The UAV was subsequently raised up to a 250-foot altitude and transects across the entirety of the wetland were completed. Active observations were taken at this time, as well as a 4K video recording for QA/QC via an Ultra High Definition 47-inch screen. Additionally, pictures were taken at points of interest for enhanced QA/QC procedures. Technical specification of the camera are as follows: Sensor: 1/1.3″ CMOS, Lens FOV: 82.1°/ 24mm equivalent, Aperture: f/1.7, Focus range: from 1 m to ∞, ISO Range: 100-3200 (video/photo), Image Resolution: 48MP, Video Resolution: 4K 3840×2160 @ 30 fps. Additionally, as sandhill nesting is strongly influenced by rainfall, water levels were carefully documented for each wetland surveyed and are depicted in Appendix A, Figures 5-24. Rainfall data was also obtained from SFWMD for 2005-2023 and is included in Appendix C.

3.1 Incidental Observations for Listed Species Including Species of Colonial Nesting Birds

During the Sandhill Crane nesting surveys, incidental observations were also made for the presence of other state and/or federal listed fauna. This included observations for alligator nesting and species of colonial nesting wading birds within the wetlands surveyed. No alligator nests or other listed species, including species of colonial nesting birds, nests, dens, burrows, or roosting areas were observed within the survey areas. Within several wetlands various species of delisted wading birds were noted foraging (great blue herons and great white egrets).

4.0 Results and Discussion

In January 2023, March 2023, and April 2023, Aquatic Research FL conducted a Sandhill Crane nesting survey on a ±520-acre subject property, consisting of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County, Florida. The property is identified by the St. Lucie County Property Appraiser as Parcel Identification Numbers 2334-340-0000-000-7 & 2334-410-0000-000-1, within Section 34, Township 35 South, and Range 39 East. The survey was conducted as part of the pre-planning process in association with the existing SFWMD ERP covering the subject project.

Upon completion of the survey **no Sandhill Crane nests or Sandhill Cranes** were observed on the subject property during any of the survey events. Additionally, incidental observations were made for other state and/or federal listed fauna including alligator nests and species of colonial nesting birds. **No alligator nests** were observed, and **no other listed species, including colonial nesting birds, nests, dens, burrows, or roosting areas were observed** within the wetland areas surveyed. Observations by wetland and survey dates are located in Section 5.0 of this report.

During the survey periods observations were made within each wetland with regards to hydrological and vegetative suitability. Hydrological conditions were less than optimal within most of the suitable wetlands surveyed to support Sandhill Crane nesting. Preferred water depths for Sandhill Crane nesting includes depths of 5-13". Thirteen (13) of the twenty-one (21) wetlands surveyed meet the overall suitability criteria for community structure to support Sandhill Crane nesting. Of those thirteen (13) wetlands, eight (8) retained suitable hydrological conditions. This would include wetlands 1C-1H, W-12, and W-17. As a result of current drought conditions, the remaining suitable wetland locations had less than 5" of water depth. Rainfall data obtained from SFWMD for 2023 further supports poor hydrological conditions as they are indicative of a regional drought which is known to have a negative effect on nesting frequency. Regardless, over ±65% of the wetlands surveyed have the appropriate community structure to support Sandhill Crane nesting and it is likely that nesting would occur during years with higher rainfall totals. The documented nesting of Sandhill Cranes in 2005-2006 would further support a determination of suitability during years of higher rainfall totals. Rainfall data obtained from SFWMD indicated heavy rainfall during spring breeding months in 2005-2006 with readings of 4-5 or more inches of rain. Lack of observed nesting on the subject property currently could further be attributed to the presence of surrounding water bodies that likely have superior hydrology and vegetative conditions such as the adjacent sand mine reclamation pond and SFWMD stormwater treatment area (STA).

Respectfully submitted,
Aquatic Research Monitoring, Equipment, and Deployment LLC

Jennifer Acevedo

Jennifer Acevedo, Senior Scientist

5.0 Wetland Data

Wetland ID#	Location	Wetland Type	Vegetation <20 inches height within adjacent uplands. (Y or N)	Sparsely canopied mesic/hydric pine flatwoods adjacent to wetland. (Y or N)	Adjacent suitable foraging habitat (range, pasture and pasture-forest transition).	Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)	Notes
W-1A 3 acres (Figure 5)	Proposed Project Area	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Pasture & Flatwoods	Y	Jan	Y	N	W-1A **did not provide suitable nesting from Mar-Apr 2023** due to lack of or low water levels. No wading birds were observed.
							Mar	N	N	
							Apr	Y	N	
W-1B 4 acres (Figure 6)	Proposed Project Area	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1B **did not provide suitable habitat** during 2023 due to lack of or low water levels. No wading birds were observed.
							Mar	N	N	
							Apr	Y	N	
W-1C 2 acres (Figure 7)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1C **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. No wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-1D 2 acres (Figure 8)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1D **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. A foraging Great White Egret was observed. No other wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-1E 6 acres (Figure 9)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1E **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. No wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-1F 3 acres (Figure 10)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1F **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. A foraging Great White Egret was observed.
							Mar	Y	N	
							Apr	Y	N	
W-1G 2 acres (Figure 11)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1G **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. No wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-1H 3 acres (Figure 12)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Flatwoods	Y	Jan	Y	N	W-1H **provided suitable habitat** during 2023 survey, however no sandhill cranes were observed. Great Blue Heron was observed flying over wetland.
							Mar	Y	N	
							Apr	Y	N	
W-1I 0.7 acres (Figure 13)	Preserve	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Pasture & Flatwoods	Y	Jan	Y	N	W-1I **did not provide suitable nesting from Mar-Apr 2023** due to lack of or low water levels. No wading birds were observed.
							Mar	N	N	
							Apr	Y	N	
W-2 0.4 acres (Figure 14)	Proposed Project Area	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Pasture & Flatwoods	Undetermined (adjacent to I-95)	Jan	N	N	W-2 is **habitat under powerlines**. No water or wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	
W-5 1 acre (Figure 15)	Proposed Project Area	6250: Hydric Pine Flatwoods	N	N	Pasture & Flatwoods	N	Jan	N	N	Sandhill cranes do not generally nest in dense mesic/hydric pine flatwoods, therefore this is **unsuitable** habitat. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-6 1 acre (Figure 15)	Proposed Project Area	6250: Hydric Pine Flatwoods	N	N	Pasture & Flatwoods	N	Jan	N	N	Sandhill cranes do not generally nest in dense mesic/hydric pine flatwoods, therefore this is **unsuitable** habitat. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-7 1 acre (Figure 16)	Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-7 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-8 1 acre (Figure 17)	Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-8 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	

Wetland ID#	Location	Wetland Type	Vegetation <20 inches height within adjacent uplands. (Y or N)	Sparsely canopied mesic/hydric pine flatwoods adjacent to wetland. (Y or N)	Adjacent suitable foraging habitat (range, pasture and pasture-forest transition).	Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)	Notes
W-9 1 acre (Figure 18)	Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-9 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-10 1 acre (Figure 18)	Proposed Project Area	6430: Wet Prairie	Y	N	Pasture	Undetermined (under powerlines)	Jan	N	N	W-10 is **habitat under powerlines**. No water or wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	
W-11 2 acres (Figure 19)	Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-11 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-12 4 acres (Figure 20)	Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture & Flatwoods	Y	Jan	Y	N	W-12 **provided suitable** habitat during 2023 survey, however no sandhill cranes were observed. A foraging Great Blue Heron was observed. No other wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-13 0.5 acres (Figure 21)	Outside Proposed Project Area	6430: Wet Prairie	Y	N	Pasture	N	Jan	N	N	W-13 is **unsuitable habitat** does not meet the criteria . No water or wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	
W-14 4 acres (Figure 21)	Outside Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-14 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-15 4 acres (Figure 21)	Outside Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture	Y	Jan	N	N	W-15 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-16 0.5 acres (Figure 21)	Outside Proposed Project Area	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	N	Pasture	N	Jan	N	N	W-16 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-17 3 acres (Figure 22)	Outside Proposed Project Area	6410: Freshwater Marshes / Graminoid Prairie - Marsh	Y	Y	Pasture & Flatwoods	Y	Jan	Y	N	W-17 **provided suitable habitat** during 2023 survey, however no sandhill cranes nor other wading birds were observed.
							Mar	Y	N	
							Apr	Y	N	
W-18 0.2 acres (Figure 23)	Outside Proposed Project Area	6190: Exotic Wetland Hardwood	N	N	Pasture & Flatwoods	N	Jan	Unknown	N	W-18 contained dense exotic species and did not meet the criteria for sandhill crane nesting during the 2023 survey. Therefore this wetland is **unsuitable.**
							Mar	Unknown	N	
							Apr	Unknown	N	
W-19 0.2 acres (Figure 23)	Outside Proposed Project Area	6190: Exotic Wetland Hardwood	N	N	Pasture & Flatwoods	N	Jan	Unknown	N	W-19 contained dense exotic species and did not meet the criteria for sandhill crane nesting during the 2023 survey. Therefore this wetland is **unsuitable.**
							Mar	Unknown	N	
							Apr	Unknown	N	
W-20 0.2 acres (Figure 6)	Project Area	6430: Wet Prairie	Y	Y	Pasture & Flatwoods	Y	Jan	N	N	W-20 **did not provide suitable nesting from Mar-Apr 2023**. No water or wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	
W-21 6.3 acres (Figure 24)	Outside Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture & Flatwoods	Undetermined (under powerlines)	Jan	Y	N	W-21 **habitat under powerlines**. No wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	
W-22 1 acre (Figure 24)	Outside Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture & Flatwoods	Y	Jan	N	N	W-22 **did not provide suitable nesting from Jan-Apr 2023** due to lack of water. No wading birds were observed.
							Mar	N	N	
							Apr	N	N	
W-23 0.7 acres (Figure 24)	Outside Proposed Project Area	6430: Wet Prairie	Y	Y	Pasture & Flatwoods	Undetermined (under powerlines)	Jan	Y	N	W-23 **habitat under powerlines.** No wading birds were observed during the 2023 survey.
							Mar	N	N	
							Apr	N	N	

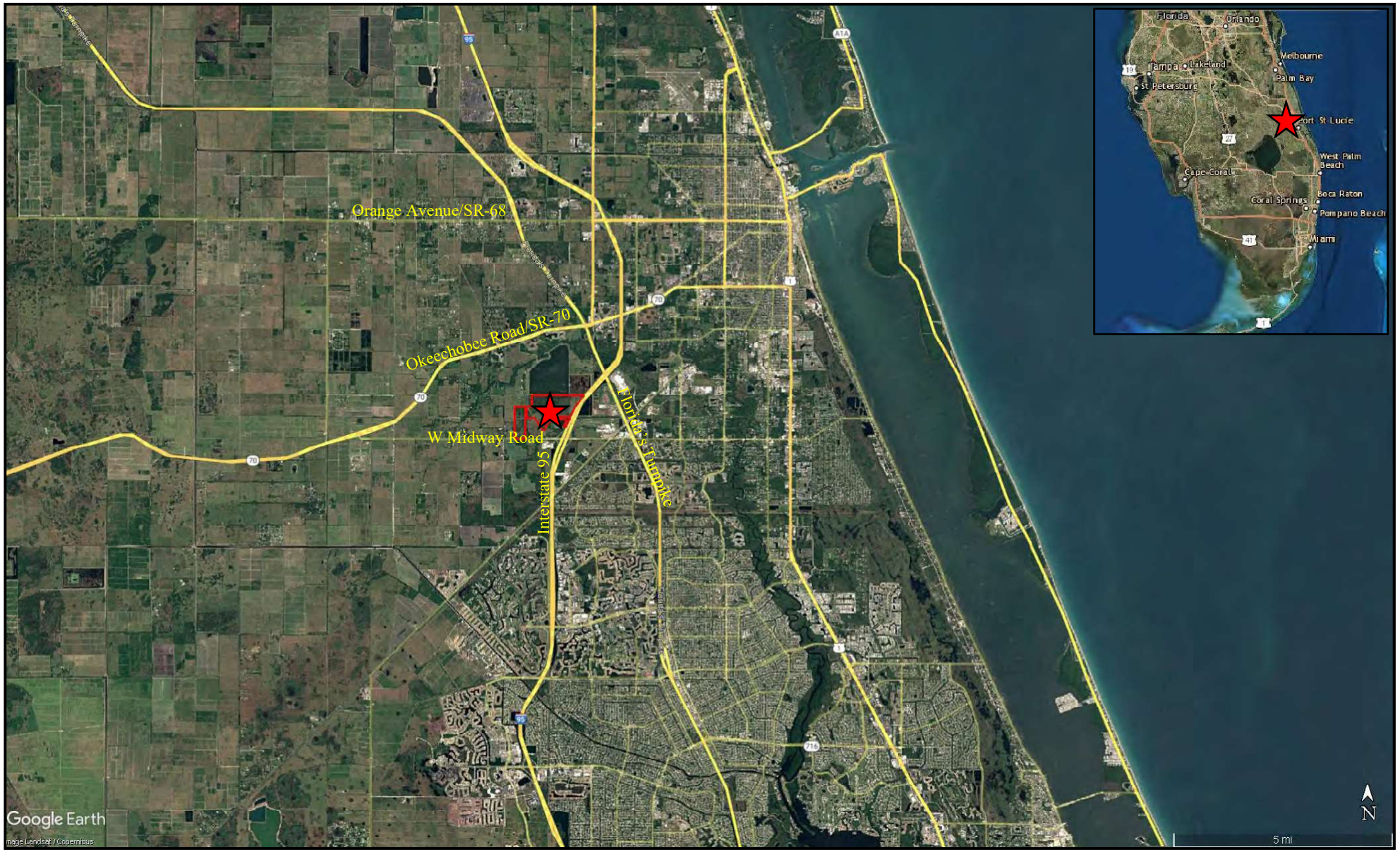
Appendix A

Maps

ENVIRONMENTAL CONSULTING DEPARTMENT

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

CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

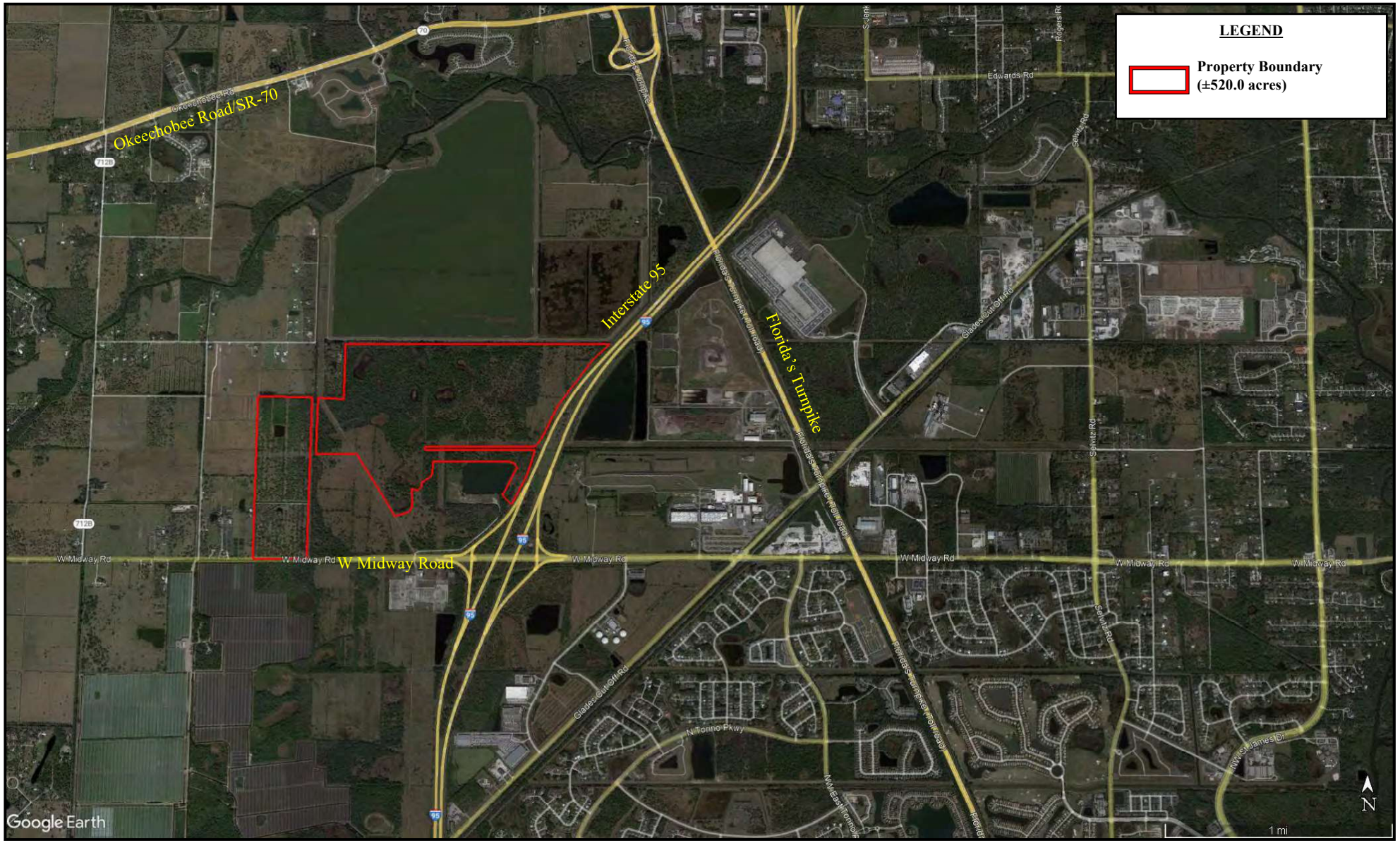
Location Map

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

Figure 1

N

Image: Google Earth Date 01/20/2021



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

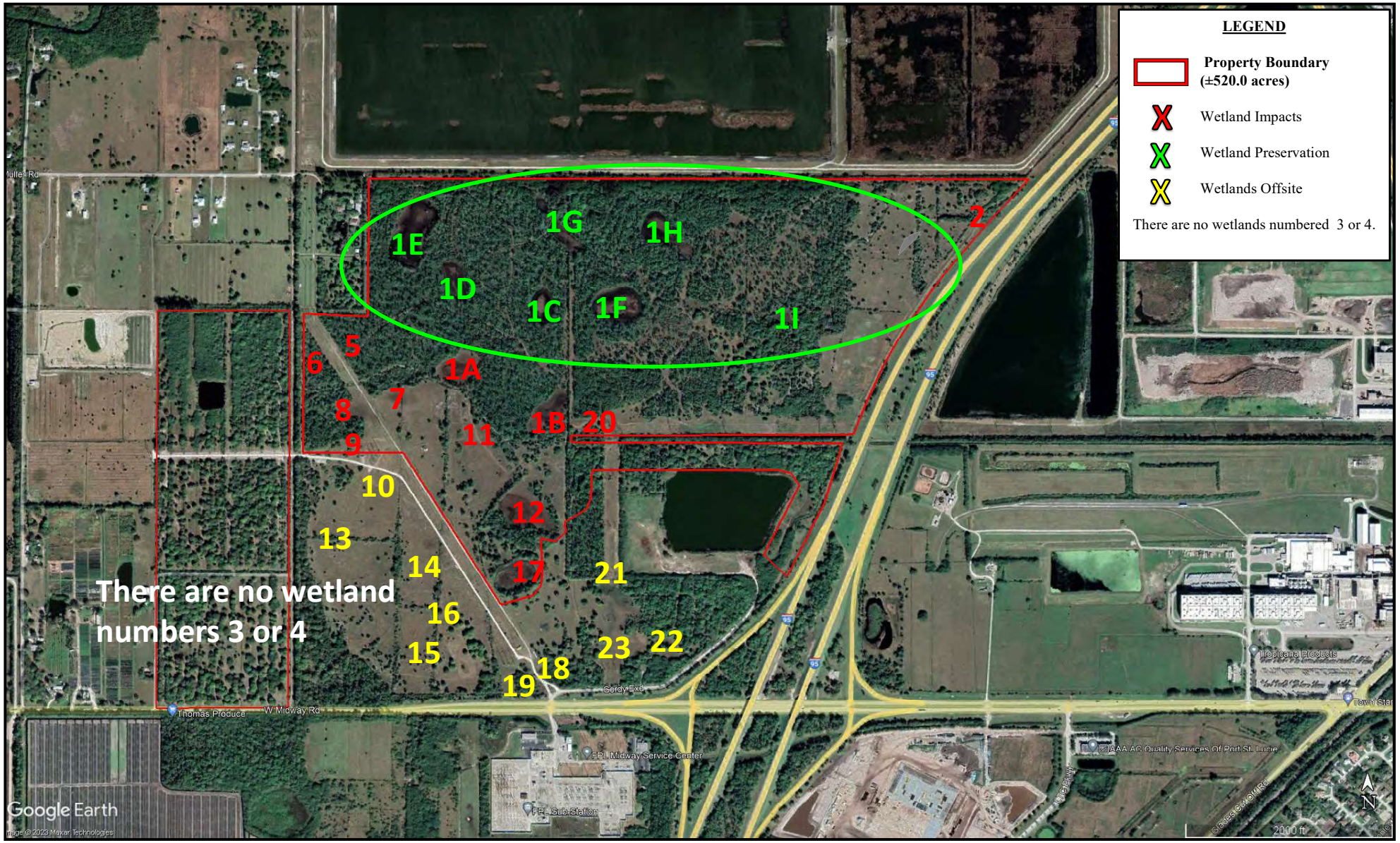
Site Map

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

Figure 2

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

N



ENVIRONMENTAL CONSULTING DEPARTMENT

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

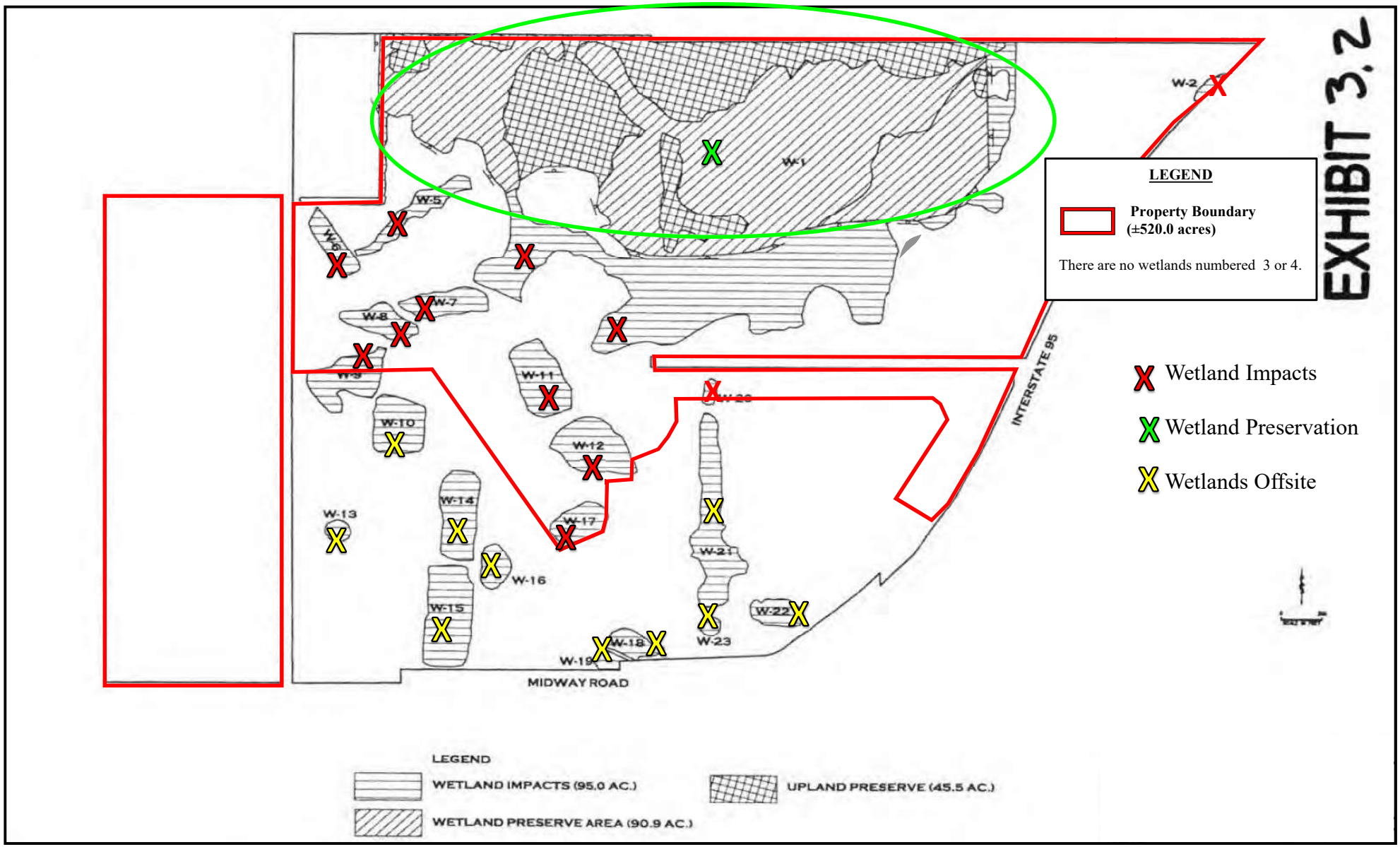
Wetlands & Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 3

Image & Data: As created by Others

N



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Wetland Impact & Preserve Area Map
Permit Number 56-02538-P

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

Figure 4

Image & Data: As created by Others

N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area Portion of Wetland 1
SFWMD Permit Number 56-02538-P

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

Figure 5

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

- Proposed Project Area Permit 56-02538-P SFWMD Approved Wetland
- January 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh
W-1B (±2 acres)

6430: Wet Prairie
W-20 (±0.2 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y (W-1B)	Jan	Y	N
	Mar	N	N
	Apr	Y	N
Y (W-20)	Jan	N	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area Portion of Wetland 1
SFWMD Permit Number 56-02538-P

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

Figure 6

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±2 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

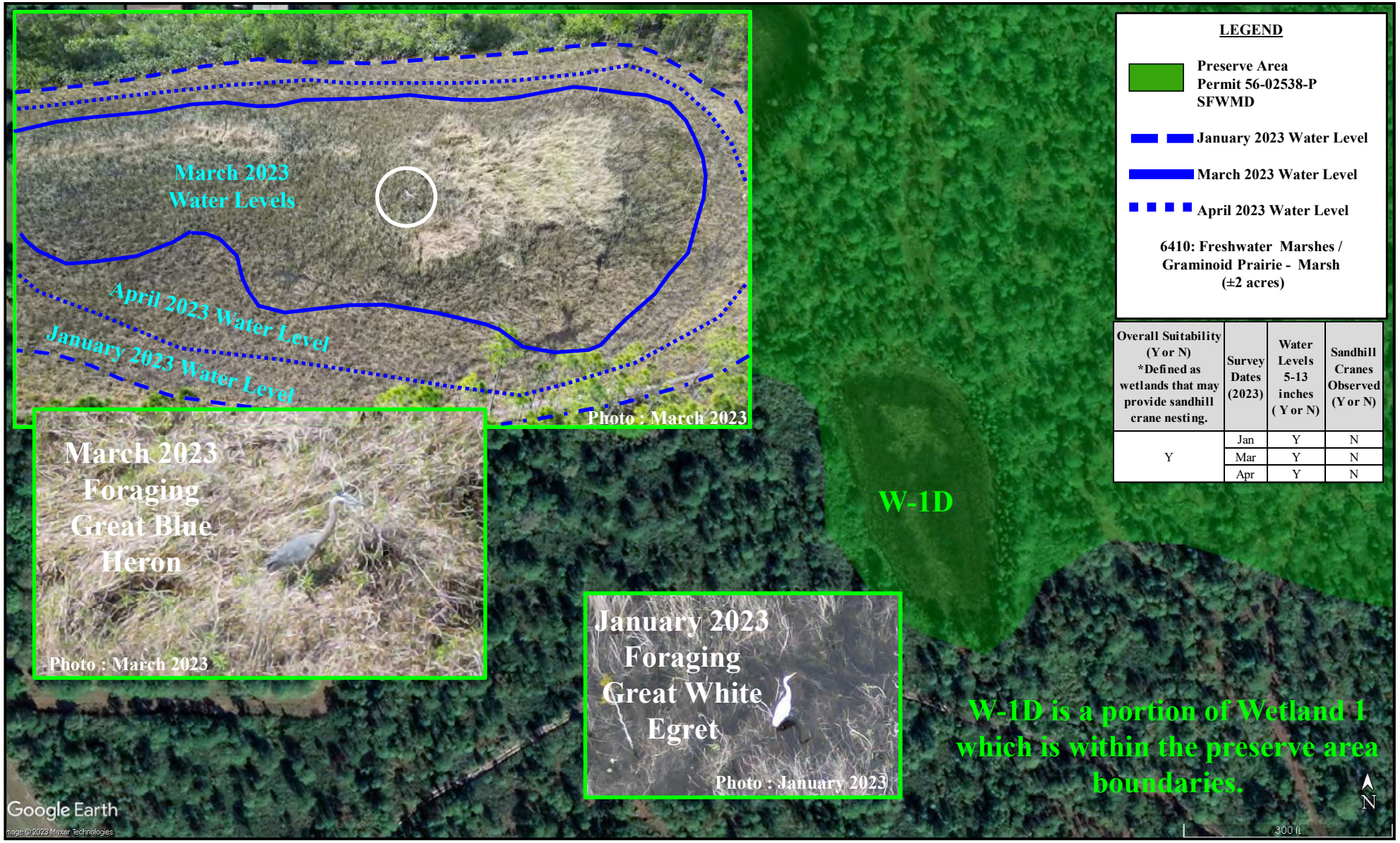
Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 7

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N



LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±2 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 8

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±6 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

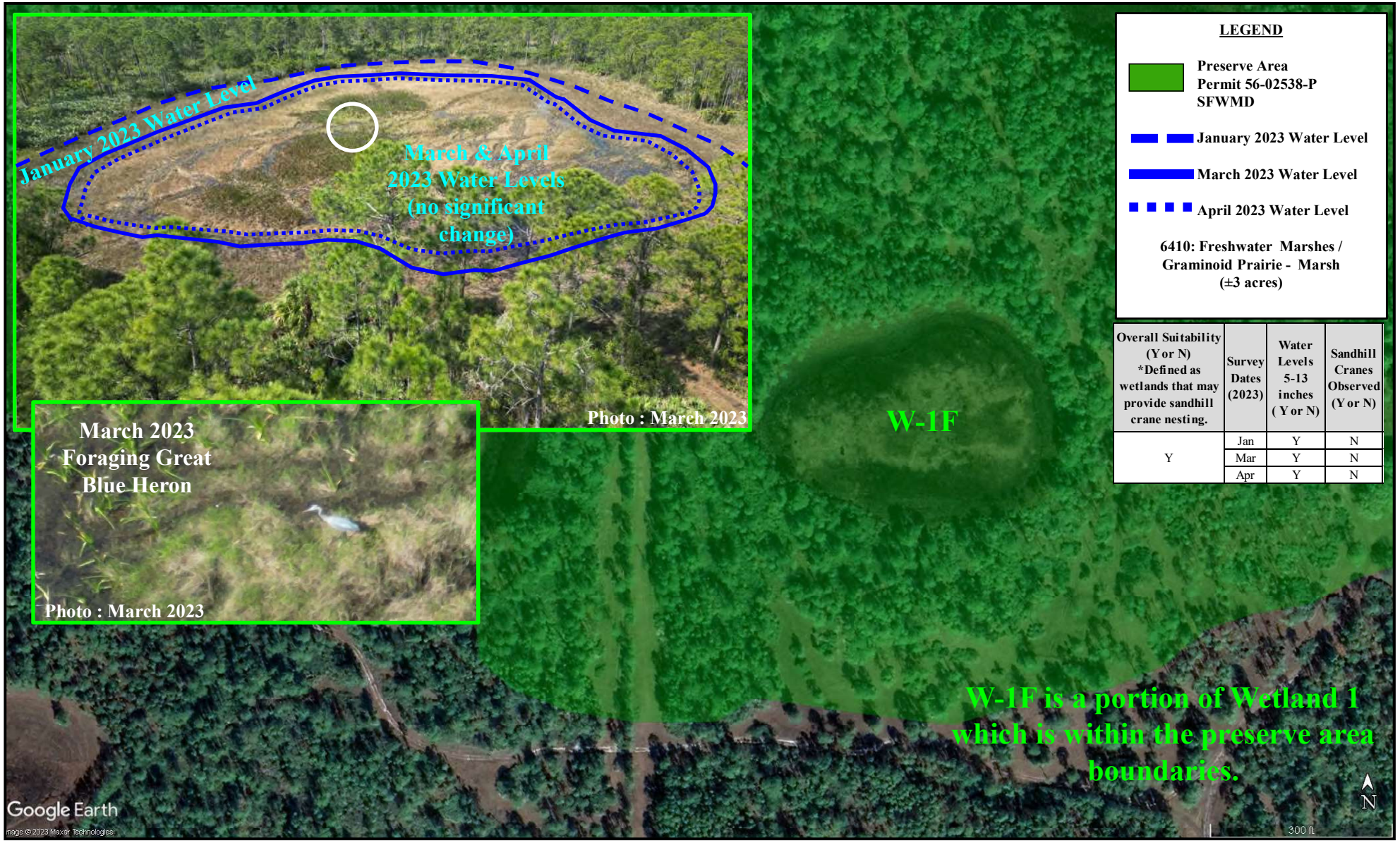
Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 9

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N



LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±3 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 10

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±2 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 11

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- March 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±3 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

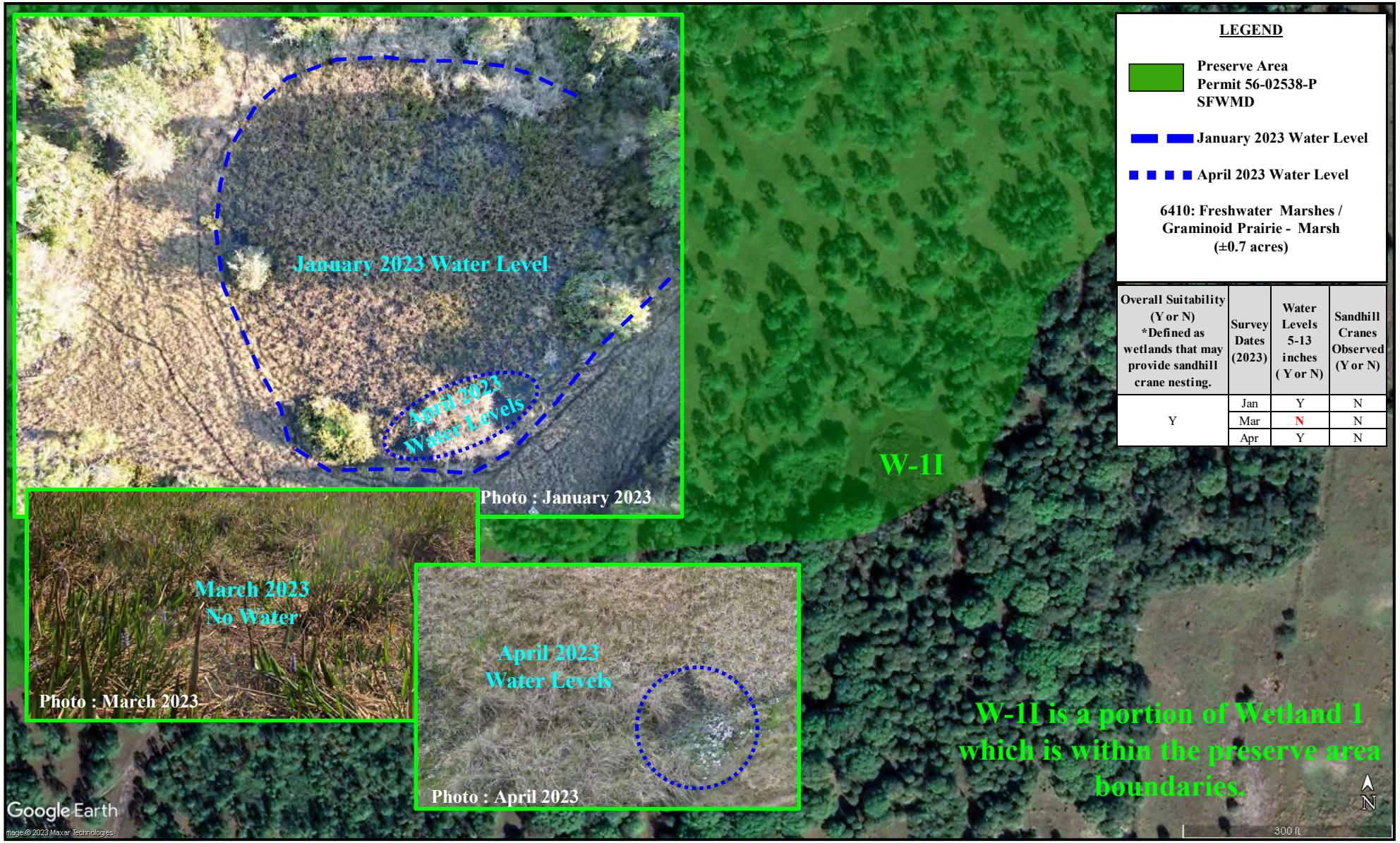
Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 12

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N



LEGEND

- Preserve Area Permit 56-02538-P SFWMD
- January 2023 Water Level
- April 2023 Water Level

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±0.7 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	N	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Portions of Wetland 1 Preserve Area Map
SFWMD Permit Number 56-02538-P

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

Figure 13

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

Proposed Project Area
Permit 56-02538-P
SFWMD Approved
Wetland

6410: Freshwater Marshes / Graminoid Prairie - Marsh (±0.4 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	N	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetland 2 SFWMD Permit Number 56-02538-P

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

Figure 14

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
N	Jan	N	N
	Mar	N	N
	Apr	N	N
N	Jan	N	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetlands 5 & 6 SFWMD Permit Number 56-02538-P

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

Figure 15

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetland 7 SFWMD Permit Number 56-02538-P

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

Figure 16

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetland 8 SFWMD Permit Number 56-02538-P

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

Figure 17

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

Proposed Project Area
Permit 56-02538-P
SFWMD Approved
Wetlands

6430: Wet Prairie
W-9 (±1 acre)
W-10 (±1 acre)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	N	N
	Mar	N	N
	Apr	N	N
Undetermined (under powerlines)	Jan	N	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetlands 9 & 10 SFWMD Permit Number 56-02538-P

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

Figure 18

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Proposed Project Area
Wetland 11 SFWMD Permit Number 56-02538-P

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

Figure 19

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

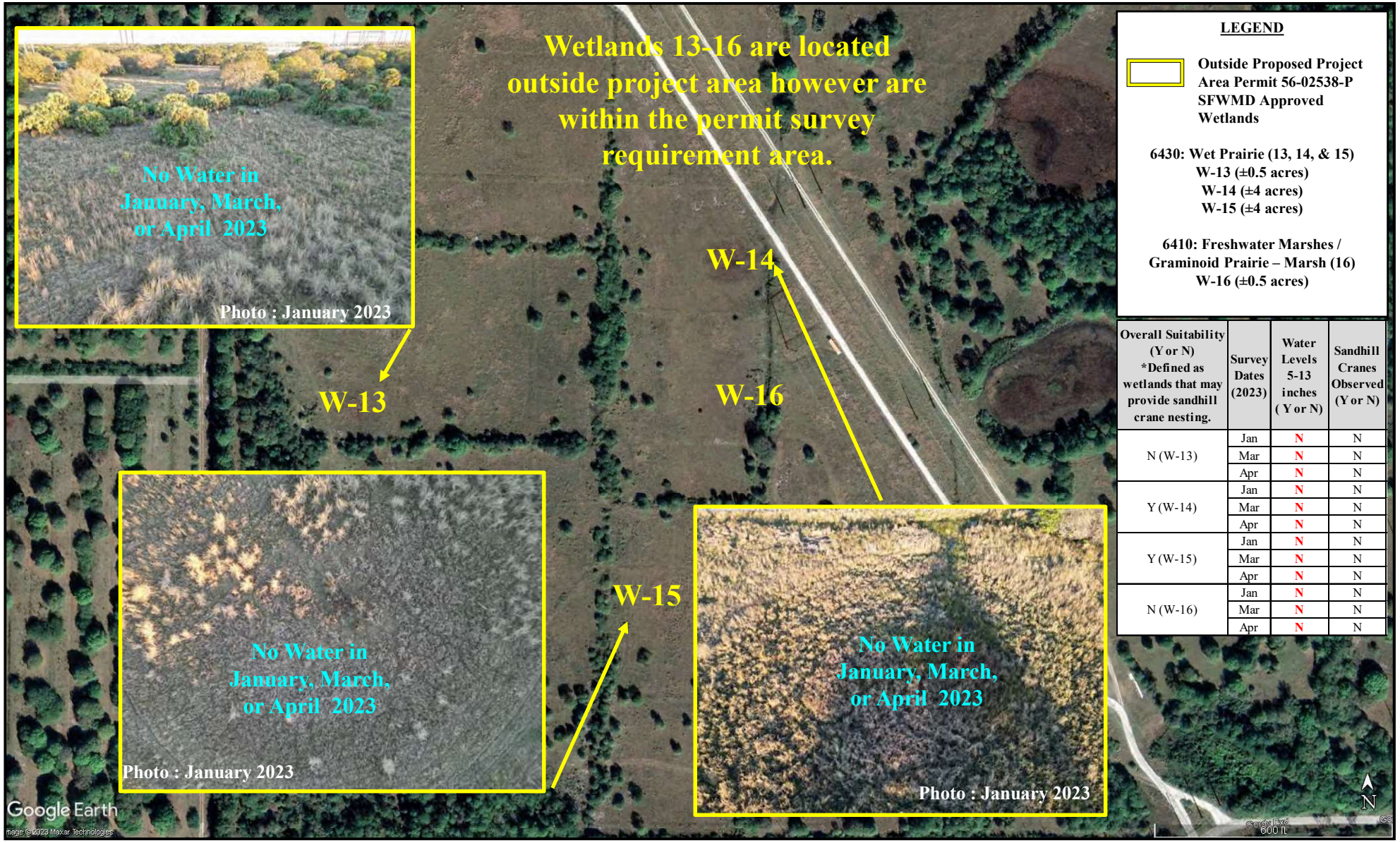
Proposed Project Area
Wetland 12 SFWMD Permit Number 56-02538-P

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

Figure 20

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N



LEGEND

Outside Proposed Project Area Permit 56-02538-P SFWMD Approved Wetlands

6430: Wet Prairie (13, 14, & 15)
W-13 (±0.5 acres)
W-14 (±4 acres)
W-15 (±4 acres)

6410: Freshwater Marshes / Graminoid Prairie – Marsh (16)
W-16 (±0.5 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
N (W-13)	Jan	N	N
	Mar	N	N
	Apr	N	N
Y (W-14)	Jan	N	N
	Mar	N	N
	Apr	N	N
Y (W-15)	Jan	N	N
	Mar	N	N
	Apr	N	N
N (W-16)	Jan	N	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Outside Proposed Project Area Wetlands 13, 14, 15, & 16, SFWMD Permit Number 56-02538-P

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

Figure 21

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Y	Jan	Y	N
	Mar	Y	N
	Apr	Y	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

SFWMD Proposed Project Area
Wetland 17 Permit Number 56-02538-P

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

Figure 22

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

LEGEND

Proposed Project Area
Permit 56-02538-P
SFWMD Approved
Wetland

6190: Exotic Wetland Hardwood
W-18 (±0.2 acres)
W-19 (±0.2 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
N (W-18)	Jan	Unknown	N
	Mar	Unknown	N
	Apr	Unknown	N
N (W-19)	Jan	Unknown	N
	Mar	Unknown	N
	Apr	Unknown	N

Wetlands 18 and 19 are classified as exotic hardwood wetlands; these wetlands DO NOT meet sandhill crane nesting requirements.

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

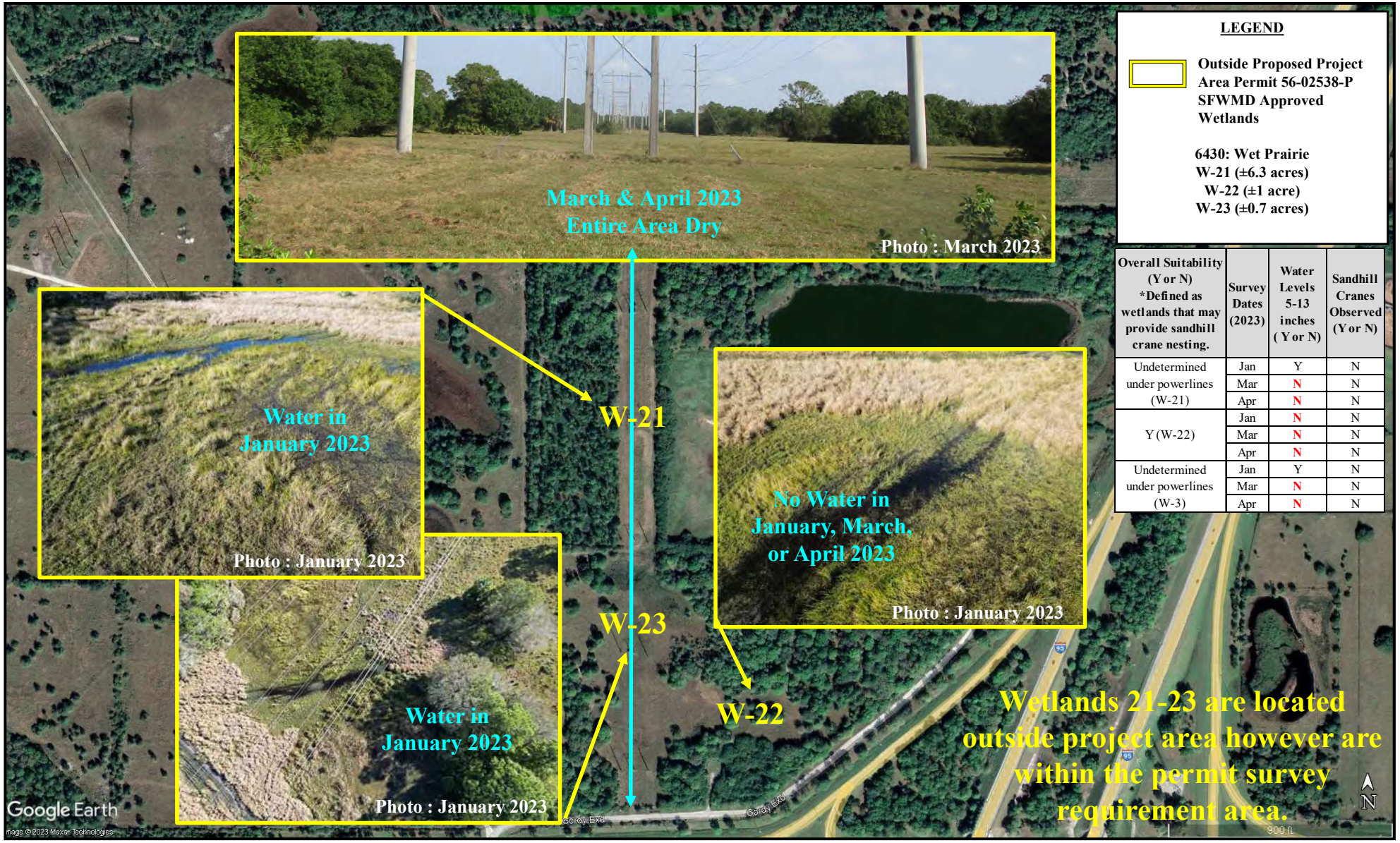
Proposed Project Area Wetlands 18 & 19
SFWMD Permit Number 56-02538-P

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

Figure 23

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N



LEGEND

Outside Proposed Project Area Permit 56-02538-P
SFWMD Approved Wetlands

6430: Wet Prairie
W-21 (±6.3 acres)
W-22 (±1 acre)
W-23 (±0.7 acres)

Overall Suitability (Y or N) *Defined as wetlands that may provide sandhill crane nesting.	Survey Dates (2023)	Water Levels 5-13 inches (Y or N)	Sandhill Cranes Observed (Y or N)
Undetermined under powerlines (W-21)	Jan	Y	N
	Mar	N	N
	Apr	N	N
Y (W-22)	Jan	N	N
	Mar	N	N
	Apr	N	N
Undetermined under powerlines (W-3)	Jan	Y	N
	Mar	N	N
	Apr	N	N

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Outside Proposed Project Area Wetlands 21, 22, & 23
SFWMD Permit Number 56-02538-P

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

Figure 24

Image: Google Earth – Date 01/14/2022
Data: Aquatic Research Equipment, Monitoring, & Deployment , LLC

N

Appendix B
Site Photographs

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Sandhill Crane Nesting Survey Site Photos

Wetland 1A January 2023 (holding water)

Wetland 1A March 2023 (no water)

Wetland 1A April 2023 (holding water)

Wetland 1B January 2023 (holding water)

Wetland 1B March 2023 (muck-no water)

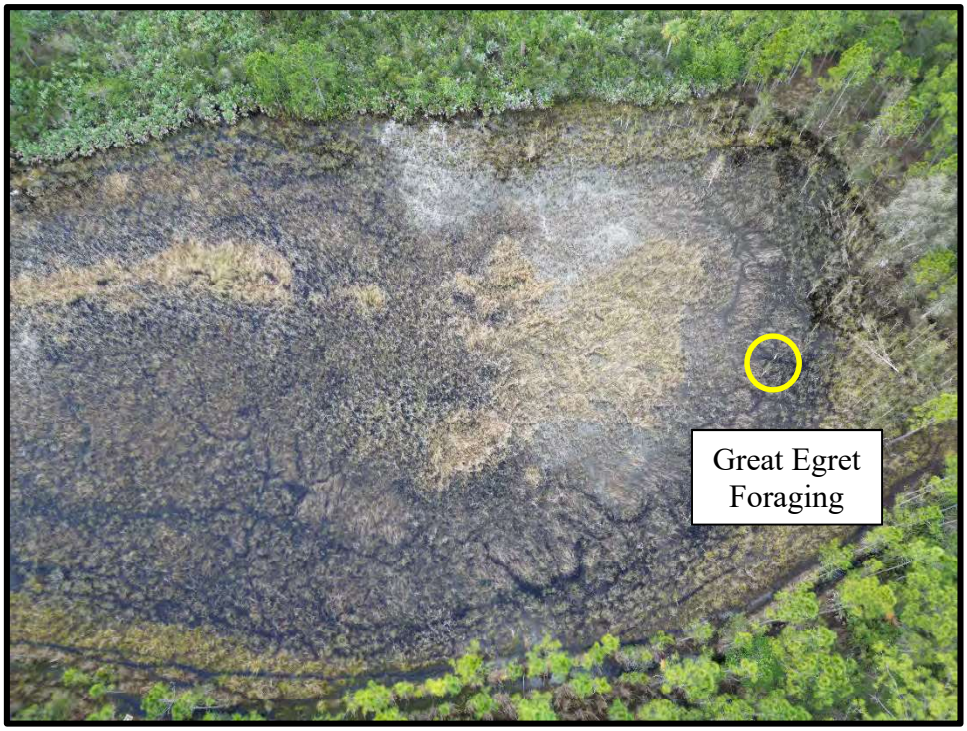
Wetland 1B April 2023 (holding water)

Wetland 1C January 2023 (holding water)

Wetland 1C March 2023 (holding water)

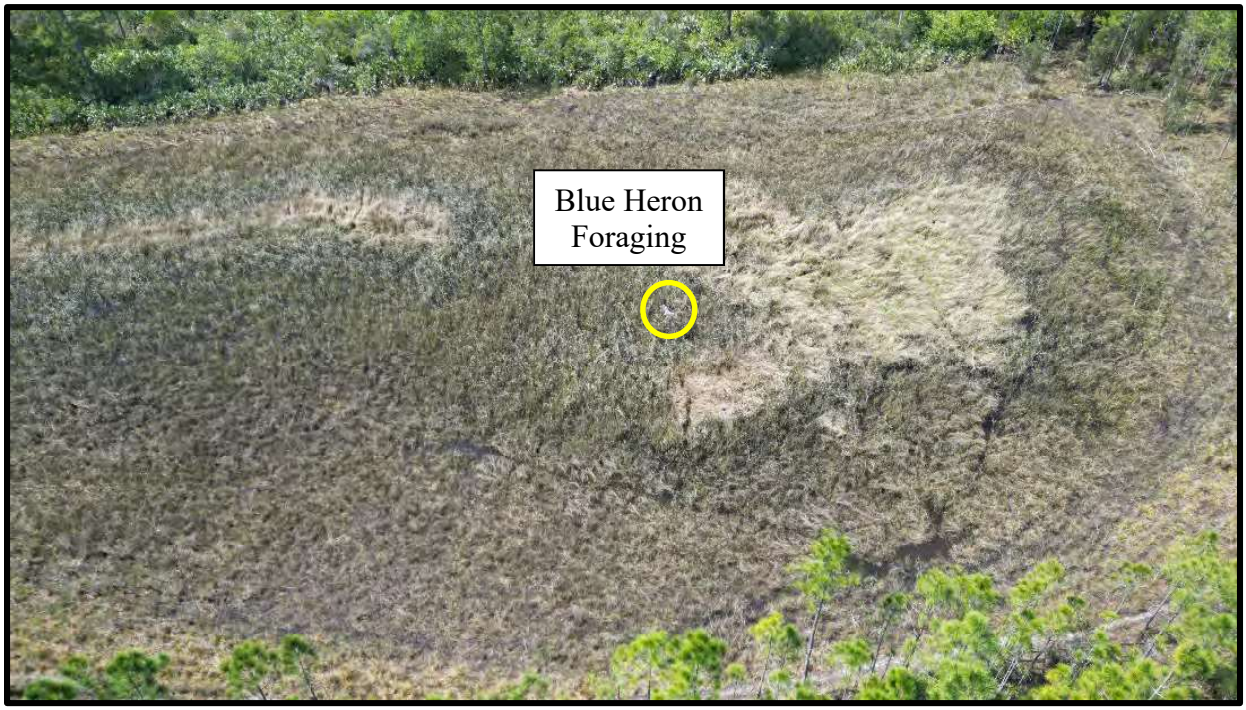
Wetland 1C March 2023 (holding water)

Wetland 1C April 2023 (holding water)

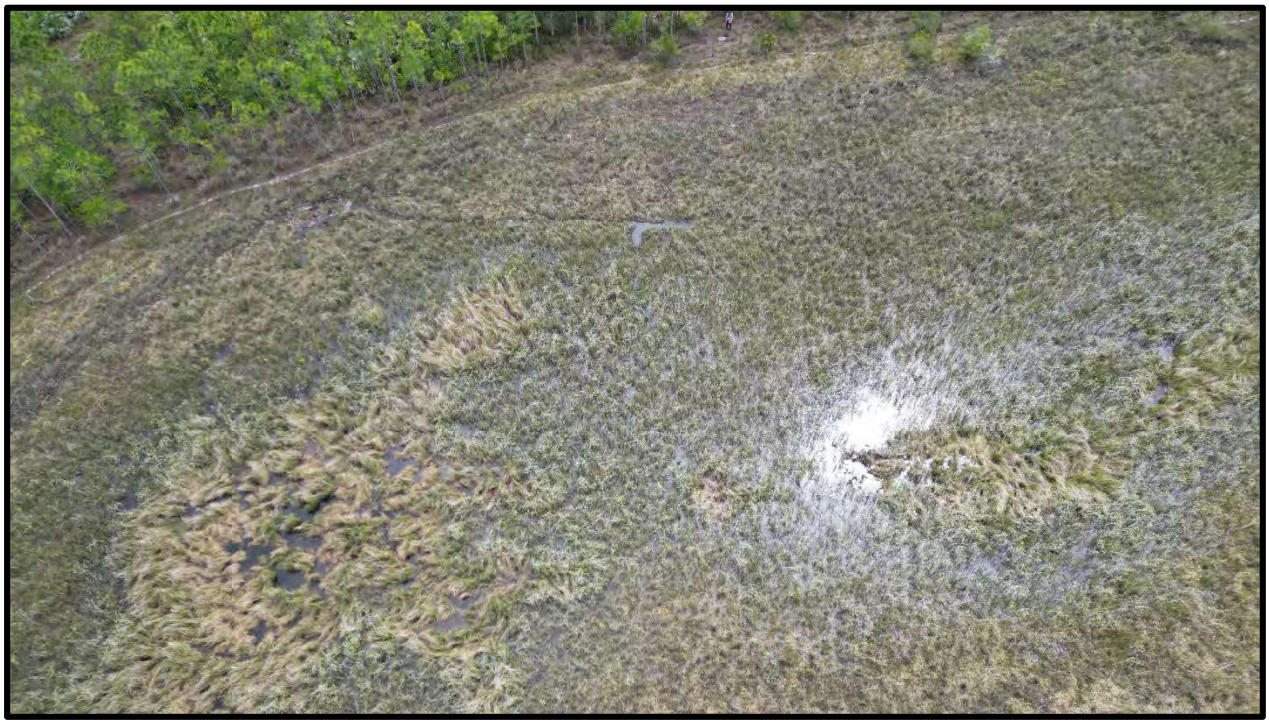


Wetland 1D January 2023 (holding water)

Wetland 1D January 2023 (holding water)



Wetland 1D March 2023 (holding water)



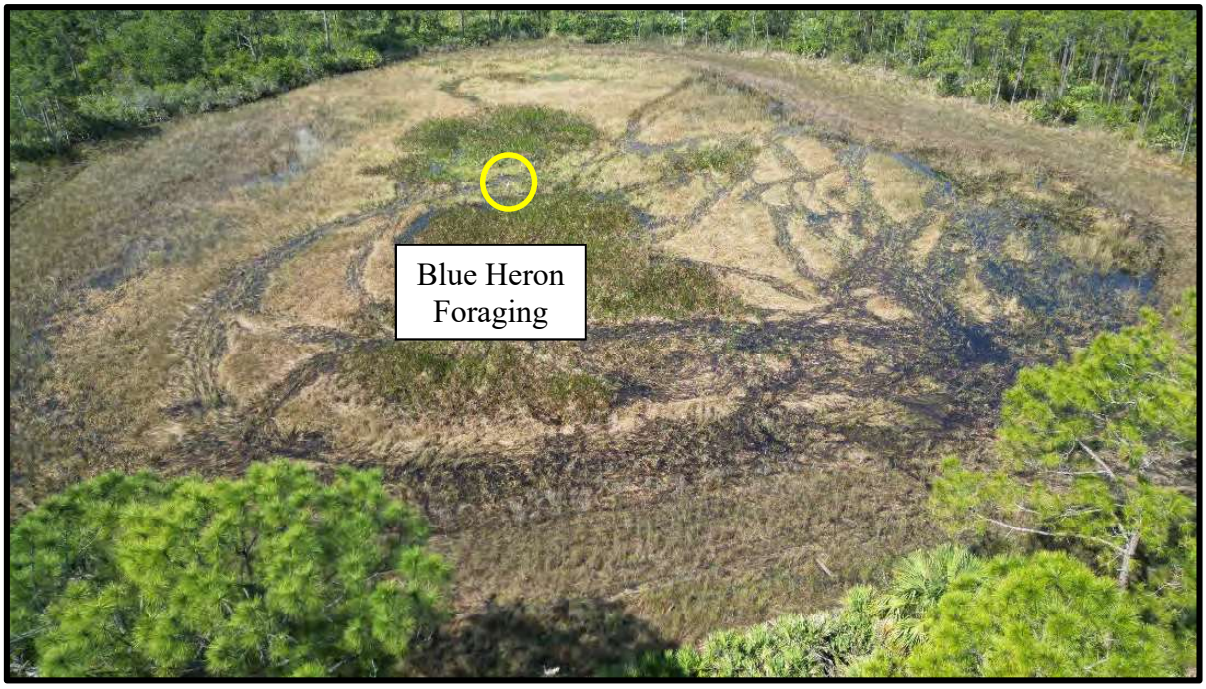
Wetland 1D April 2023 (holding water)

Wetland 1E January 2023 (holding water)

Wetland 1E March 2023 (holding water)

Wetland 1E April 2023 (holding water)

Wetland 1F January 2023 (holding water)



Wetland 1F March 2023 (holding water)

Wetland 1F March 2023 (holding water)

Wetland 1F April 2023 (holding water)

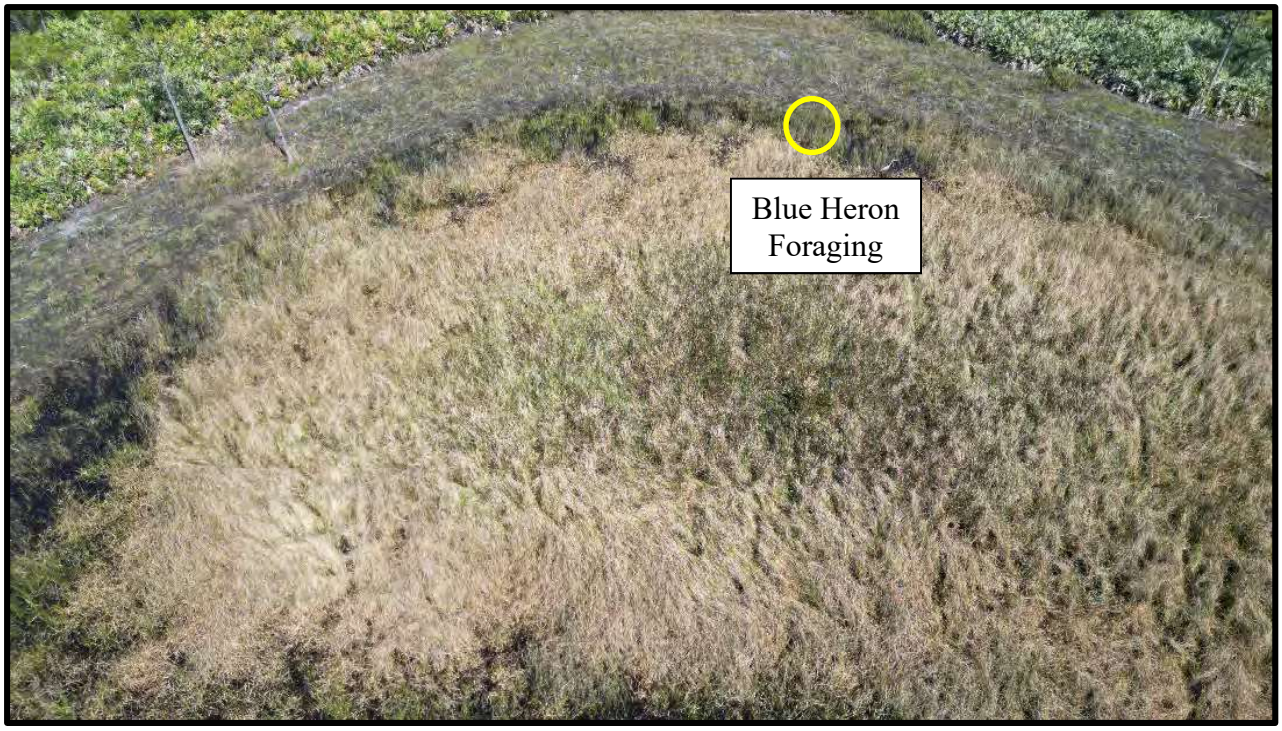
Wetland 1G January 2023 (holding water)

Wetland 1G March 2023 (holding water)

Wetland 1G April 2023 (holding water)

Wetland 1H January 2023 (holding water)

Wetland 1H March 2023 (holding water)



Wetland 1H March 2023 (holding water)

Wetland 1H April 2023 (holding water)

Wetland 1I January 2023 (holding water)

Wetland 1I March 2023 (no water)

Wetland 1I April 2023 (holding water)

Wetland 2 January 2023 (no water)

Wetland 2 March 2023 (no water)

Wetland 2 April 2023 (no water)

Wetland 7 January 2023 (no water)

Wetland 7 March and April 2023, (no water)

Wetland 8 January, March, and April 2023 no water during the survey period.

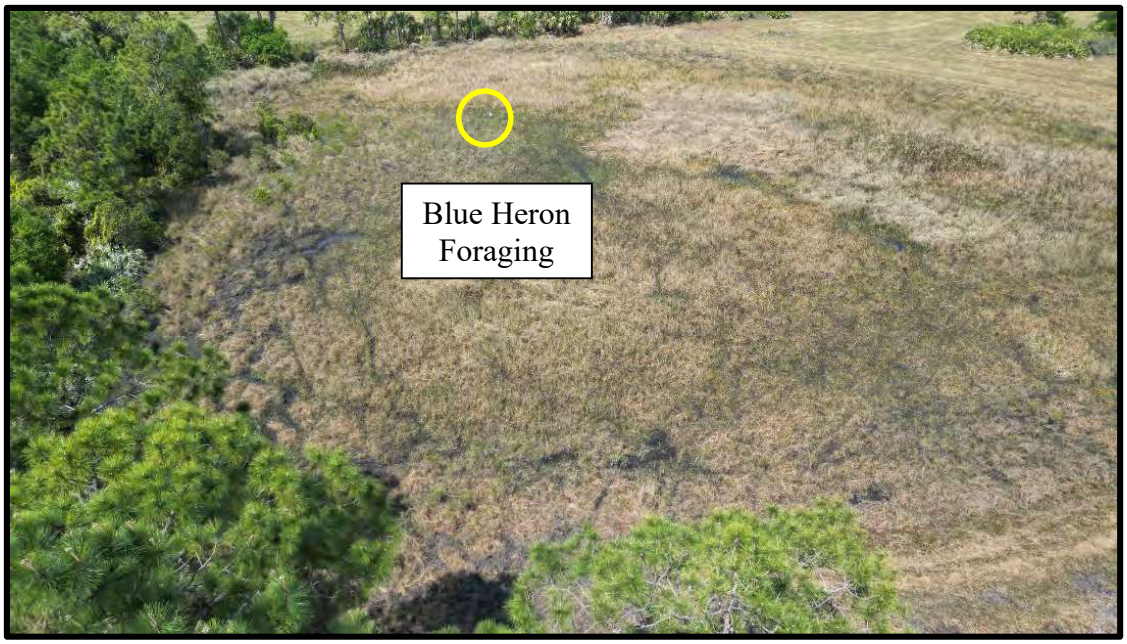
Wetland 9 January, March, and April 2023 no water during the survey period.

Wetland 10 January, March and April 2023 no water during the survey period.

\

Wetland 11 January, March, and April 2023 no water during the survey period.

Wetland 12 January 2023 (holding water)



Wetland 12 March 2023 (holding water)

Wetland 12 April 2023 (holding water)

Representative of **Wetlands 13 and 14**, no water during survey period.

Wetland 15 January, March, and April 2023, no water during survey period.

Wetland 16 January, March, and April 2023, no water during survey period.

Wetland 17 January 2023 (holding water)

Wetland 17 March 2023 (holding water)

Wetland 17 April 2023 (holding water)

Representative of **Wetlands 18 and 19,** unsuitable sandhill crane habitat.

Wetland 21 in January 2023 holding water, March and April no water.

Wetland 22 January, March, and April 2023 no water during survey period.

Wetland 23 January, March, and April no water during survey period.

Appendix C

Rain Data

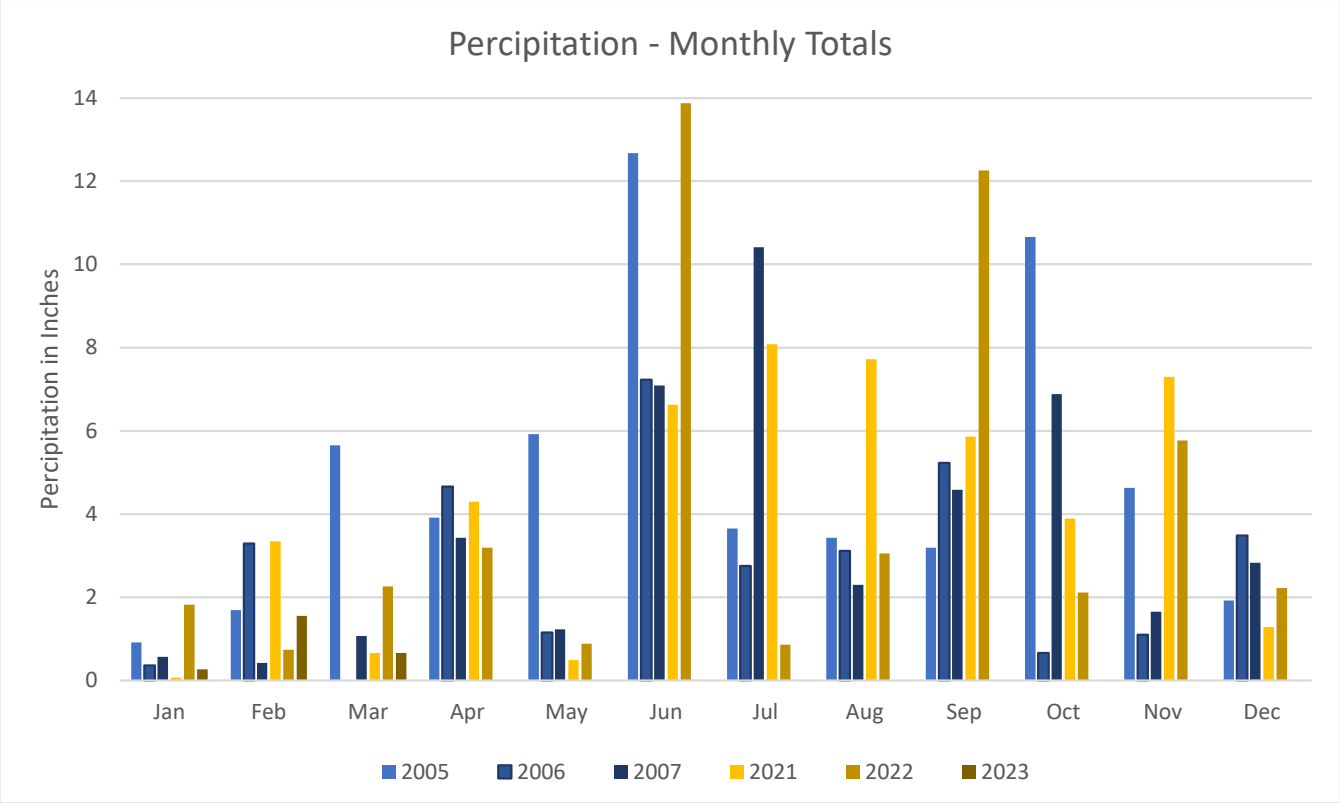
St. Lucie County Florida

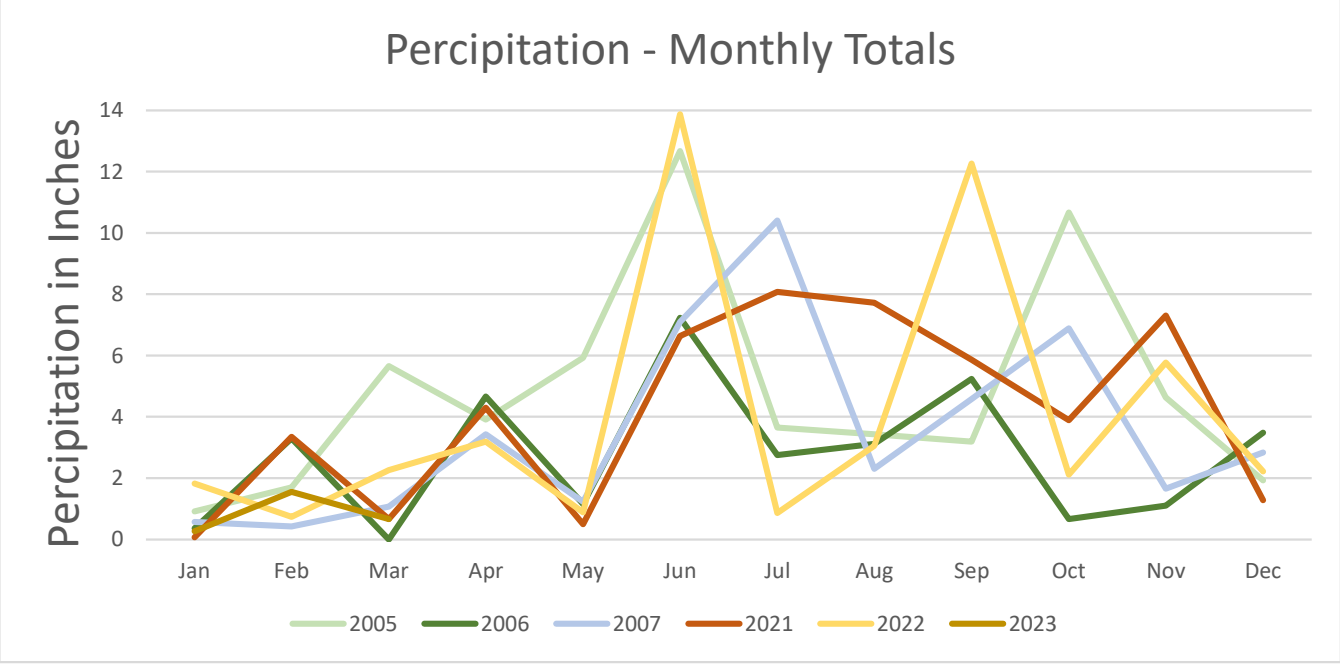
ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Monthly Total Precipitation for FORT PIERCE ST LUCIE COUNTY INTL AP, FL

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	1.28	1.25	2.31	2.81	0.06	4.47	9.96	2.81	6.58	M	0.47	0.94	M
2001	0.99	0.52	3.49	1.15	5.40	6.70	11.42	9.85	9.93	5.16	3.10	1.46	59.17
2002	1.47	6.55	0.32	3.08	3.77	9.06	7.76	6.10	2.31	2.12	1.96	4.47	48.97
2003	1.28	0.76	3.61	2.47	3.95	10.10	3.69	8.97	6.09	1.99	4.83	2.66	50.40
2004	3.54	2.81	0.57	1.54	1.08	2.20	2.88	11.30	M	3.39	1.34	2.62	M
2005	0.91	1.69	5.65	3.91	5.92	12.67	3.65	3.43	3.19	10.66	4.63	1.92	58.23
2006	0.36	3.29	T	4.66	1.15	7.23	2.75	3.11	5.23	0.66	1.10	3.48	33.02
2007	0.57	0.42	1.07	3.43	1.23	7.09	10.41	2.30	4.58	6.88	1.65	2.83	42.46
2008	1.44	1.35	2.78	2.72	1.80	3.64	10.26	16.01	2.86	5.34	2.19	0.42	50.81
2009	0.56	0.27	1.94	0.74	9.28	4.31	4.75	2.66	4.36	0.74	0.54	4.12	34.27
2010	0.75	2.27	5.82	2.16	0.72	7.71	4.31	4.98	5.65	0.20	1.16	0.36	36.09
2011	2.03	0.53	3.53	1.45	0.81	2.63	3.34	9.93	3.25	12.87	0.98	3.38	44.73
2012	0.05	1.40	2.06	2.98	4.06	3.76	1.51	12.93	4.20	8.92	1.64	3.54	47.05
2013	1.67	1.06	1.06	3.84	5.78	5.72	8.86	2.78	7.30	0.62	6.06	2.65	47.40
2014	9.94	2.28	1.76	2.43	2.81	7.03	7.51	4.43	10.80	3.82	1.68	2.11	56.60
2015	0.47	3.61	1.79	4.28	1.68	3.32	5.96	5.08	8.95	2.16	4.73	4.76	46.79
2016	10.56	3.35	5.08	1.98	13.86	4.14	1.55	7.17	7.39	6.91	0.72	1.06	63.77
2017	1.09	0.55	1.30	2.23	3.96	7.75	6.45	3.73	4.78	10.90	3.20	1.58	47.52
2018	2.07	0.63	1.39	4.00	9.58	7.68	7.21	5.07	4.15	1.68	2.75	2.19	48.40
2019	3.95	1.17	1.51	2.57	3.91	6.15	5.37	9.74	3.63	4.28	1.76	5.16	49.20
2020	1.43	1.72	0.02	3.34	9.08	8.83	10.48	8.69	4.96	15.34	9.03	0.79	73.71
2021	0.07	3.34	0.66	4.30	0.49	6.63	8.08	7.72	5.86	3.89	7.30	1.28	49.62
2022	1.82	0.74	2.26	3.19	0.88	13.87	0.86	3.05	12.26	2.11	5.77	2.22	49.03
2023	0.27	1.55	0.66	M	M	M	M	M	M	M	M	M	M
Mean	2.02	1.80	2.11	2.84	3.97	6.64	6.04	6.60	5.83	5.03	2.98	2.43	49.39
Max	10.56 2016	6.55 2002	5.82 2010	4.66 2006	13.86 2016	13.87 2022	11.42 2001	16.01 2008	12.26 2022	15.34 2020	9.03 2020	5.16 2019	73.71 2020
Min	0.05 2012	0.27 2009	T 2006	0.74 2009	0.06 2000	2.20 2004	0.86 2022	2.30 2007	2.31 2002	0.20 2010	0.47 2000	0.36 2010	33.02 2006

Yr\Mo	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	0.91	1.69	5.65	3.91	5.92	12.67	3.65	3.43	3.19	10.66	4.63	1.92
2006	0.36	3.29	T	4.66	1.15	7.23	2.75	3.11	5.23	0.66	1.1	3.48
2007	0.57	0.42	1.07	3.43	1.23	7.09	10.41	2.3	4.58	6.88	1.65	2.83
2021	0.07	3.34	0.66	4.3	0.49	6.63	8.08	7.72	5.86	3.89	7.3	1.28
2022	1.82	0.74	2.26	3.19	0.88	13.87	0.86	3.05	12.26	2.11	5.77	2.22
2023	0.27	1.55	0.66									





SUNRISE RESIDENTIAL PRELIMINARY PLAT

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

LOCATION MAP
NOT TO SCALE

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

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.

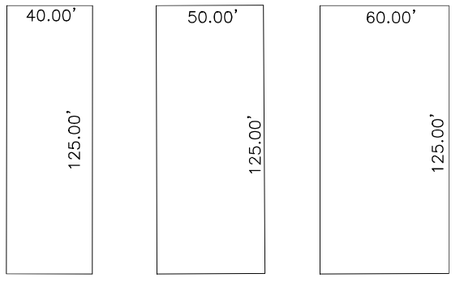
6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.

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.

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE
(NOT TO SCALE)



PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:

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

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. 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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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

GSS Surveying and Mapping, LLC
700 22nd Place
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772-696-5300

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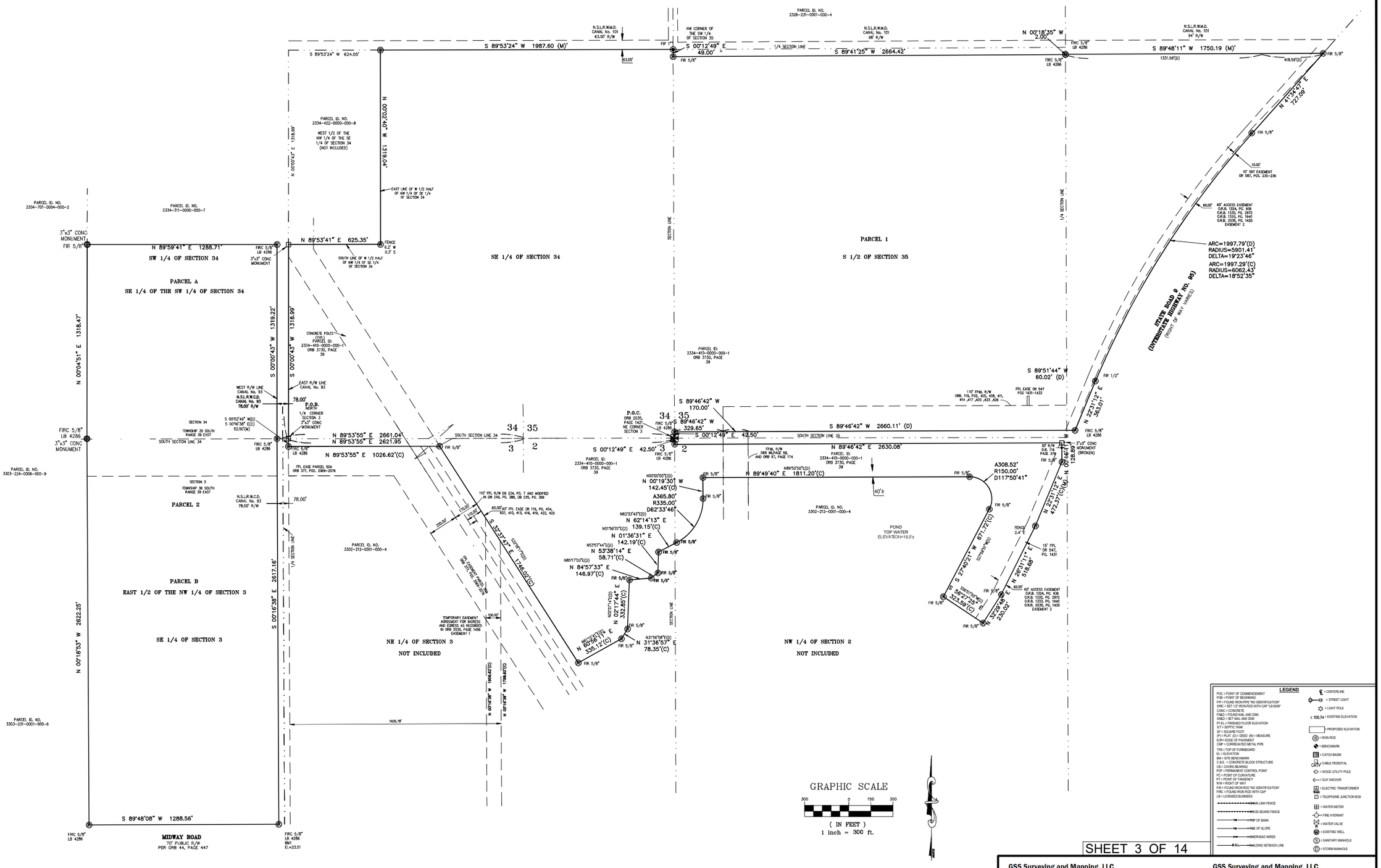
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT
CONTROL PAGE



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
ALCOR = ALUMINUM ALCOR ELEVATION
S.T.= SEPTIC TANK
SF = SQUARE FOOT
(P) = 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

= CHAIN LINK FENCE
= WOOD BOARD FENCE
TB = TOP OF BANK
TE = 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

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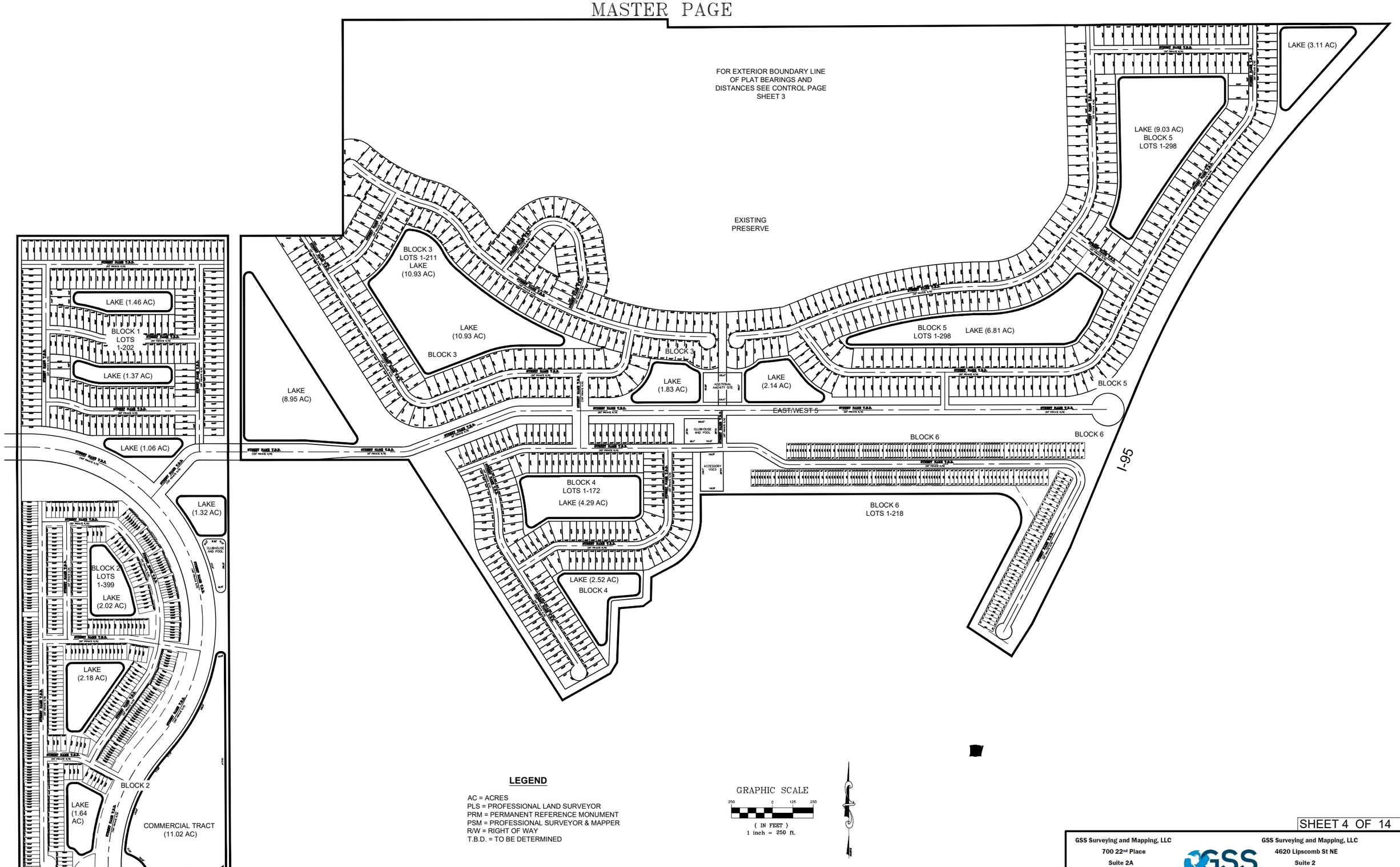
SUNRISE RESIDENTIAL PRELIMINARY PLAT
MASTER PAGE



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
250 0 125 250
(IN FEET)
1 inch = 250 ft.

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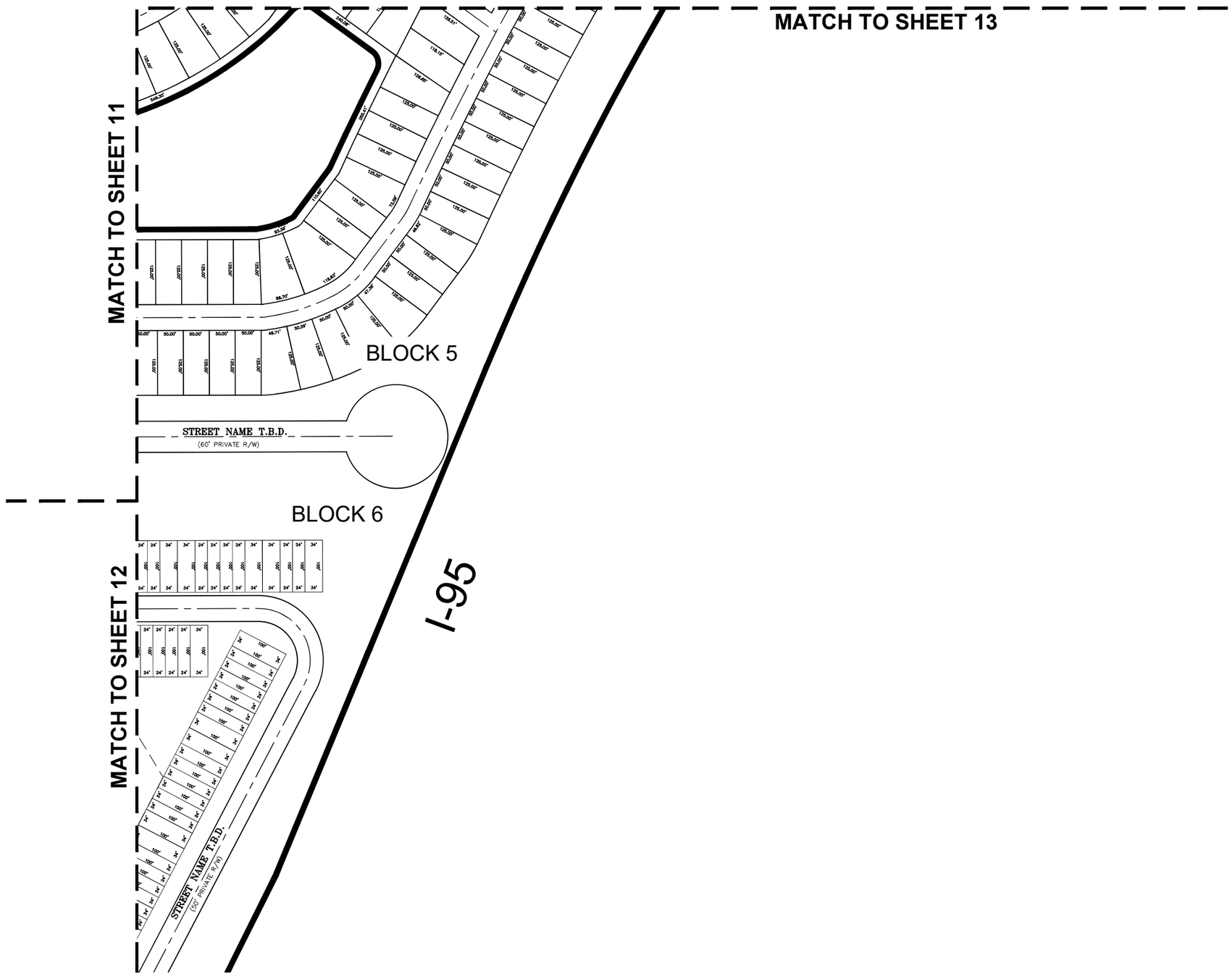

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GRAPHIC SCALE

100 0 50 100

(IN FEET)
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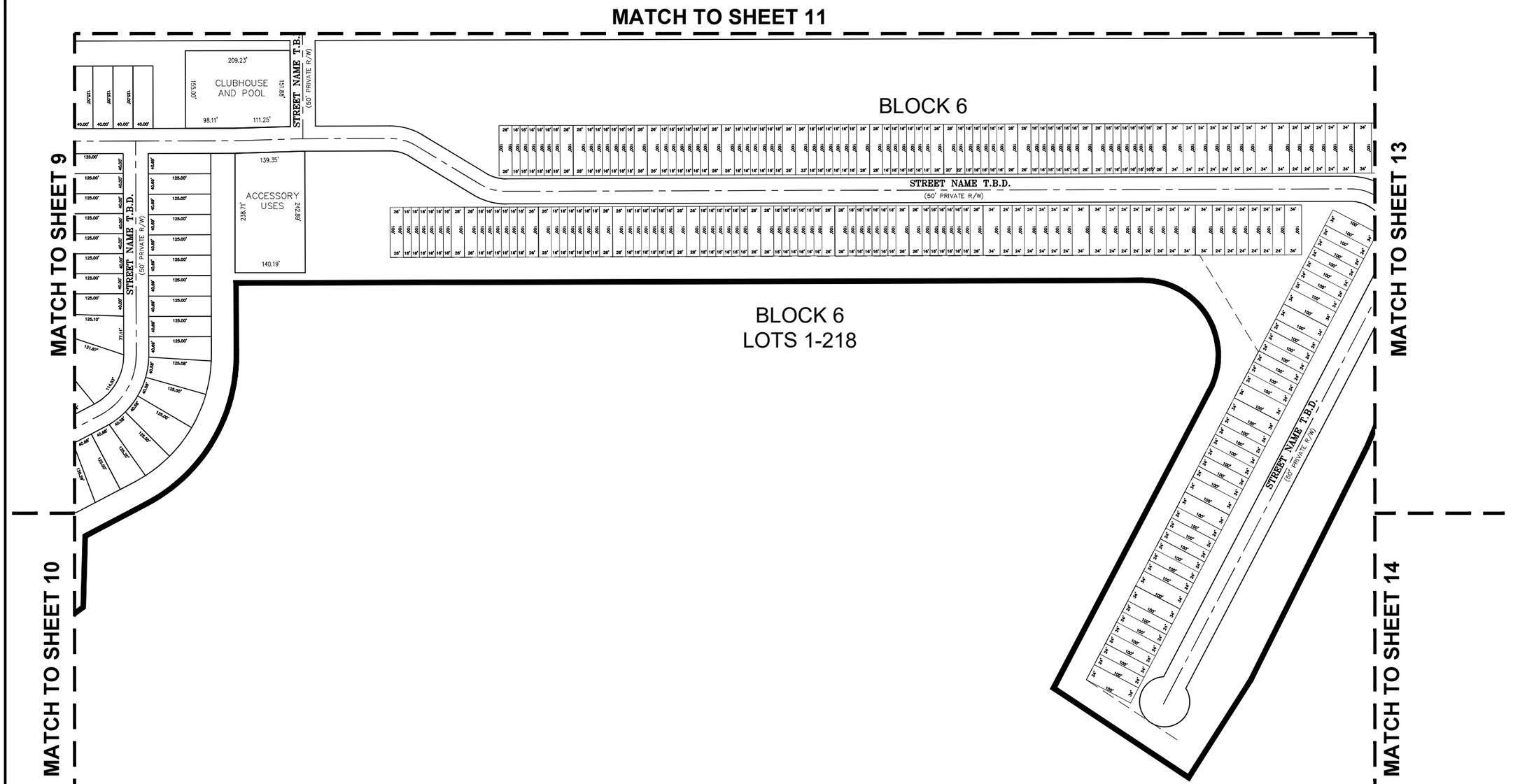

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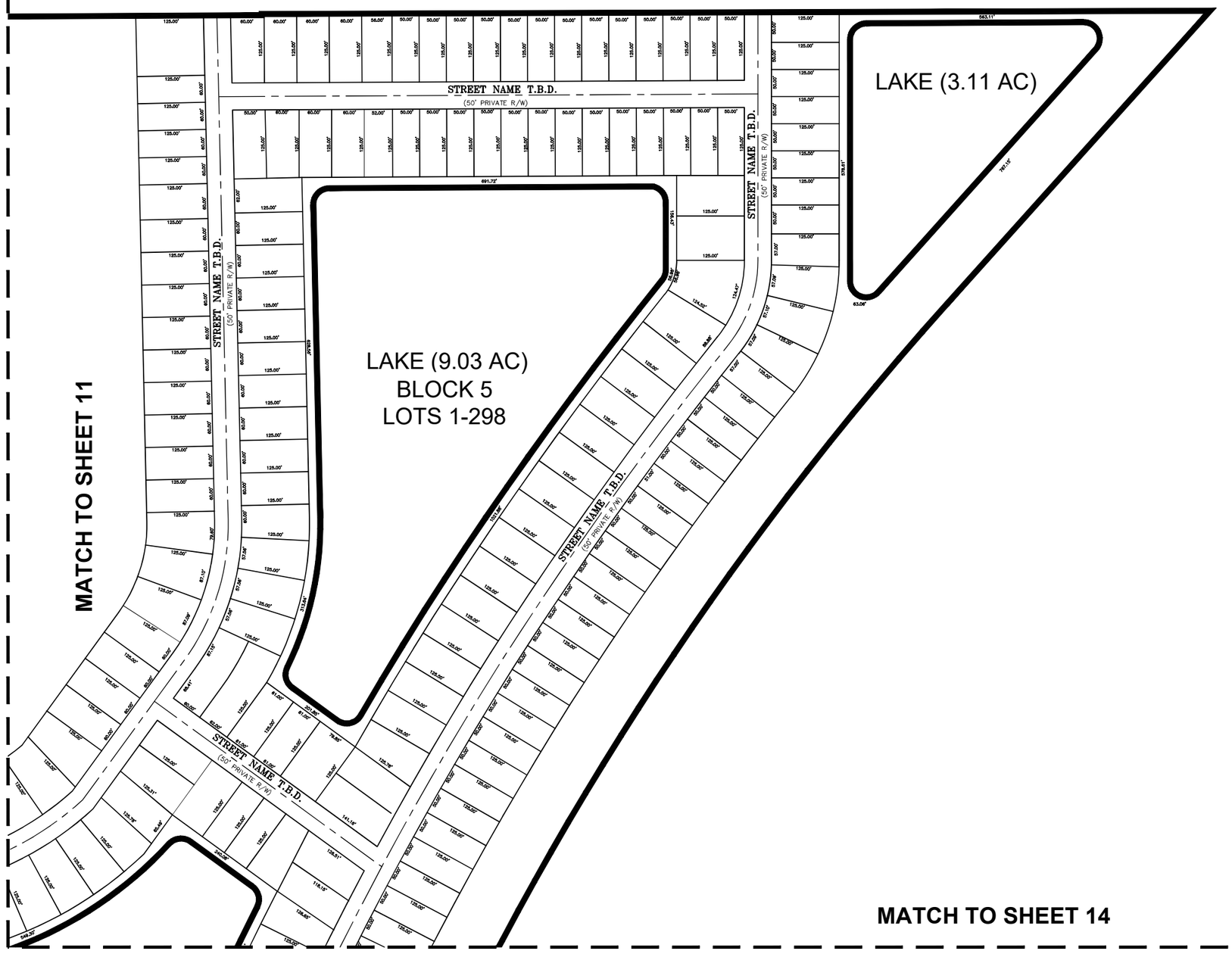

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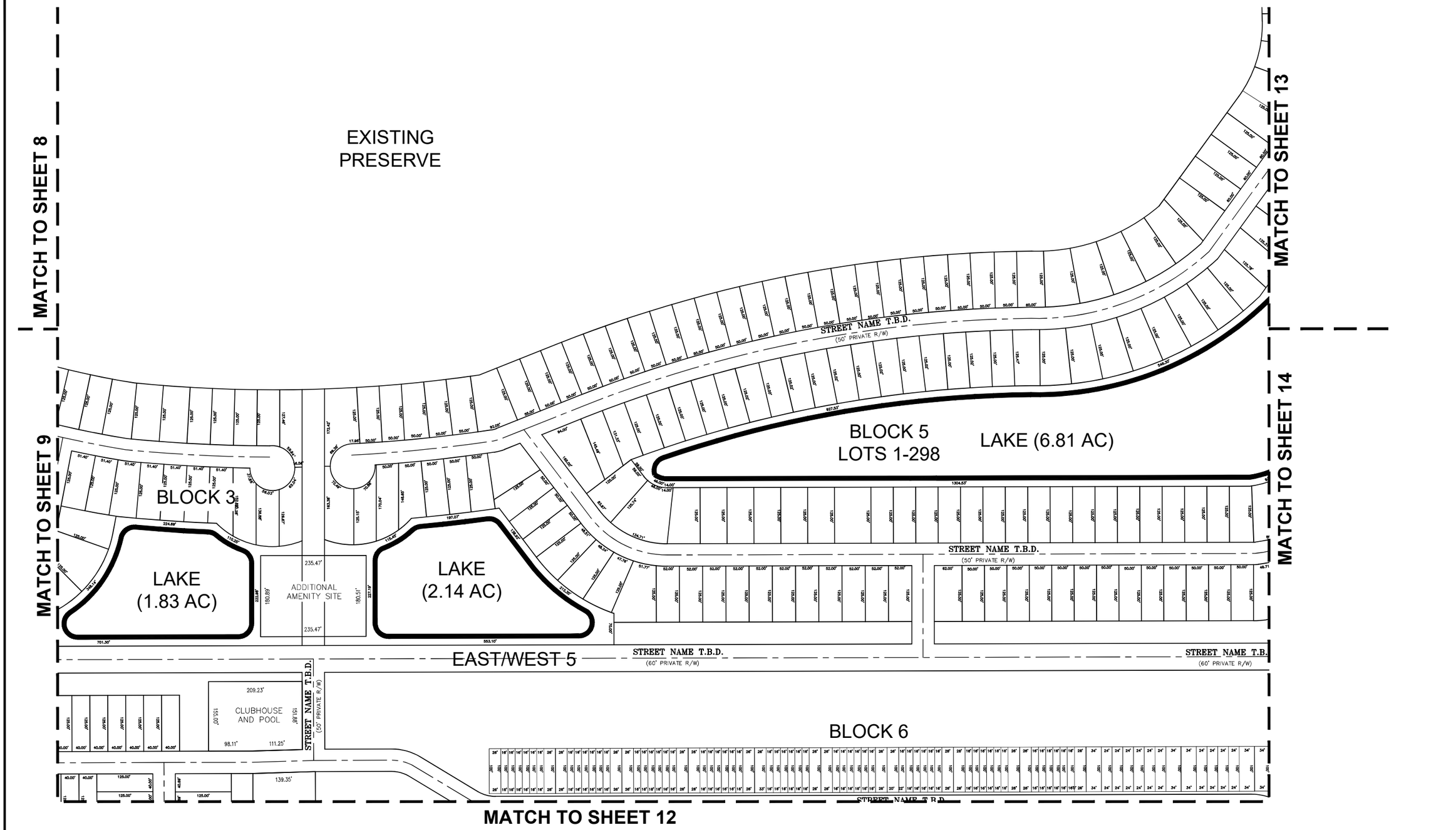

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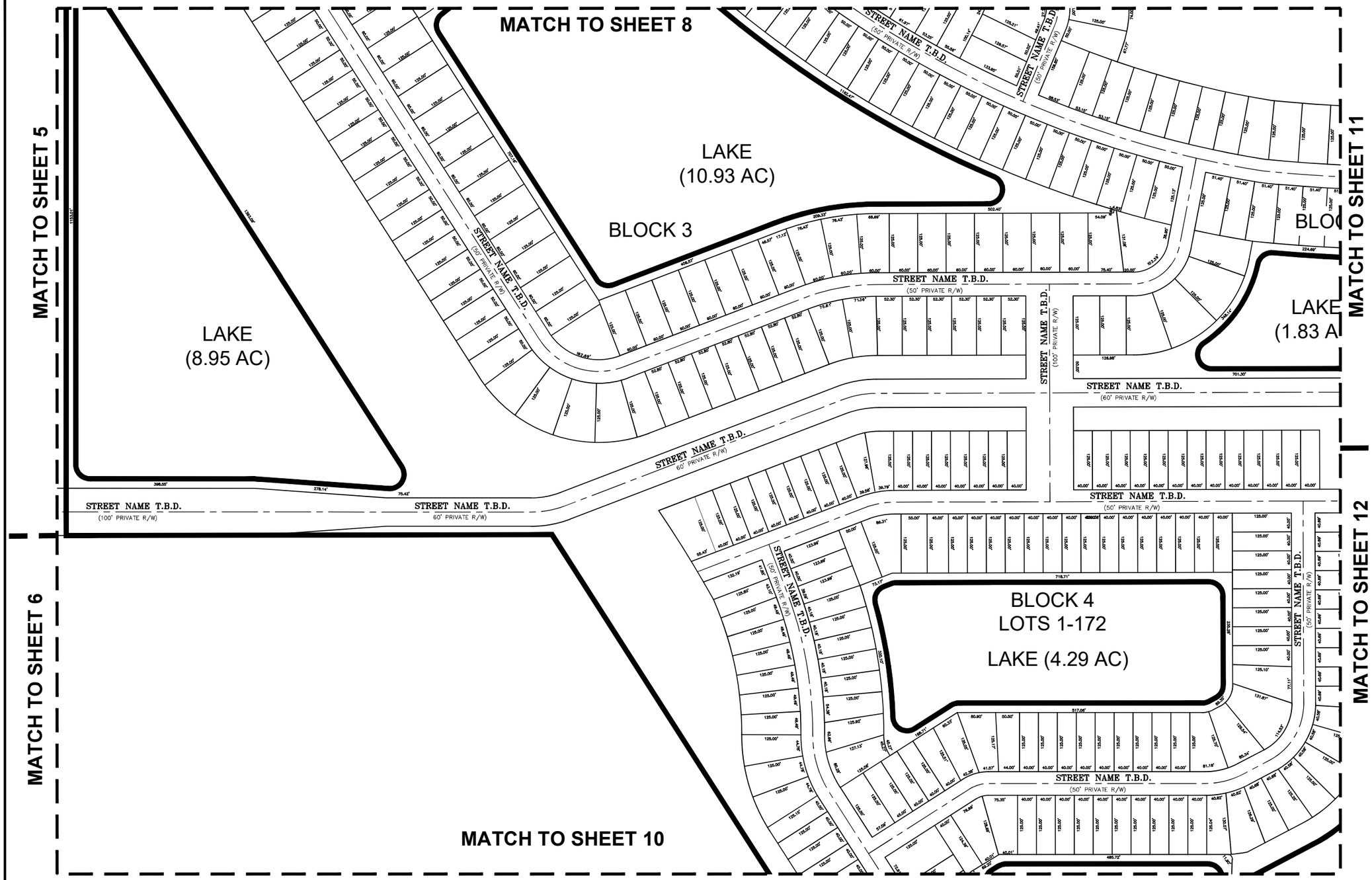

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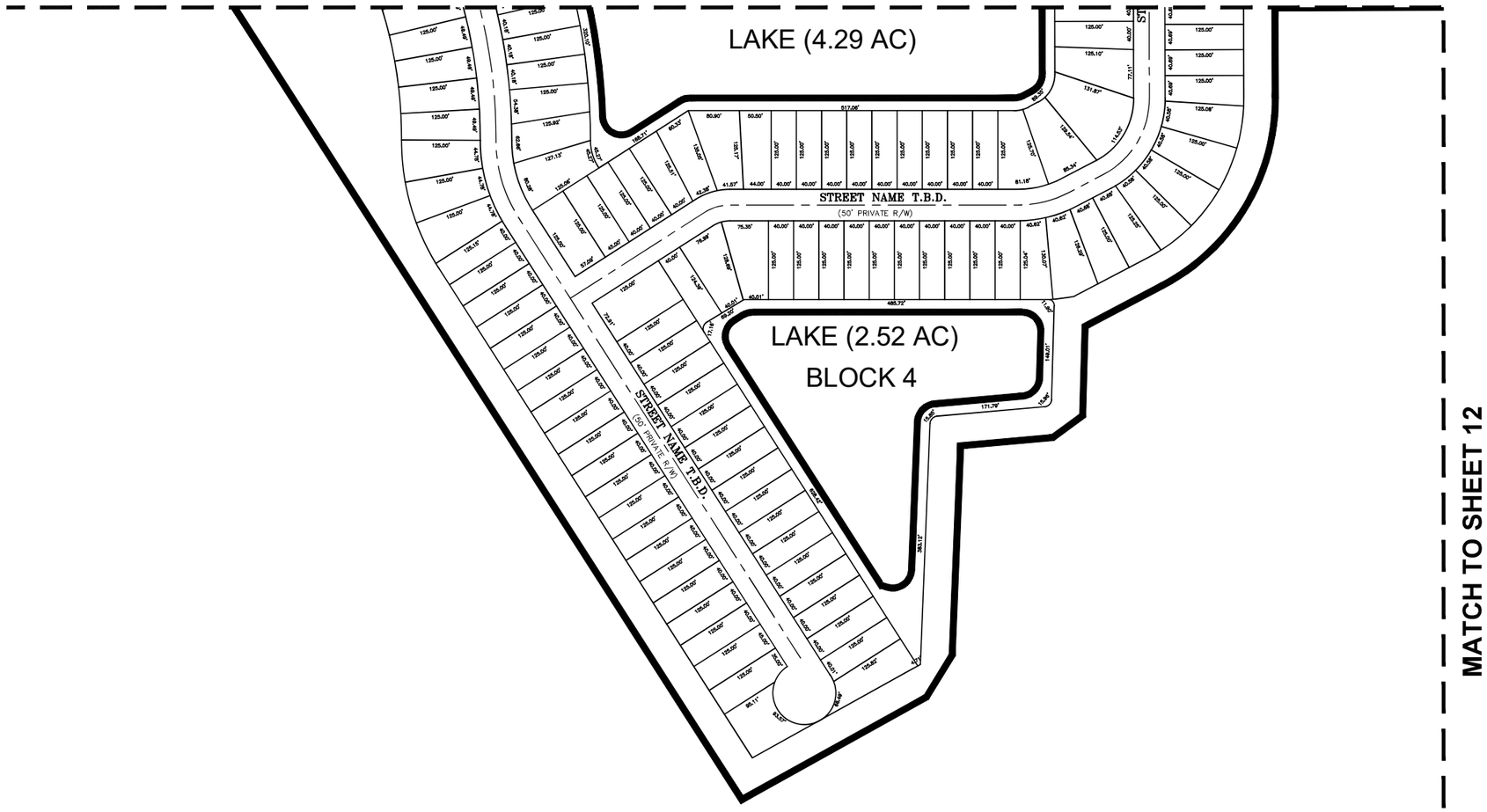
SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 9



MATCH TO SHEET 12

LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
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GRAPHIC SCALE

100 0 50 100

(IN FEET)
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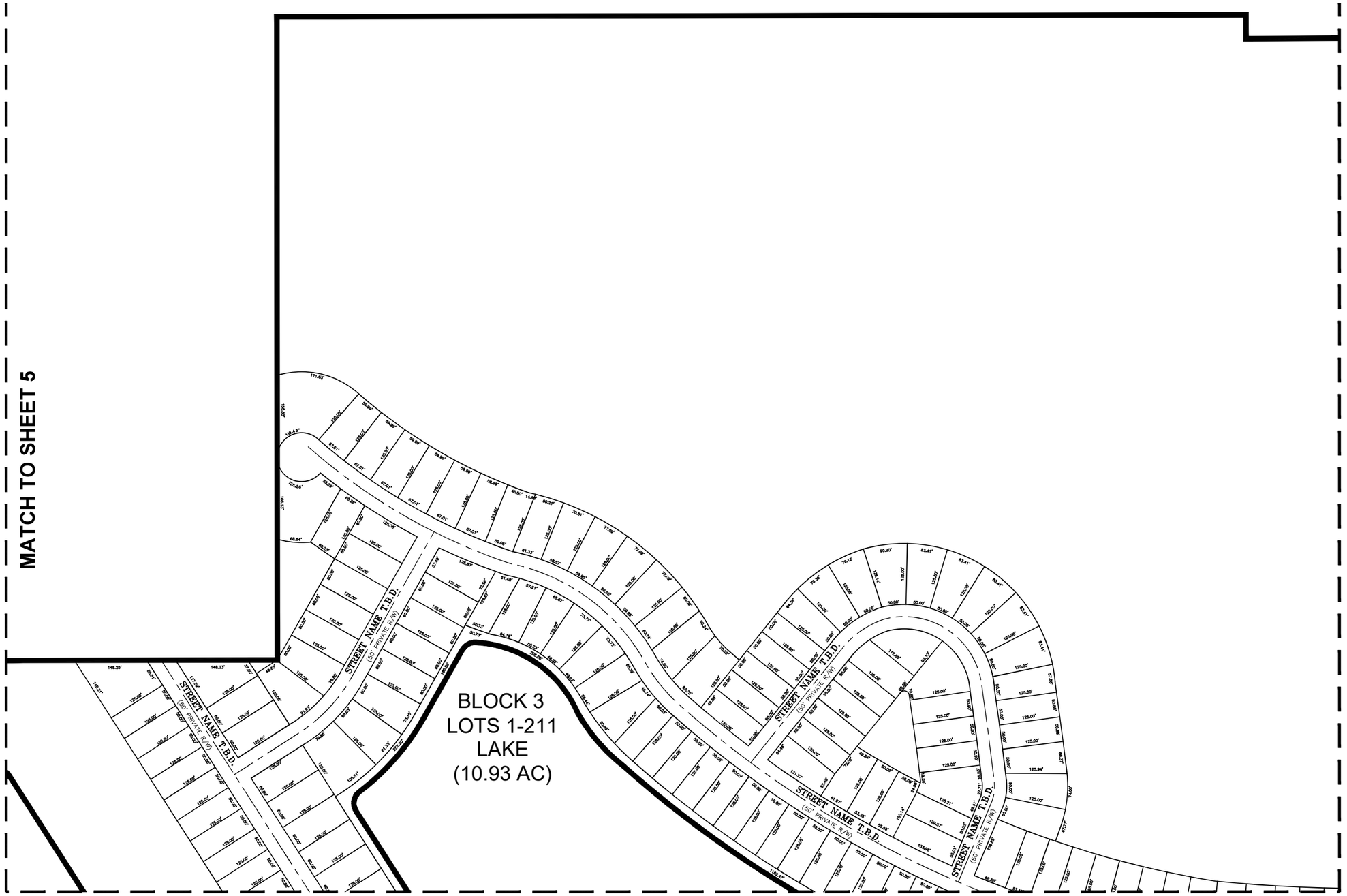

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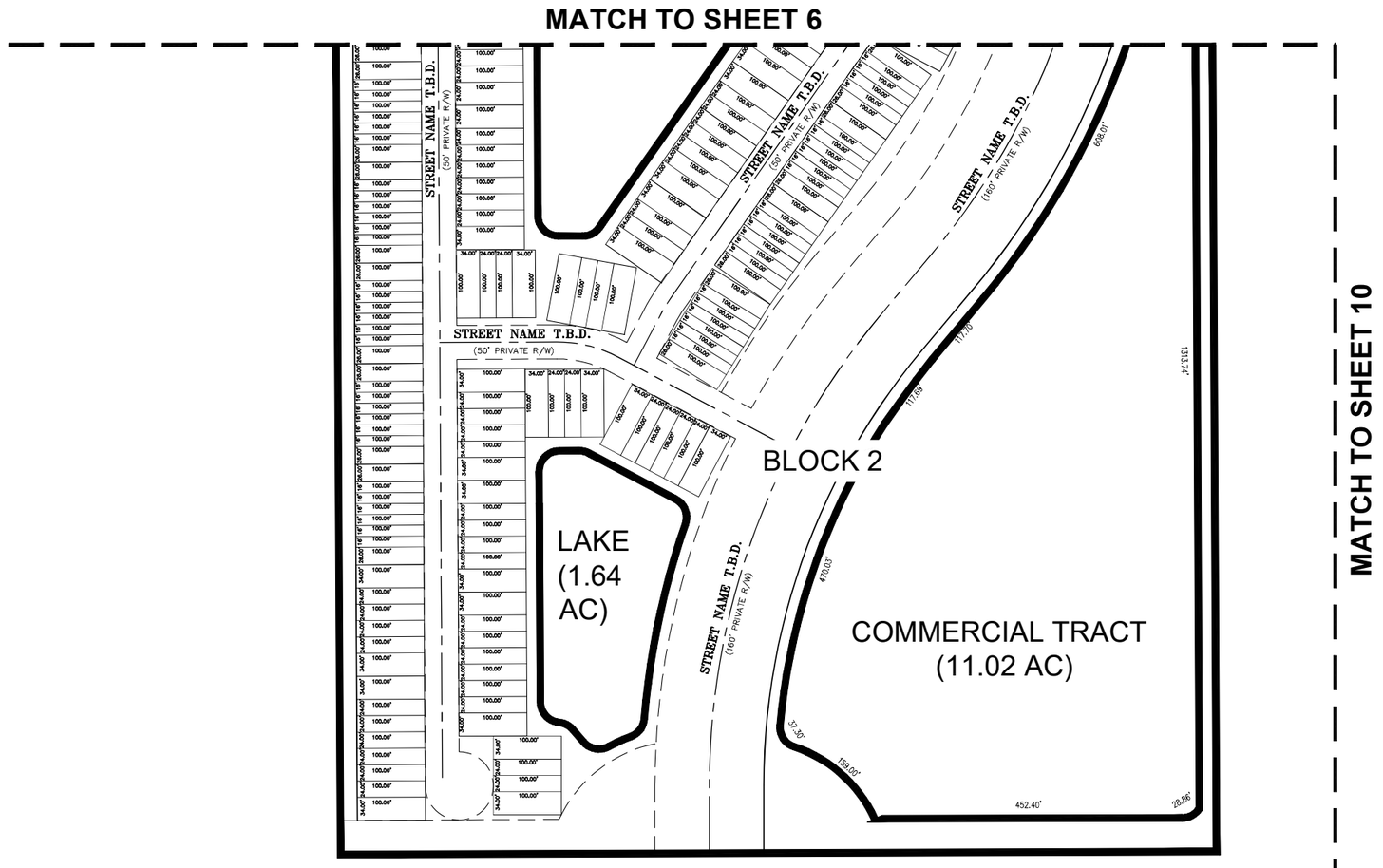

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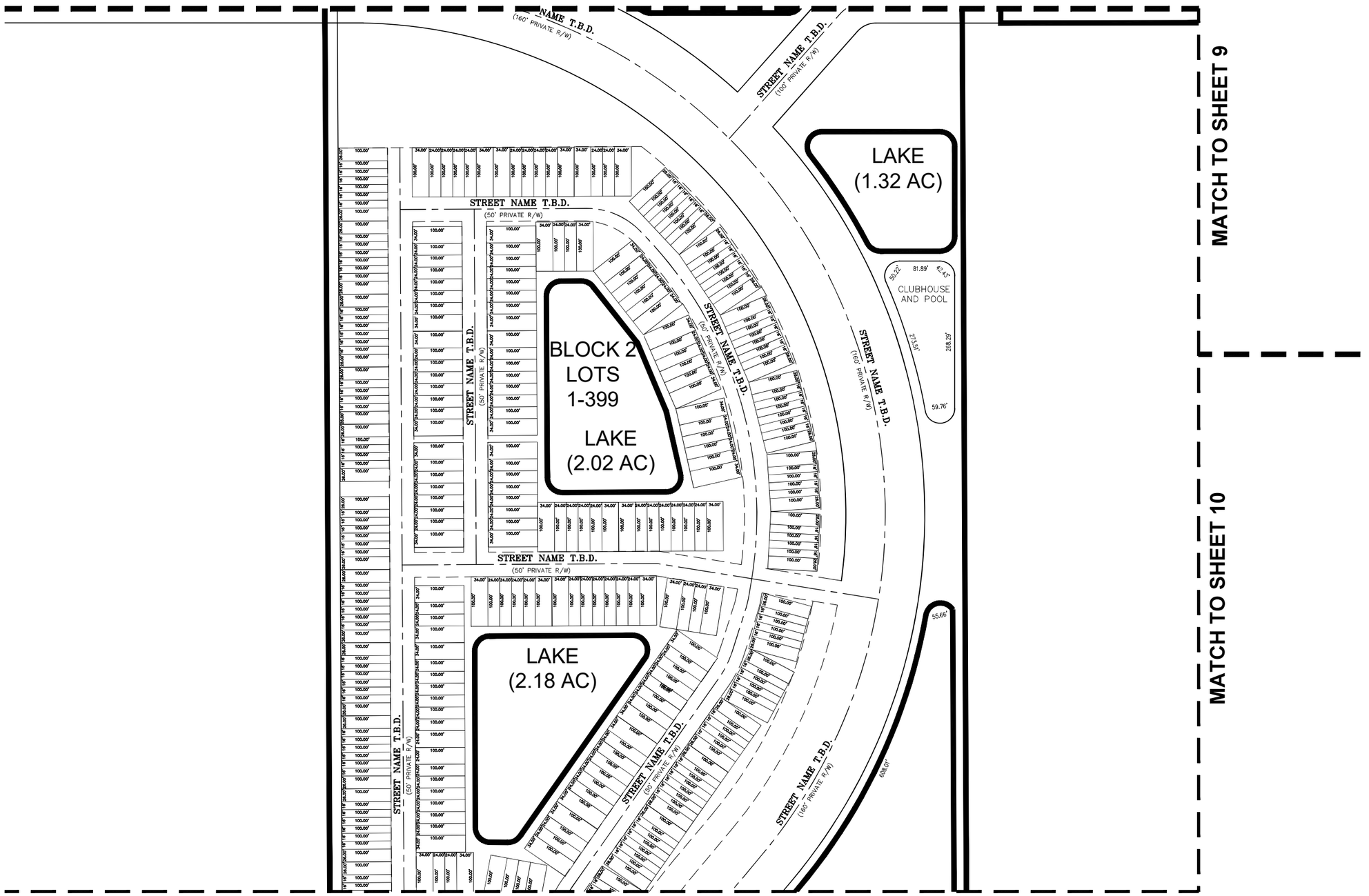
MATCH TO SHEET 5



MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 7

LEGEND

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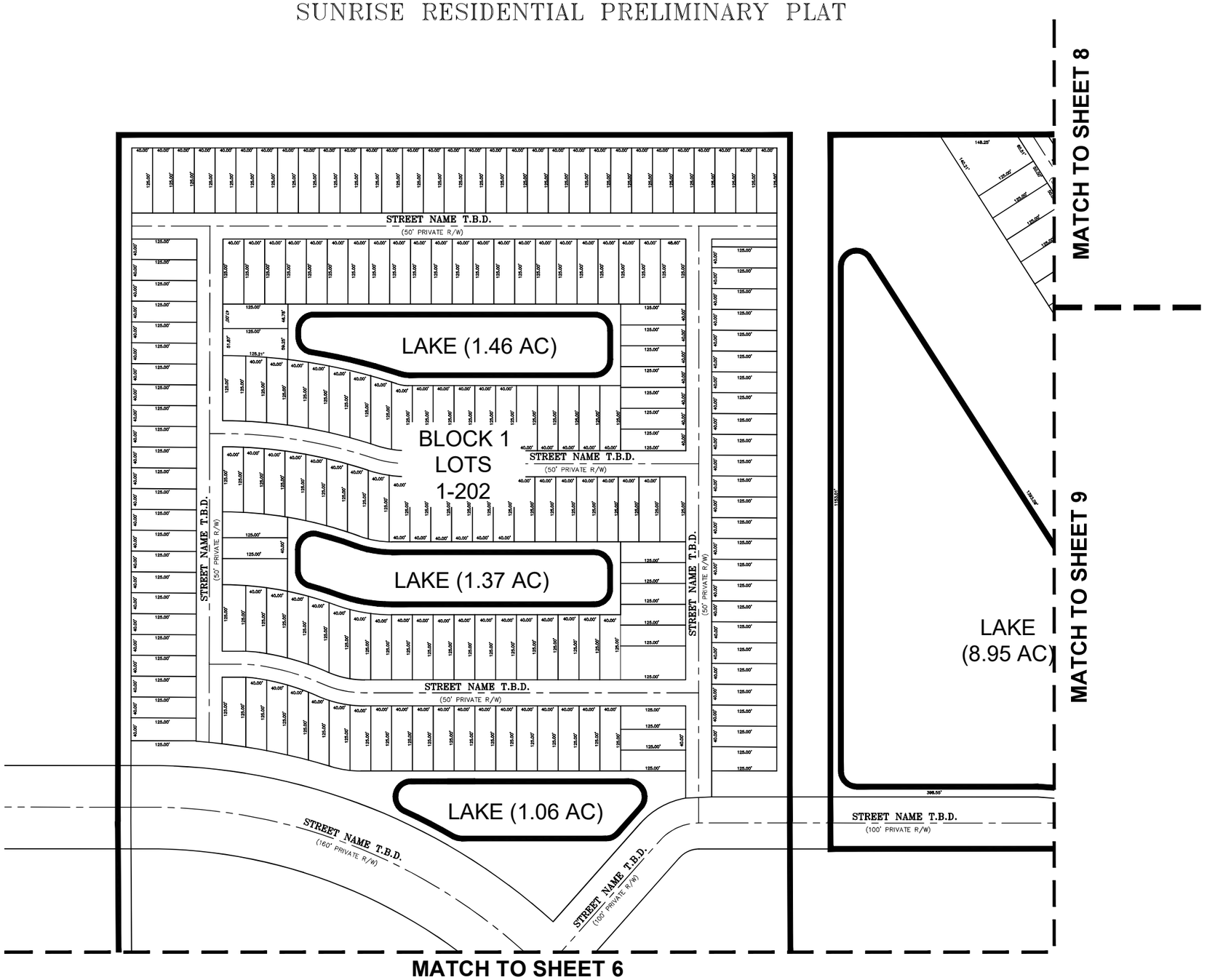

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LEGAL DESCRIPTION:

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

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. 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EASEMENT PARCELS:

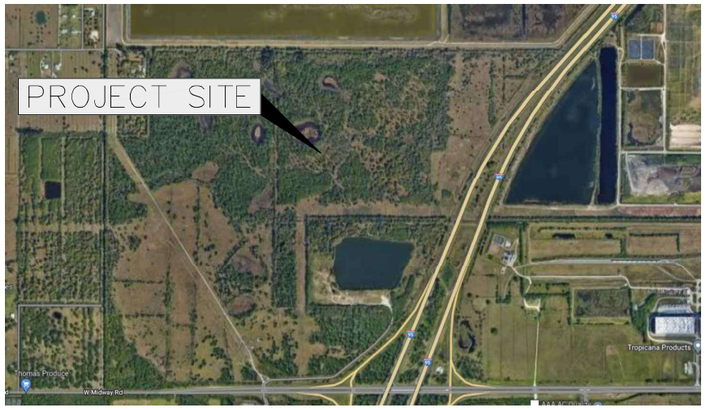
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE "EASEMENT PROPERTY" AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

(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

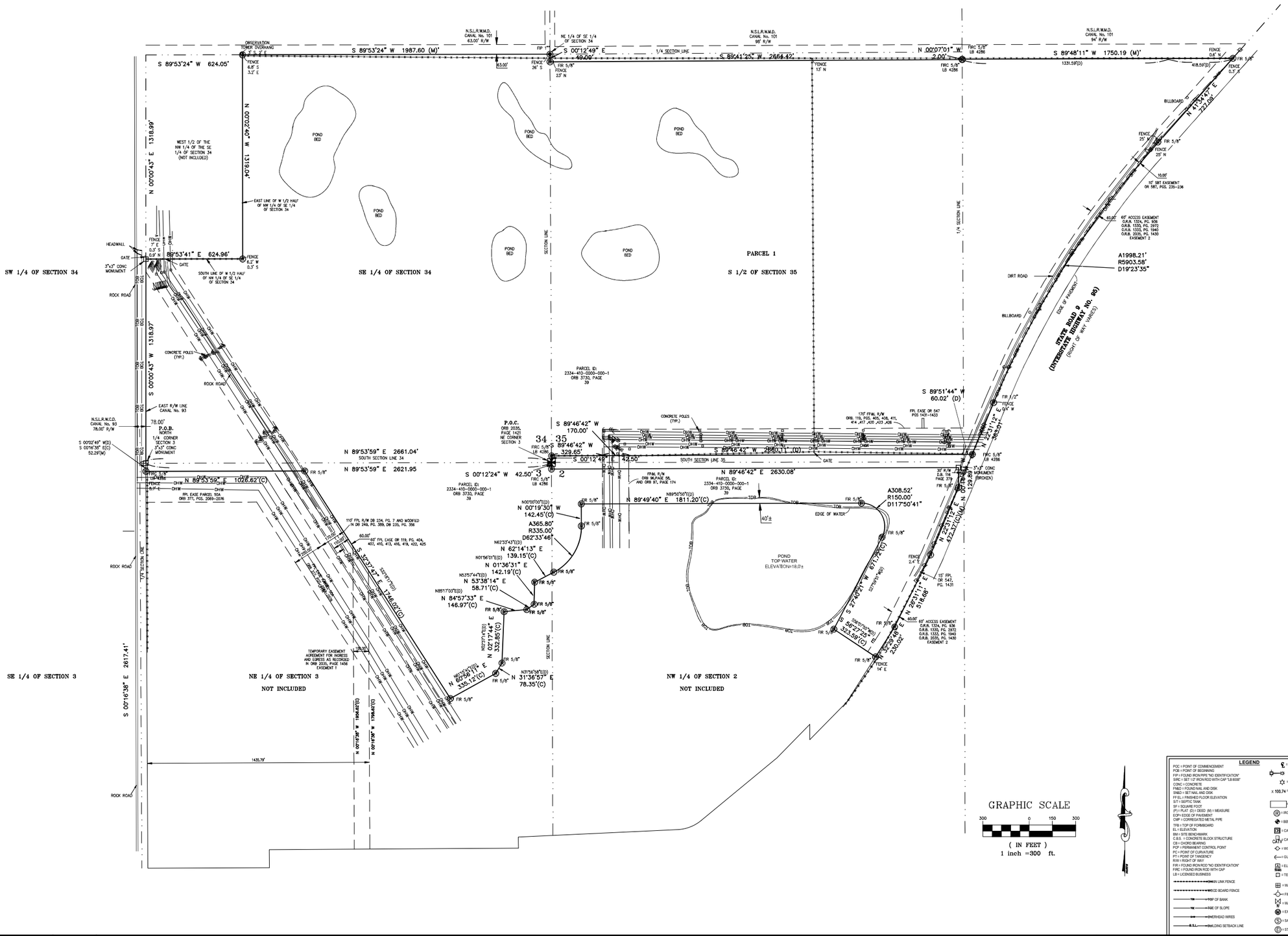
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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



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= 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

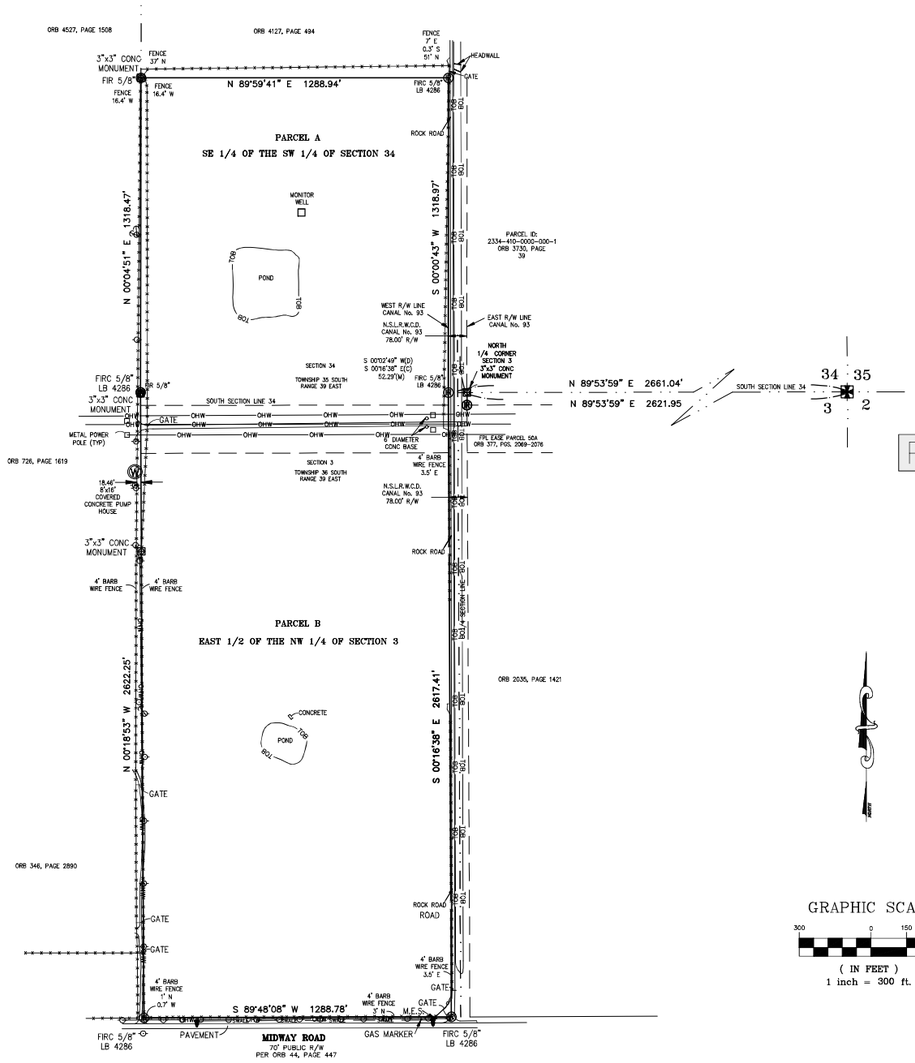
HENRY A. KILBURN — License Number 6661 — STATE OF FLORIDA — Professional Surveyor and Mapper

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

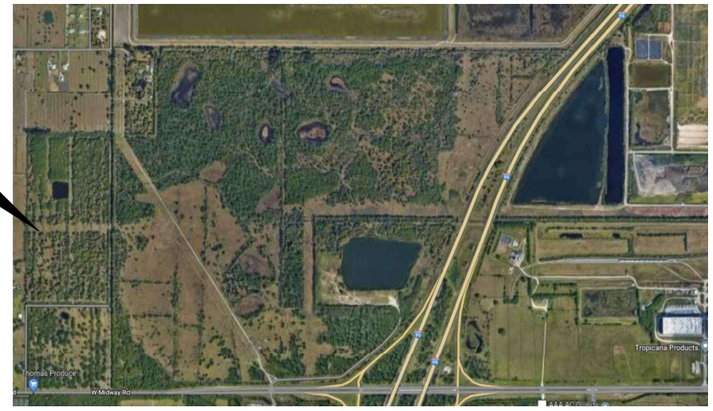
GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

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



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

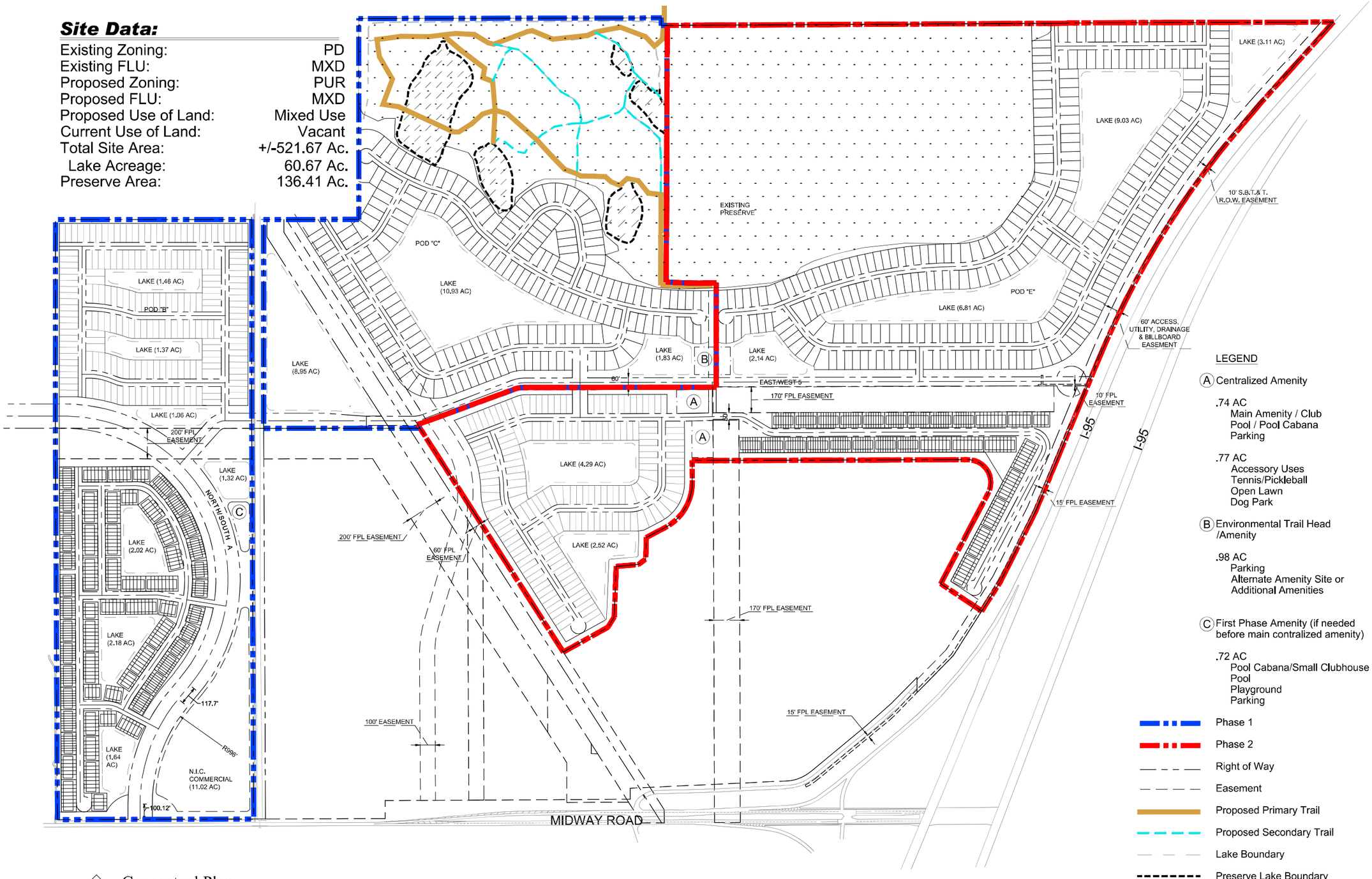
GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

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

Site Data:

Existing Zoning:	PD
Existing FLU:	MXD
Proposed Zoning:	PUR
Proposed FLU:	MXD
Proposed Use of Land:	Mixed Use
Current Use of Land:	Vacant
Total Site Area:	+/-521.67 Ac.
Lake Acreage:	60.67 Ac.
Preserve Area:	136.41 Ac.



Conceptual Plan
SCALE: 1"=300'-0"

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.

LEGEND

(A) Centralized Amenity

.74 AC
Main Amenity / Club
Pool / Pool Cabana
Parking

.77 AC
Accessory Uses
Tennis/Pickleball
Open Lawn
Dog Park

(B) Environmental Trail Head /Amenity

.98 AC
Parking
Alternate Amenity Site or Additional Amenities

(C) First Phase Amenity (if needed before main contralized amenity)

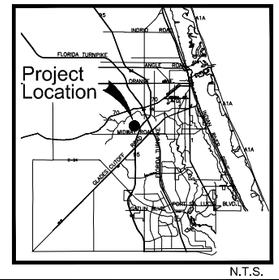
.72 AC
Pool Cabana/Small Clubhouse
Pool
Playground
Parking

Phase 1
Phase 2
Right of Way
Easement
Proposed Primary Trail
Proposed Secondary Trail
Lake Boundary
Preserve Lake Boundary Phase 1

	40' SF	50' SF	60' SF	16' wide Townhomes Units	24' wide Townhomes Units	Total
Phase 1	202	141	70	186	214	813
Phase 2	172	204	93	136	82	687
Total	374	345	163	322	296	1500

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 225-0220

Key / Location:



N.T.S.

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 Residential

NVR Submittal

Conceptual Plan

City of Fort Pierce, FL

Date	By	Description
01.15.24	JE	NVR Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer	JE
Manager	SG
Project Number	--
Municipal Number	--
Computer File	_NVR SUBMITTAL.dwg

Sheet **CP1**

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PRELIMINARY CONSTRUCTION PLANS
FOR

SUNRISE PLANNED UNIT REDEVELOPMENT (PUR) SUBDIVISON

MIDWAY ROAD
FORT PIERCE, FL 34945

CITY OF FORT PIERCE, FLORIDA
DECEMBER 2023

SHEET INDEX:

G-1	TITLE SHEET
G-2	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-200	OVERALL CONCEPTUAL DRAINAGE PLAN
C-201	CONCEPTUAL DRAINAGE PLAN
C-202	CONCEPTUAL DRAINAGE PLAN
C-203	CONCEPTUAL DRAINAGE PLAN
C-204	CONCEPTUAL DRAINAGE PLAN
C-205	CONCEPTUAL DRAINAGE PLAN
C-206	CONCEPTUAL DRAINAGE PLAN
C-207	CONCEPTUAL DRAINAGE PLAN
C-208	CONCEPTUAL DRAINAGE PLAN
C-209	CONCEPTUAL DRAINAGE PLAN
C-210	CONCEPTUAL DRAINAGE DETAILS
C-300	OVERALL CONCEPTUAL UTILITY PLAN
C-400	TYPICAL ROADWAY SECTIONS

OWNER

WALTON ACQUISITIONS FL LLC
9850 MIDWAY RD
FORT PIERCE, FL 34945

APPLICANT

LEGACY GROUP
200 E ROBINSON STREET, STE 1120
ORLANDO, FL 32801

ENGINEER/AGENT

Mills, Short & Associates

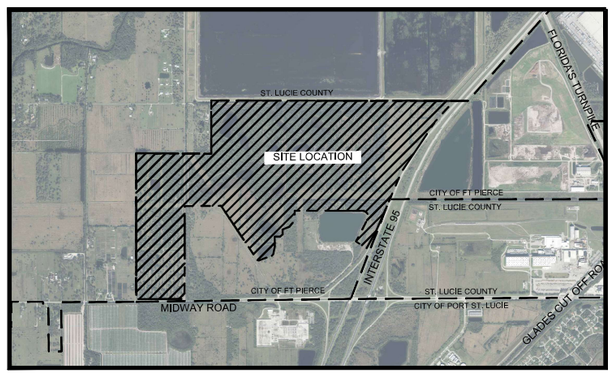
700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

LEGAL DESCRIPTION:

DESCRIPTION BELOW FROM SLCPA
SEE SURVEY FOR METES AND BOUNDS LEGAL DESCRIPTION

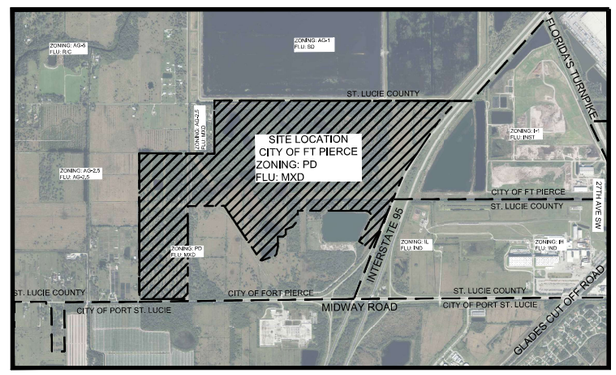
PARCEL 1:
34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 2622,04 FT TO E R/W LI OF NSLRWCD CANAL NO, 93 AND POB,TH N 00 20 10 E ALG E R/W LI 1318,99 FT TO S LI OF W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 34-35-39,TH S 89 46 53 E ALG S LI 624,96 FT,TH N 00 16 46 E 1319,04 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 09 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)

PARCEL 2:
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)



N

LOCATION MAP
SCALE: N.T.S



N

VICINITY MAP
SCALE: N.T.S

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: TITLE SHEET
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO. G-1

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\G-1 TITLE SHEET.dwg
DATE: 2/19/2024
TIME: 3:15 PM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\G-2 GENERAL NOTES.dwg
DATE: 2/19/2024
TIME: 3:15 PM

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE CITY OF FORT PIERCE ENGINEERING STANDARDS FOR LAND DEVELOPMENT AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NOC'S AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, CEC, UTILITY AUTHORITY AND INTERESTED AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY GSS SURVEYING AND MAPPING, LLC ON AUGUST 18, 2023. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL HYDRO SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER. "AS-BUILT" DRAWINGS ARE TO BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE REQUIREMENTS.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
18. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
19. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF FORT PIERCE PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF FORT PIERCE PRIOR TO CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FORT PIERCE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE CEC, OWNER, AND THE PROPER AUTHORITIES NOTIFIED. THE ST. LUCIE COUNTY HEALTH DEPARTMENT MAY GRANT APPROVAL OF THE USE OF DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL IN THE CONTAMINATED AREA. THIS APPROVAL MUST BE GRANTED IN WRITING AND PROVIDED TO CEC, AND PROPERTY OWNER. DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY CONTAMINATED AREA.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF THE LOCATION DIFFERS FROM THAT SHOWN BEFORE CONTINUING WITH THE CONSTRUCTION.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THRUST BLOCKING SHALL BE USED WHERE REQUIRED BY THE CITY OF FORT PIERCE.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS, BUT SHALL BE LIMITED TO 300 LINEAR FEET UNLESS APPROVED BY THE ENGINEER IN WRITING.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED BY THE CITY OF FORT PIERCE AND FDEP.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.

WATER / SEWER SEPARATION:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
2. A FULL, UNCUT LENGTH OF WATER MAIN PIPE, AT LEAST 20 FEET IN LENGTH, SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER PIPING, REGARDLESS OF THE VERTICAL SEPARATION.
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 10 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. WATER MAINS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF WATER MAIN AND THE TOP OF SEWER OR RECLAIMED WATER PIPE. WATER MAINS SHALL CROSS ABOVE SEWER OR RECLAIMED WATER PIPE WITH A VERTICAL SEPARATION OF AT LEAST 18 INCHES.

WASTEWATER COLLECTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE FORT PIERCE UTILITY AUTHORITY UTILITY STANDARDS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR-26.
2. WYE GRAVITIES FOR LATERAL SERVICE SHALL BE SIX (6) INCHES I.D.
3. PLUGS SHALL BE OF THE SAME MATERIAL AS THE PIPE, GASKETED, AND SHALL WITHSTAND THE REQUIRED TEST PRESSURE.
4. LEAKAGE TEST SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND AWWA C-600, SECTION 5.2.

GENERAL SEPARATION NOTE:

1. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)

NOTE:

1. THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP. REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.

WATER DISTRIBUTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO THE FORT PIERCE UTILITY AUTHORITY UTILITY STANDARDS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE SDR-18 UNLESS SPECIFIED OTHERWISE.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

GENERAL STRIPING AND SIGNAGE NOTES:

1. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH FDOT AND LATEST EDITION OF MUTCD.

PAVING, GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY ENGINEERING STANDARDS FOR LAND DEVELOPMENT LOCAL REGULATIONS.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
7. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
15. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
18. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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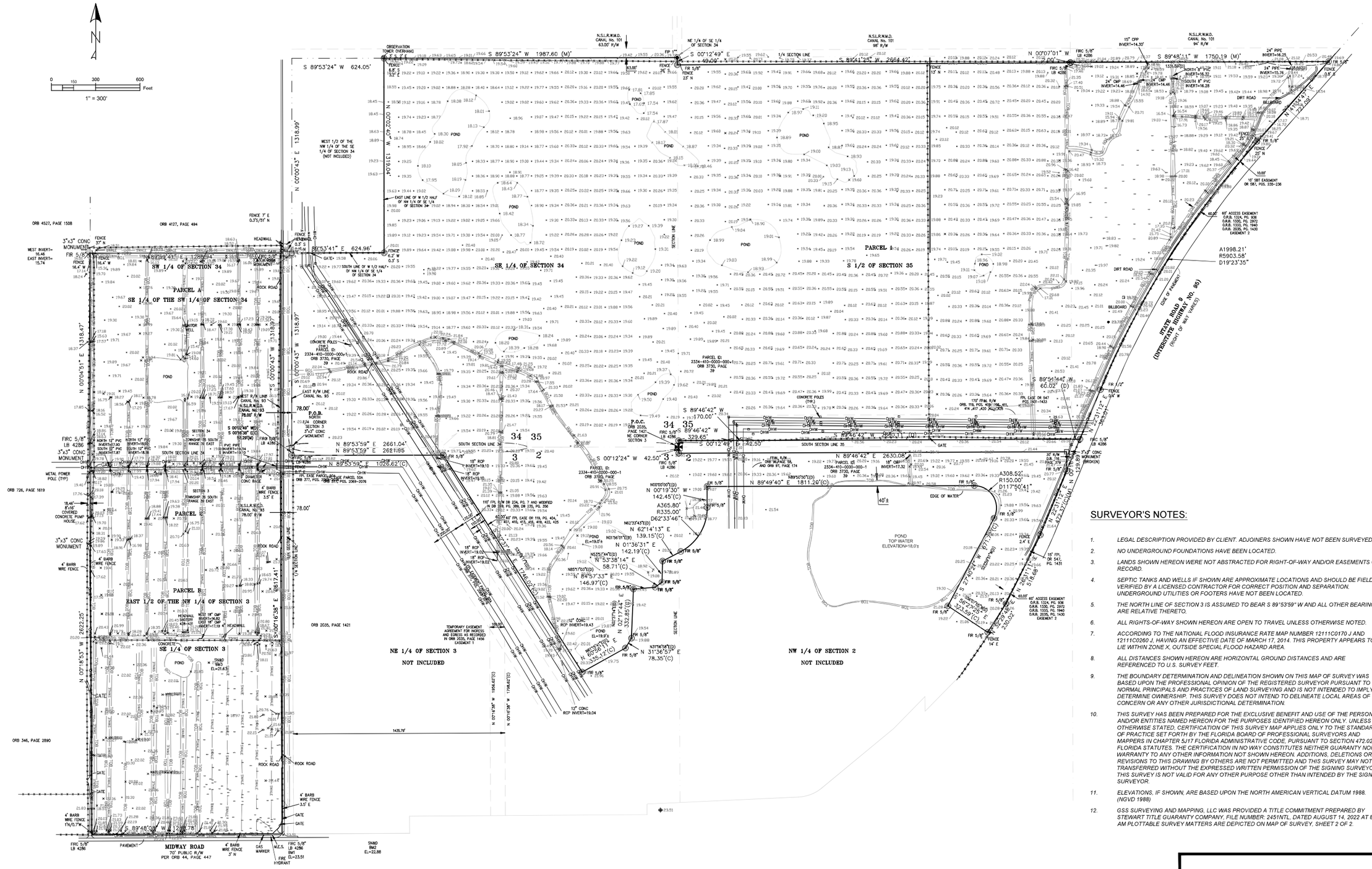
ISSUE	DATE	COMMENTS

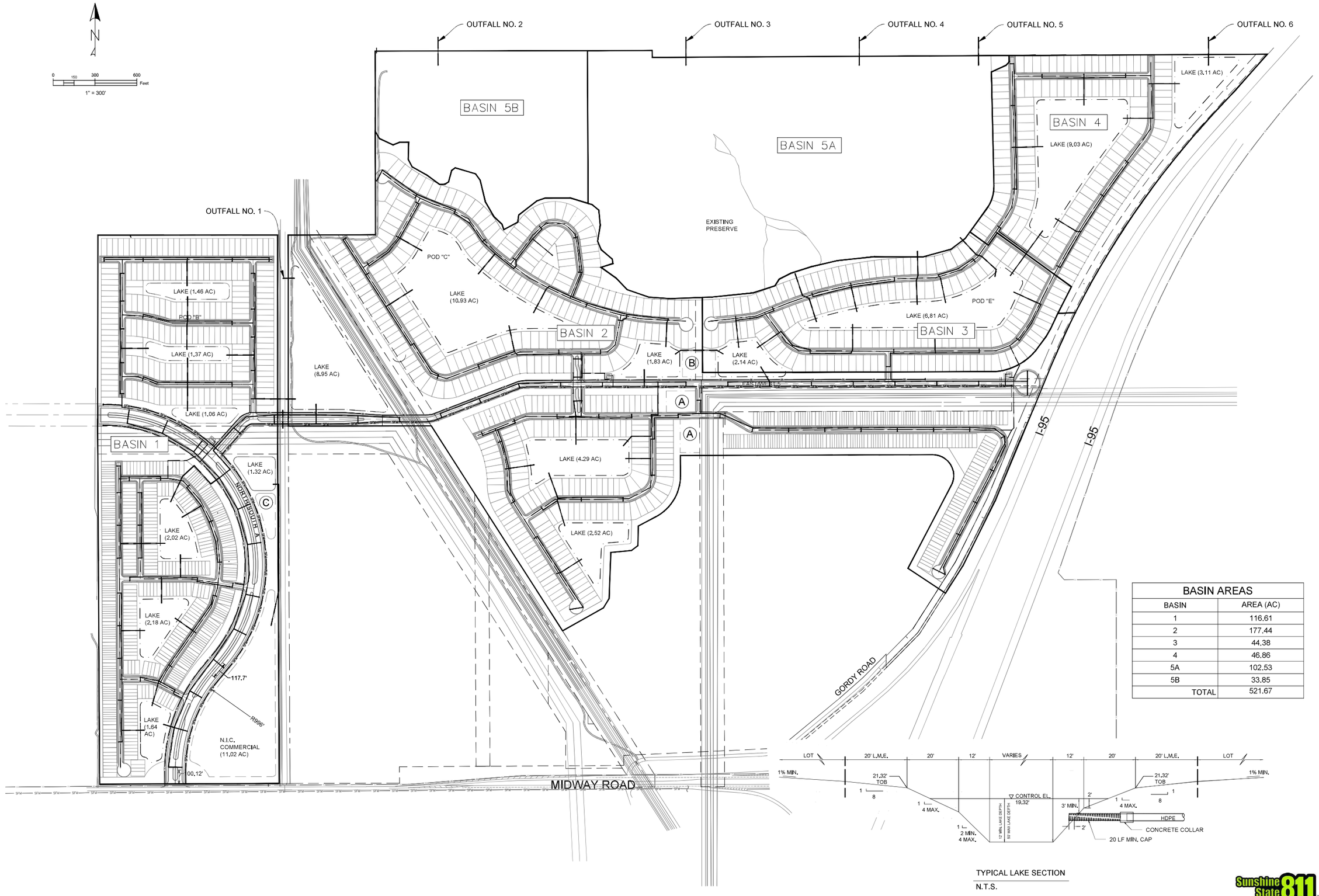
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: GENERAL NOTES

SCALE: SEE SHEET
APPROVED BY: JWM
CHECKED BY: JWM
DRAWN BY: KKR

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO. G-2


N
0 150 300 600 Feet
1" = 300'
S 89°53'24" W 624.05'
S 89°53'24" W 1987.60 (M)'
N 00°00'43" E 1318.99'
N 00°04'51" E 1318.47'
S 89°53'41" E 624.96'
S 89°48'34" E 1250.94'
S 00°00'43" W 1318.97'
N 89°53'59" E 2661.04'
N 89°53'59" E 2661.95
N 89°53'59" E 1026.62'(C)
S 00°12'49" E 1329.09'
S 00°12'24" W 42.50'
S 89°46'42" W 329.65'
S 89°46'42" W 2630.08'
N 89°46'42" E 2630.08'
N 89°49'40" E 1811.26'(D)
N 00°07'01" W
S 89°48'11" W 1750.19 (M)'
N 00°19'30" W 142.45'(C)
A365.80'
R335.00'
D62°33'46"
N 62°14'13" E 139.15'(C)
N 01°36'31" E 142.19'(C)
N 53°38'14" E 58.71'(C)
N 84°57'33" E 146.97'(C)
N 31°36'57" E 78.35'(C)
N 02°17'44" E 332.85'(C)
N 60°51'11" E 46.12'(C)
N 00°16'38" E 1956.62'(C)
N 00°16'38" E 1795.62'(C)
S 27°40'27" W 323.59'(C)
N 23°11'12" E 222.37'(M)
N 23°11'12" E 222.37'(D)
N 19°11'11" E 58.66'
A308.52'
R150.00'
D117°50'41"
A1998.21'
R5903.58'
D19°23'35"
S 89°51'44" W 60.02' (D)
S 89°51'44" W 60.00' (M)
N 89°51'44" E 60.00' (M)
N 89°51'44" E 60.02' (D)
N 00°04'51" E 1318.47'
S 00°16'38" E 2617.41'
N 00°18'53" W 2622.25'
N 00°00'43" W 1318.97'
N 00°04'20" W 1318.04'
S 00°04'20" E 1318.04'
1435.79'
78.00'
40'±
ORB 4527, PAGE 1508
ORB 4127, PAGE 494
ORB 726, PAGE 1619
ORB 346, PAGE 2890
ORB 2035, PAGE 1421
SW 1/4 OF SECTION 34
SE 1/4 OF THE SW 1/4 OF SECTION 34
SE 1/4 OF SECTION 34
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z
EAST 1/2 OF THE NW 1/4 OF SECTION 3
NE 1/4 OF SECTION 3
NOT INCLUDED
NW 1/4 OF SECTION 2
NOT INCLUDED
S 1/2 OF SECTION 35
WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 (NOT INCLUDED)
EAST LINE OF W 1/2 HALF OF NW 1/4 OF SE 1/4 OF SECTION 34
SOUTH LINE OF W 1/2 HALF OF NW 1/4 OF SE 1/4 OF SECTION 34
SECTION LINE
1/4 SECTION LINE
SOUTH SECTION LINE 34
SOUTH SECTION LINE 35
EAST R/W LINE CANAL No. 93
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
NE 1/4 OF SE 1/4 OF SECTION 34
P.O.B. NORTH 1/4 CORNER SECTION 3
P.O.C. ORB 2035, PAGE 1421 NE CORNER SECTION 3
PARCEL ID: 2334-410-0000-000-1 ORB 3750, PAGE 39
PARCEL ID: 2334-410-0000-000-1 ORB 3750, PAGE 59
PARCEL ID: 2334-410-0000-000-1 ORB 3750, PAGE 174
PARCEL ID: 2334-410-0000-000-1
PARCEL ID: 2334-410-0000-000-1 ORB 3750, PAGE 1421
PARCEL ID: 2334-410-0000-000-1 ORB 377, PGS. 2072 POS. 2069-2076
SE CASE PARCEL 50A
TEMPORARY EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS RECORDED IN ORB 2035, PAGE 1436 EASEMENT 1
110' FPL R/W DB 234, PG. 7 AND MODIFIED IN DB 318, PG. 389, DB 235, PG. 356
60.00' RR. EASE OF 119, PG. 404, 407, 410, 413, 416, 419, 422, 425
110' FPL R/W DB 234, PG. 7
FPL EASE OR 547 POS 1431-1433
ORB. 119, PGS. 409, 766, 411, 414, 417, 420 AND/OR
FPL R/W ORB 1431, PAGE 1433 AND ORB 97, PAGE 174
FPL R/W
15' CPP INVERT=14.30
24" CMP INVERT=14.46
24" PIPE INVERT=14.46
24" PIPE INVERT=15.76
24" PIPE INVERT=16.25
NORTH 8" PVC INVERT=16.92
SOUTH 8" PVC INVERT=16.28
NORTH 12" PVC INVERT=17.90
SOUTH 12" PVC INVERT=17.87
NORTH 12" PVC INVERT=18.00
SOUTH 12" PVC INVERT=18.18
PVC PIPE INVERT=19.04
PVC PIPE INVERT=19.10
18" RCP INVERT=19.10
18" RCP INVERT=19.02
18" RCP INVERT=19.03
12" CONC RCP INVERT=19.04
12" CONC RCP INVERT=19.43
CONCRETE POLES (TYP.)
CONCRETE POLES (TYP.)
DIAMETER CONC BASE
MONITOR WELL
HEADWALL
HEADWALL WEST 18" CMP INVERT=16.80 EAST 18" CMP INVERT=17.19
WEST INVERT=16.46 EAST INVERT=15.74
SNAD BM1 EL=21.63
SNAD BM2 EL=22.88
BM1 EL=23.51
POND EL=19.0'±
POND EL=19.6'±
POND TOP WATER ELEVATION=18.0±
POND
ROCK ROAD
DIRT ROAD
STATE ROAD 9 (INTERSTATE 95) (FRONTAGE ROAD VARIES)
EDGE OF PAVEMENT
EDGE OF WATER
TOB
TOE
BILLBOARD
GATE
FENCE
4' BARB WIRE FENCE
3'x3' CONC MONUMENT
FIR 5/8" LB 4286
FIR 5/8"
FIR 1/2"
FIR 5/8" FENCE 2.3' W
FIR 5/8" FENCE 0.8' S
FIR 5/8" FENCE 0.3' E
FIR 5/8" FENCE 0.3'S,31' N
FIR 5/8" FENCE 0.3' W
FIR 5/8" FENCE 2.4' E
FIR 5/8" FENCE 14' E
FIR 5/8" FENCE 25' N



BASIN AREAS	
BASIN	AREA (AC)
1	116.61
2	177.44
3	44.38
4	46.86
5A	102.53
5B	33.85
TOTAL	521.67

TYPICAL LAKE SECTION

N.T.S.

Sunshine State 811 One Call

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: OVERALL CONCEPTUAL DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-200

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 2/19/2024 TIME: 3:18 PM

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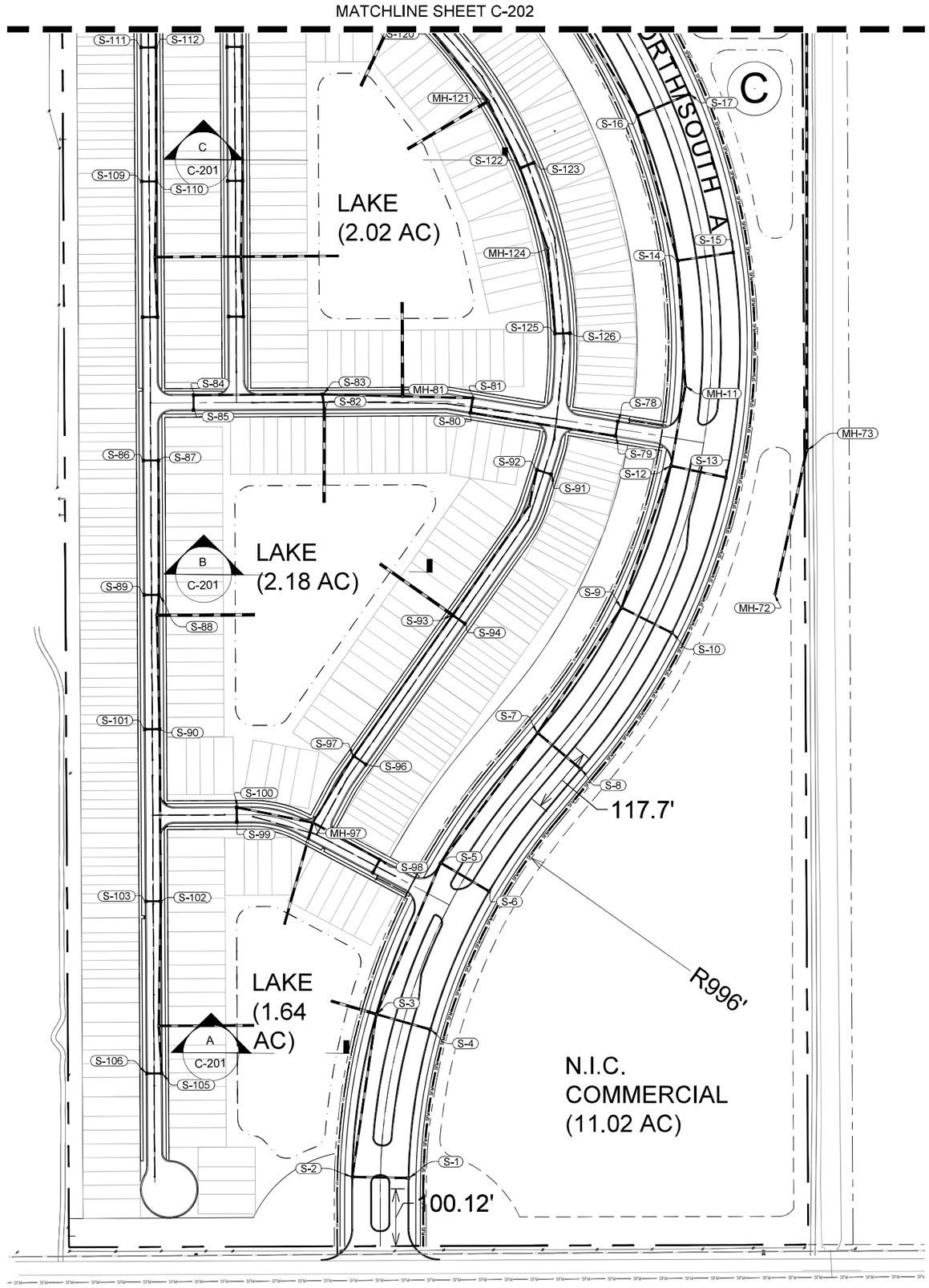
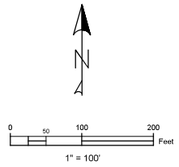
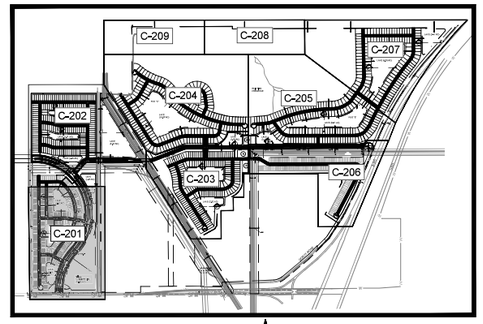
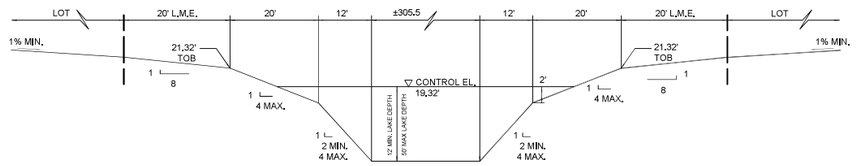


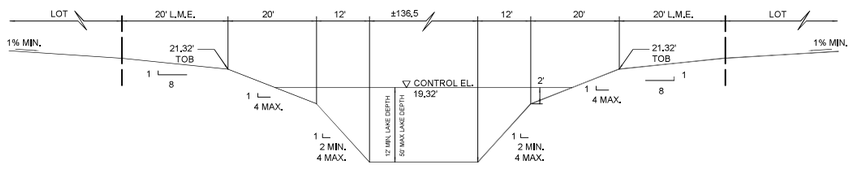




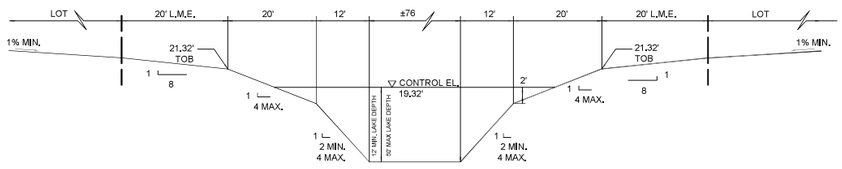
KEY MAP
N.T.S.



LAKE SECTION C
N.T.S.



LAKE SECTION B
N.T.S.



LAKE SECTION A
N.T.S.

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SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

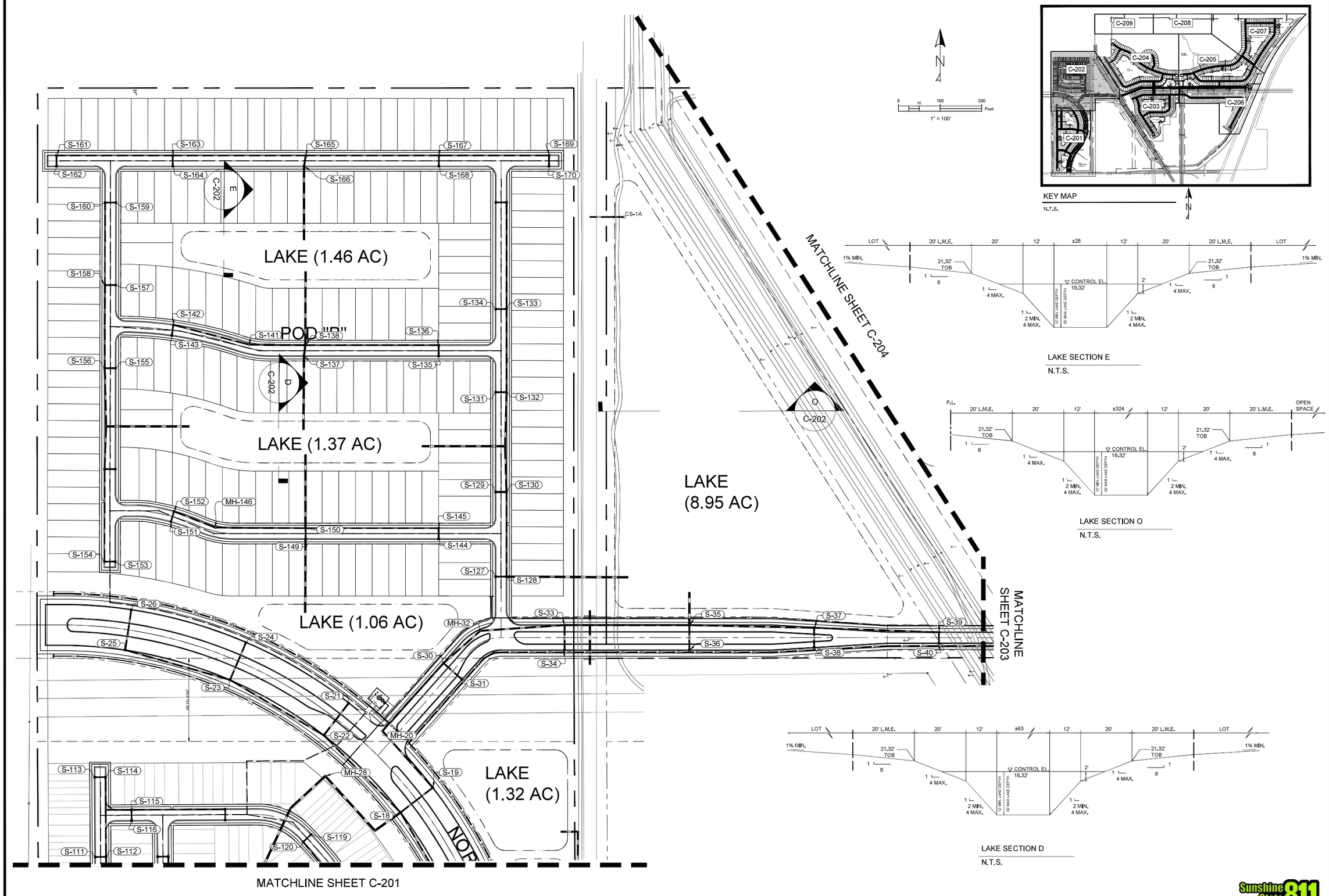
THIS SHEET
CONCEPTUAL DRAINAGE PLAN

DRAWN BY KKR
CHECKED BY JWM
APPROVED BY JWM
SCALE SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.
C-201

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 2/19/2024 TIME: 3:16 PM



Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

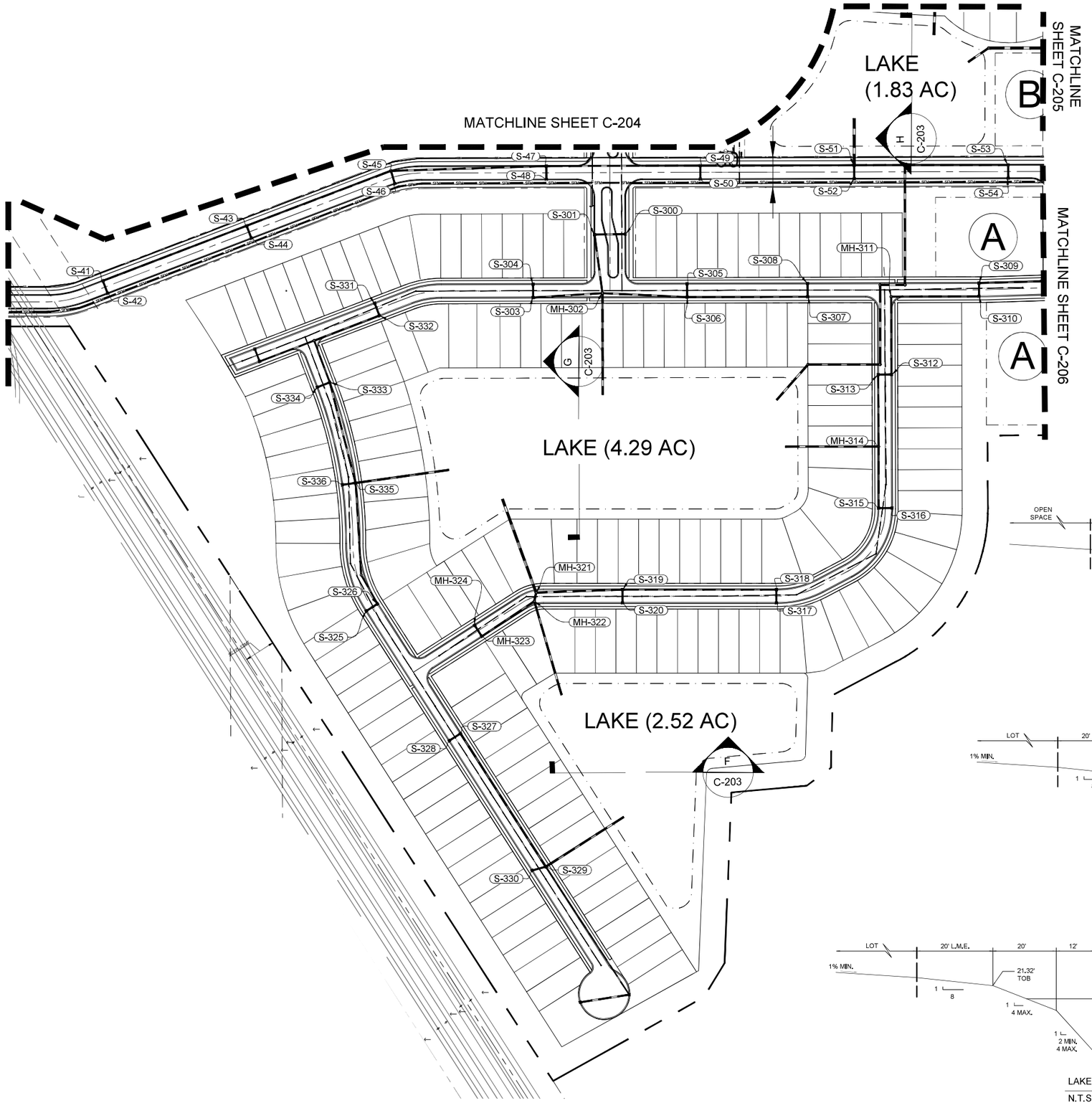
THIS SHEET: CONCEPTUAL DRAINAGE PLAN

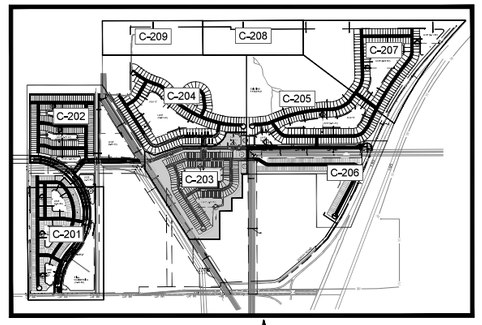
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-202

Sunshine State 811 One Call





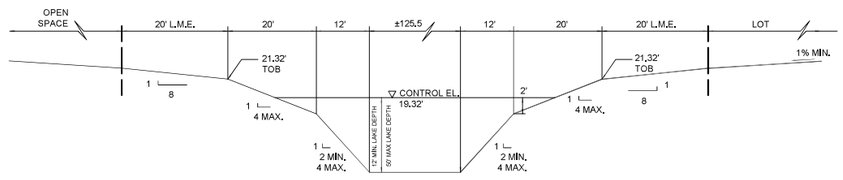
KEY MAP

N.T.S.

N

0 50 100 200 Feet

1" = 100'



LAKE SECTION H

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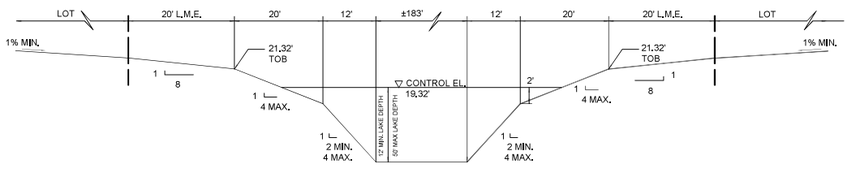

LAKE SECTION G

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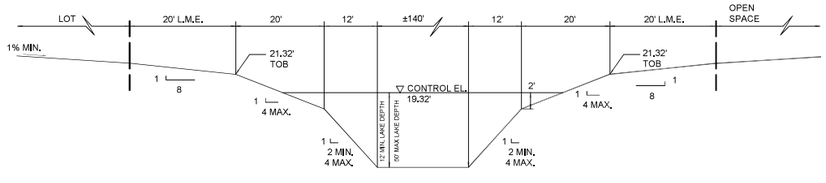

LAKE SECTION F

N.T.S.

Sunshine State 811 One Call

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A.#: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: CONCEPTUAL DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO. C-203

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 2/19/2024 TIME: 3:16 PM

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MATCHLINE SHEET C-209

MATCHLINE SHEET C-208

MATCHLINE SHEET C-205

MATCHLINE SHEET C-202

MATCHLINE SHEET C-203

POD "C"

LAKE
(10.93 AC)

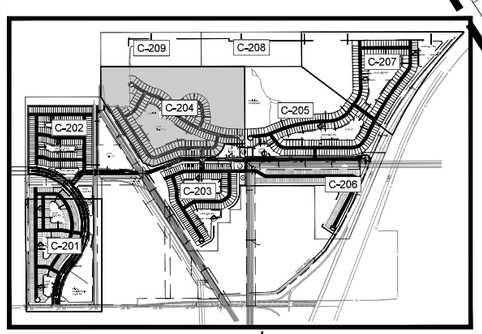
S-191 S-192 S-193 S-194 S-196 S-197 S-198 S-199 S-200 S-201 S-202 S-203 S-204 S-205 S-206 S-207 S-208 S-209 S-210 S-211 S-212 S-213 S-214 S-215 S-216 S-217 S-218 S-219 S-220 S-221 S-222 S-223 S-224 S-225 S-226 S-227 S-228 S-229 S-171 S-172 S-173 S-174 S-175 S-176 S-177 S-178 S-179 S-180 S-181 S-182 S-183 S-184 S-185 S-186 S-187 S-188 S-189 S-190

MH-186 MH-207 MH-214 MH-175

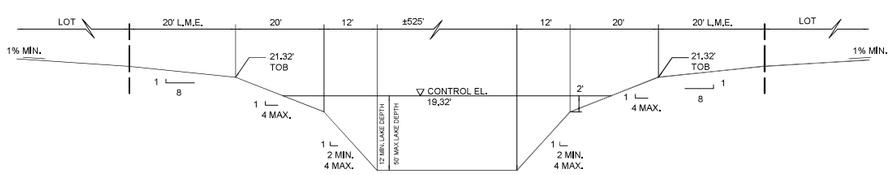
C-204

N

0 50 100 200 Feet
1" = 100'



KEY MAP
N.T.S.



LAKE SECTION I
N.T.S.

Sunshine State 811 One Call

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PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: CONCEPTUAL DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-204

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PURIC-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 2/19/2024 TIME: 3:16 PM

MATCHLINE SHEET C-208

MATCHLINE SHEET C-204

EXISTING PRESERVE

MATCHLINE SHEET C-207

S-276 S-275 MH-277 S-278 S-279 S-280 S-281 S-283 S-282 S-289 S-290 S-284 S-288 S-285 MH-286 S-287 S-291 S-292 MH-293 S-294 S-297 S-295 S-296 MH-232 S-234 S-233 S-230 S-231 S-236 S-235 S-238 S-237 S-239 S-240 MH-241 S-243 S-242

C-205

POD "E"

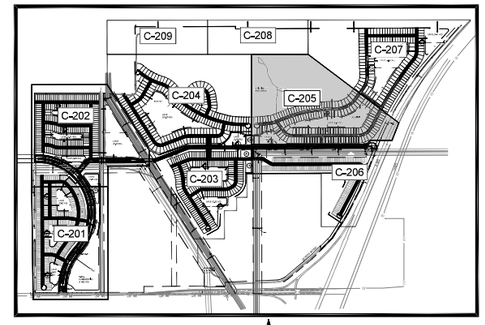
LAKE (6.81 AC)

LAKE (2.14 AC)

C-205

MATCHLINE SHEET C-206

0 50 100 200 Feet
1" = 100'



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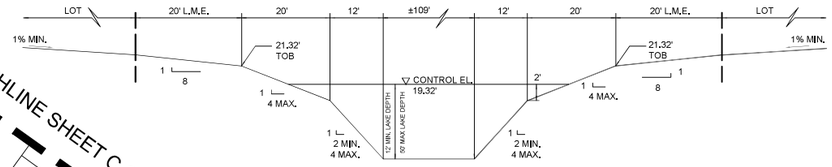
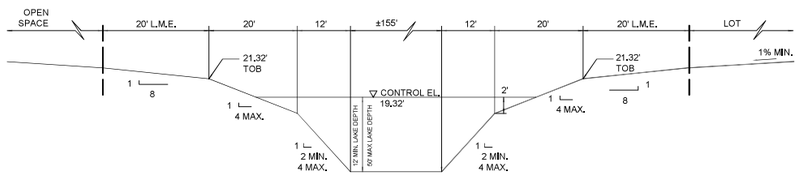


LAKE SECTION J
N.T.S.



LAKE SECTION M
N.T.S.

Mills, Short & Associates
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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

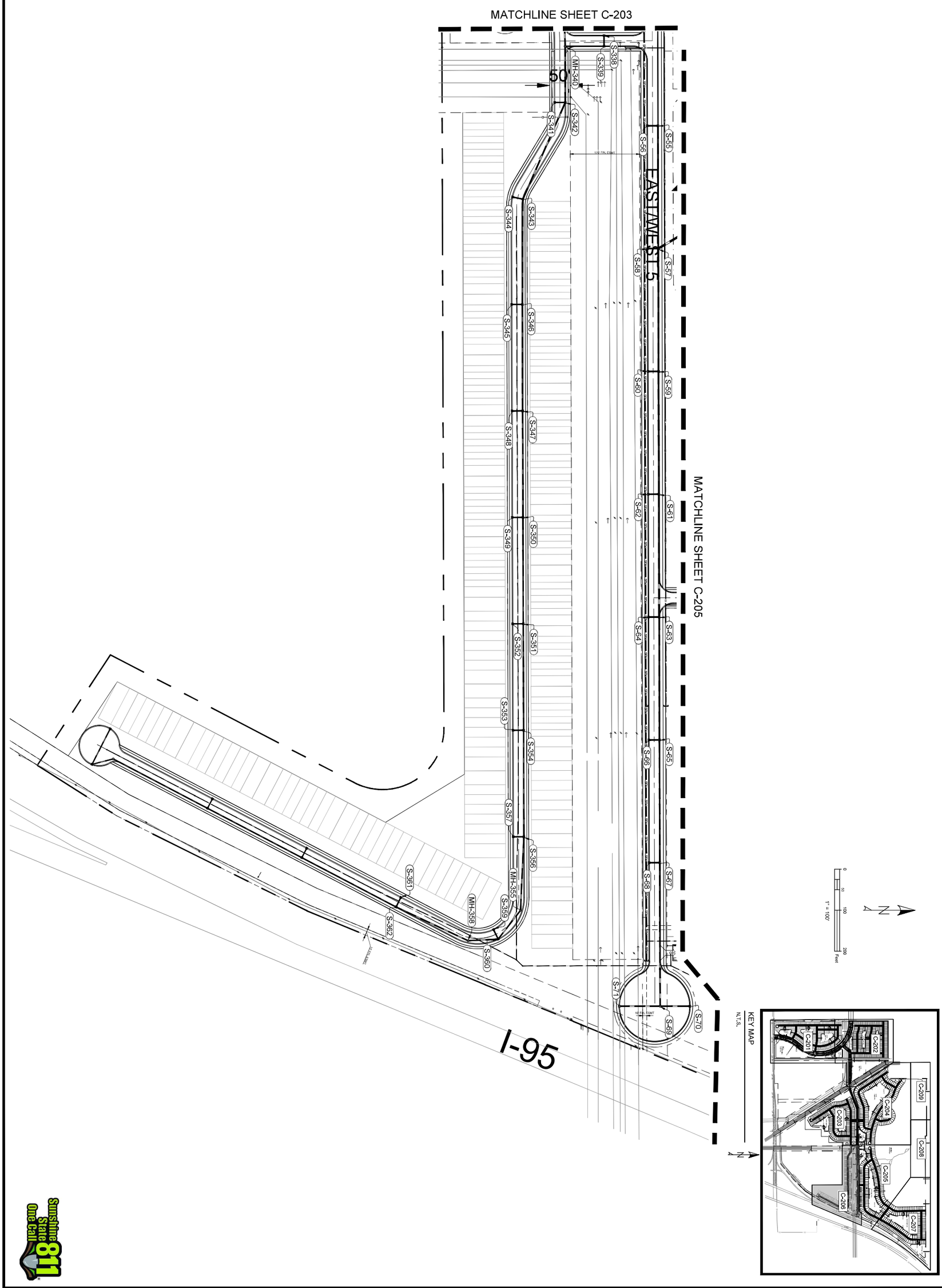
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: CONCEPTUAL DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.
C-205

Sunshine State 811 One Call



Sunshine State One Call 811

C-206

SHEET NO.

DATE 2023-12-18

PROJ. NO. 22-2180

SUNRISE RESIDENTIAL

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET
CONCEPTUAL DRAINAGE PLAN

DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
KKR	JWM	JWM	SEE SHEET

ISSUE	DATE	COMMENTS

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

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MATCHLINE SHEET C-208

MATCHLINE SHEET C-205

CS-5A (2)

CS-5A (3)

CS-6

S-263 S-262 S-261 S-259 S-257 S-260 S-258 S-256 S-254 S-255 S-265 S-264 S-252 S-253 S-267 S-266 S-250 S-251 S-269 S-268 S-248 S-249 S-270 S-271 MH-272 S-247 S-246 S-273 S-244 S-245

LAKE (3.11 AC)

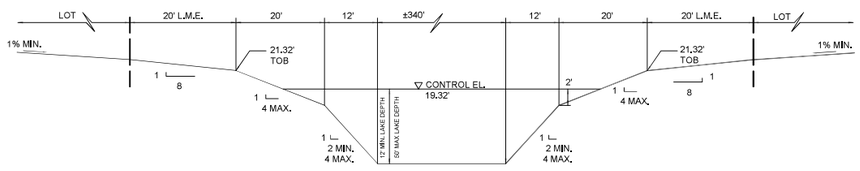
LAKE (9.03 AC)

L C-207

K C-207

LAKE SECTION L

N.T.S.



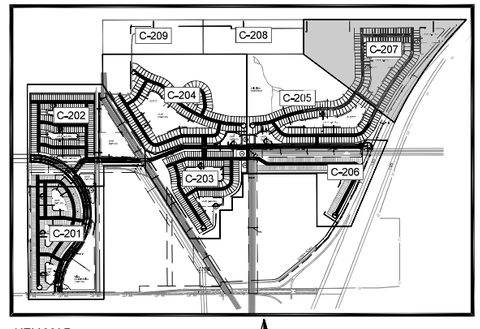
LAKE SECTION K

N.T.S.

N

0 50 100 200 Feet

1" = 100'



KEY MAP

N.T.S.

N

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: CONCEPTUAL DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-207

Sunshine State One Call

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

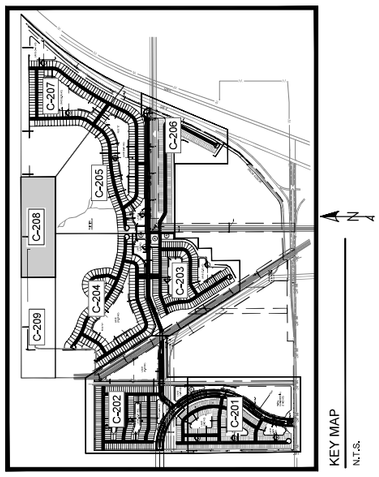
ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
THIS SHEET: CONCEPTUAL DRAINAGE PLAN

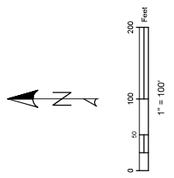
DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
KKR	JWM	JWM	SEE SHEET

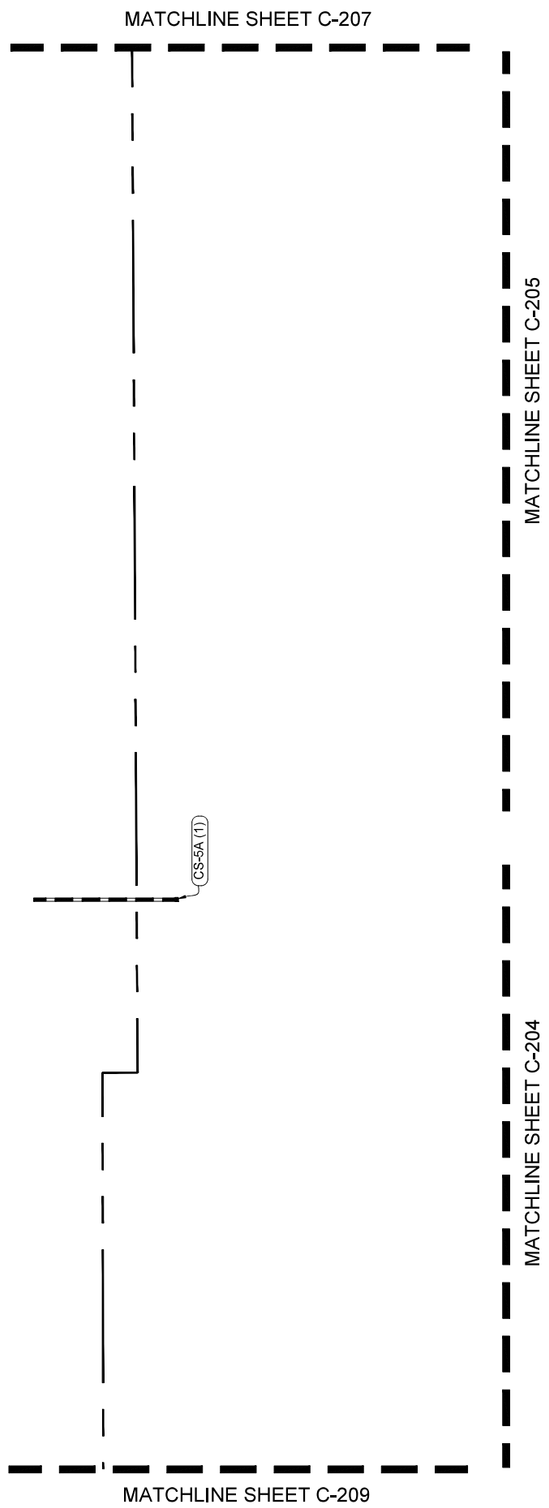
PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO. C-208

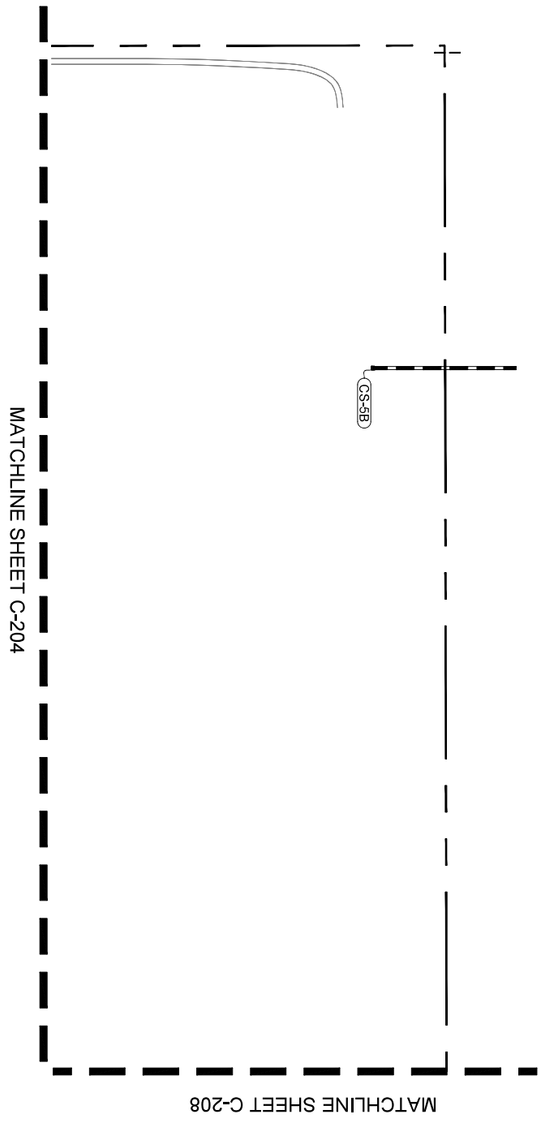
Sunshine State 811 One Call

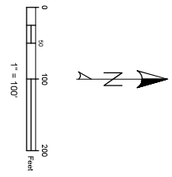


KEY MAP
N.T.S.









KEY MAP
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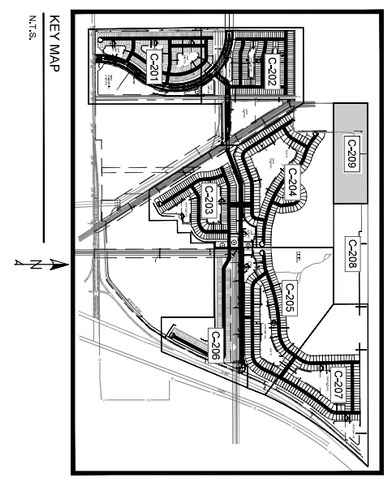


Sunshine State One Call 811

C-209

SHEET NO.

DATE 2023-12-18

PROJ. NO. 22-2180

SUNRISE RESIDENTIAL

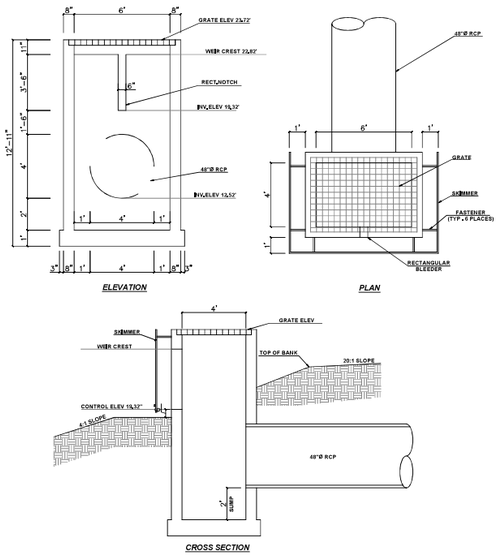
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET
CONCEPTUAL DRAINAGE PLAN

DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
KKR	JWM	JWM	SEE SHEET

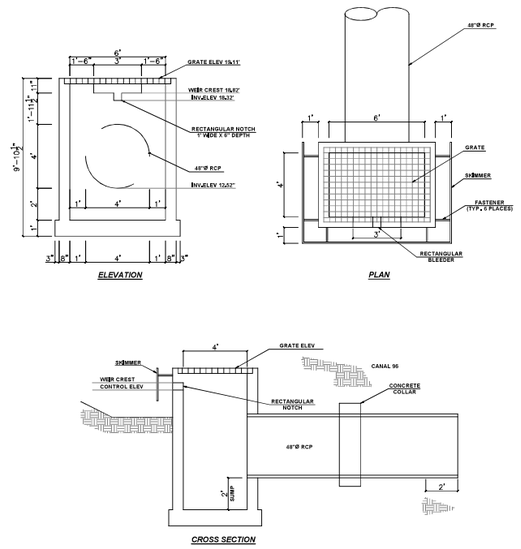
ISSUE	DATE	COMMENTS

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



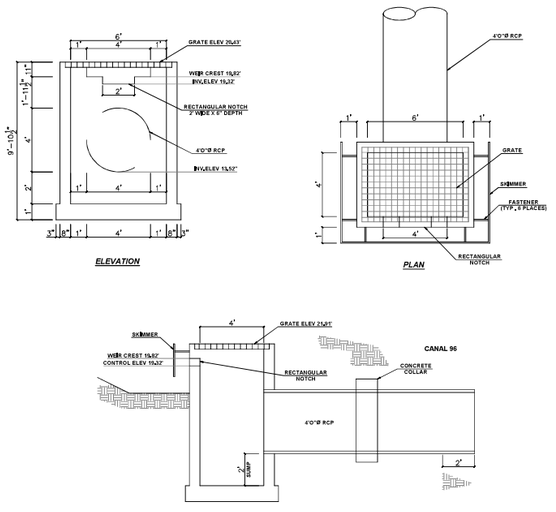
ELEVATION *PLAN* *CROSS SECTION*

CONTROL STRUCTURE #1



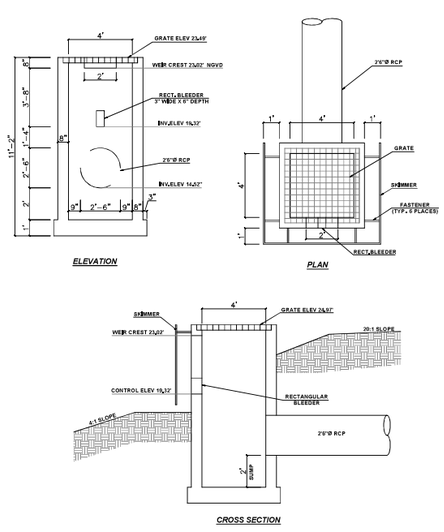
ELEVATION *PLAN* *CROSS SECTION*

CONTROL STRUCTURE #5B



ELEVATION *PLAN* *CROSS SECTION*

CONTROL STRUCTURE #5A- 3 Ea.



ELEVATION *PLAN* *CROSS SECTION*

CONTROL STRUCTURE #6

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: CONCEPTUAL DRAINAGE DETAILS

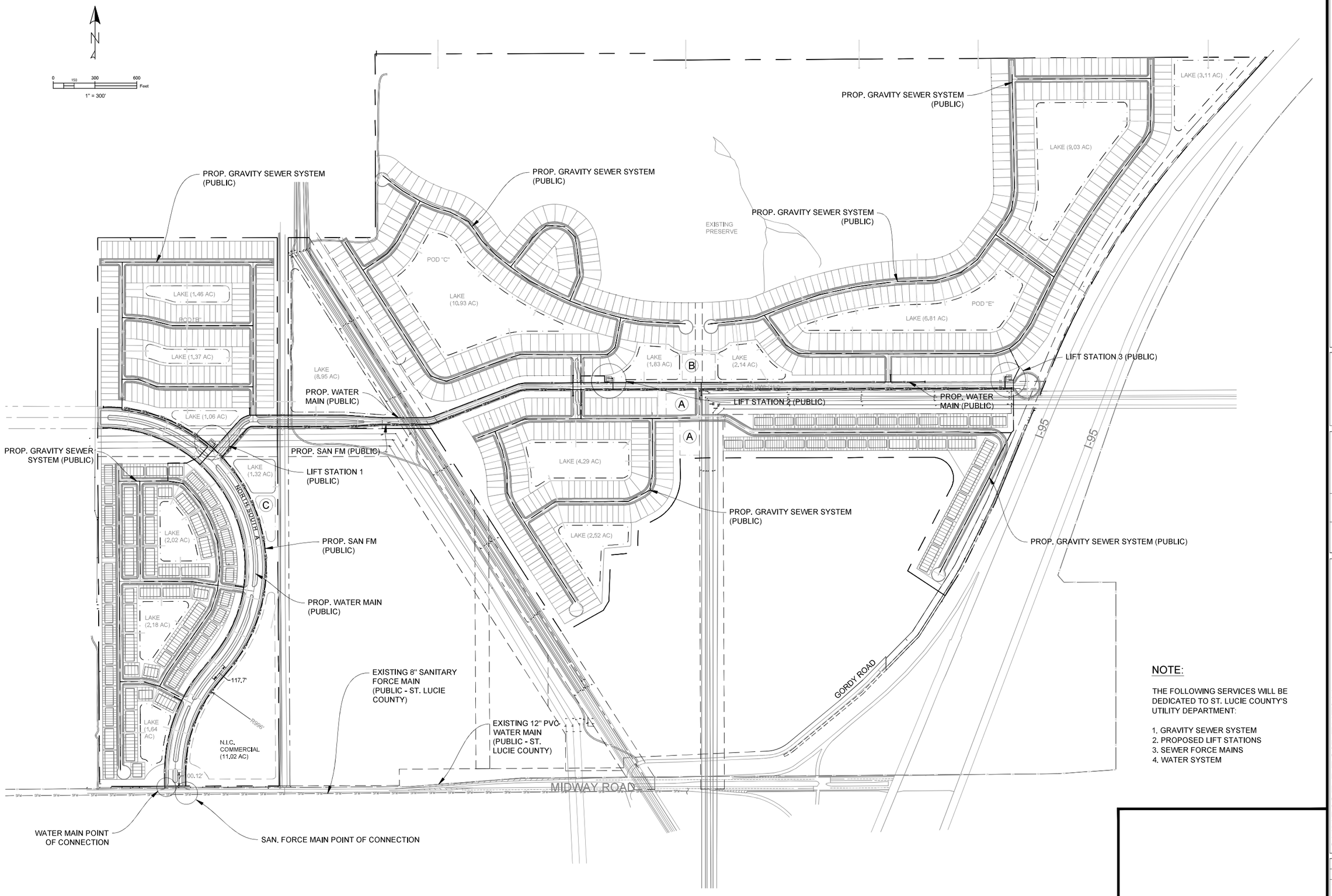
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-210

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-210 CONCEPTUAL DRAINAGE DETAILS.dwg DATE: 2/19/2024 TIME: 3:16 PM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-300 OVERALL CONCEPTUAL UTILITY PLAN.dwg DATE: 2/19/2024 TIME: 3:16 PM



NOTE:

THE FOLLOWING SERVICES WILL BE DEDICATED TO ST. LUCIE COUNTY'S UTILITY DEPARTMENT:

1. GRAVITY SEWER SYSTEM
2. PROPOSED LIFT STATIONS
3. SEWER FORCE MAINS
4. WATER SYSTEM

Mills, Short & Associates
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

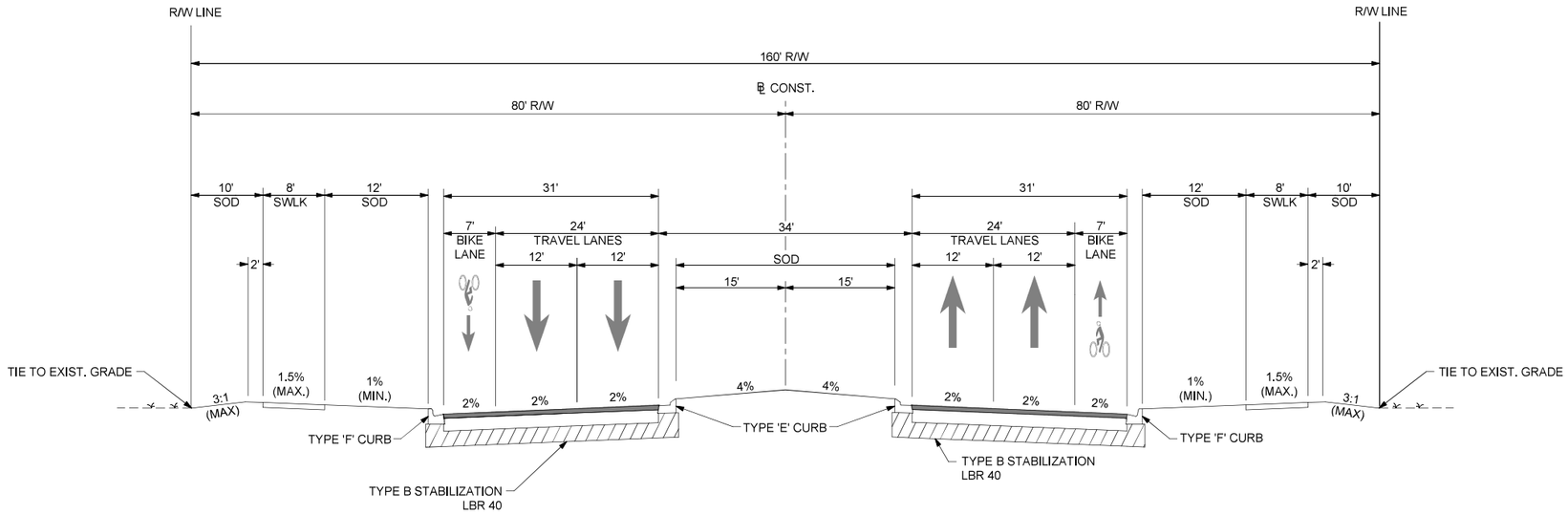
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: OVERALL CONCEPTUAL UTILITY PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

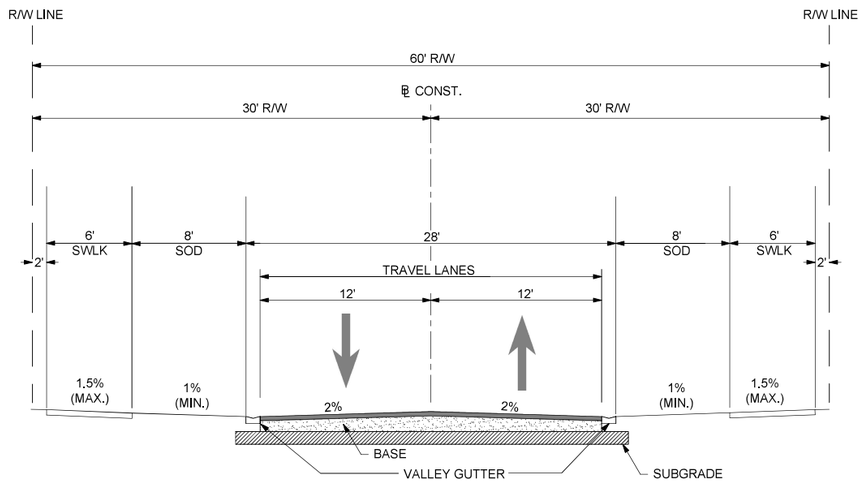
PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO.

C-300



ARTERIAL ROAD "A" TYPICAL SECTION

N.T.S.



LOCAL ROAD, 60' R/W TYPICAL SECTION

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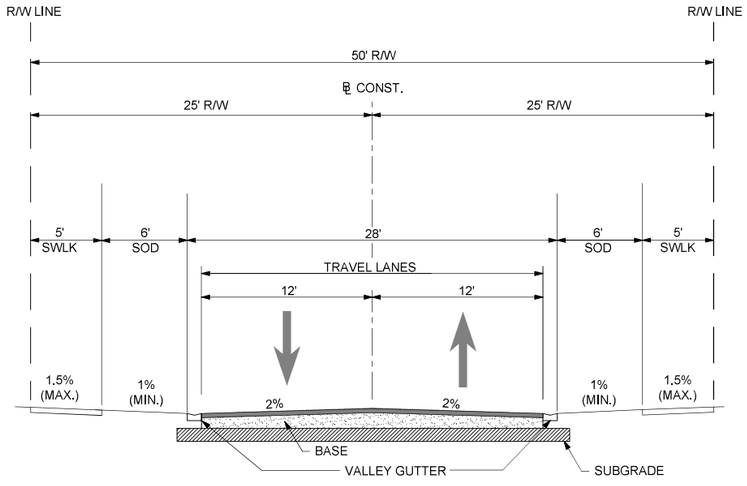

LOCAL ROAD, 50' R/W TYPICAL SECTION

N.T.S.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

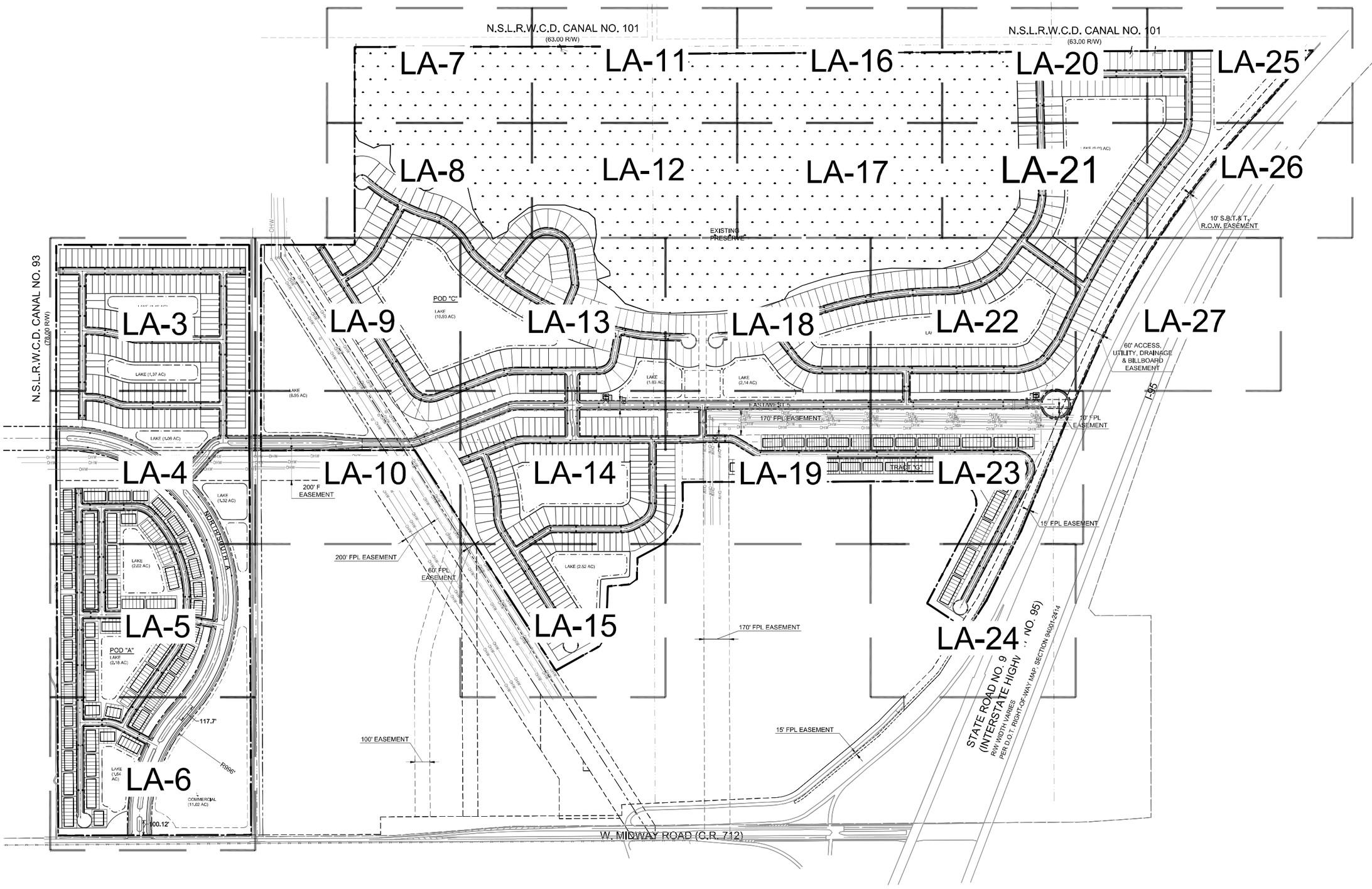
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: TYPICAL ROADWAY SECTIONS

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-12-18
SHEET NO. C-400

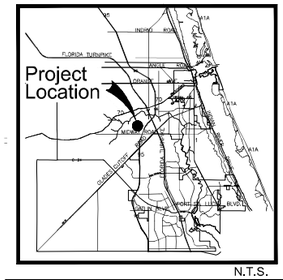
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-400 TYPICAL ROADWAY SECTIONS.dwg DATE: 2/19/2024 TIME: 3:17 PM



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.

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
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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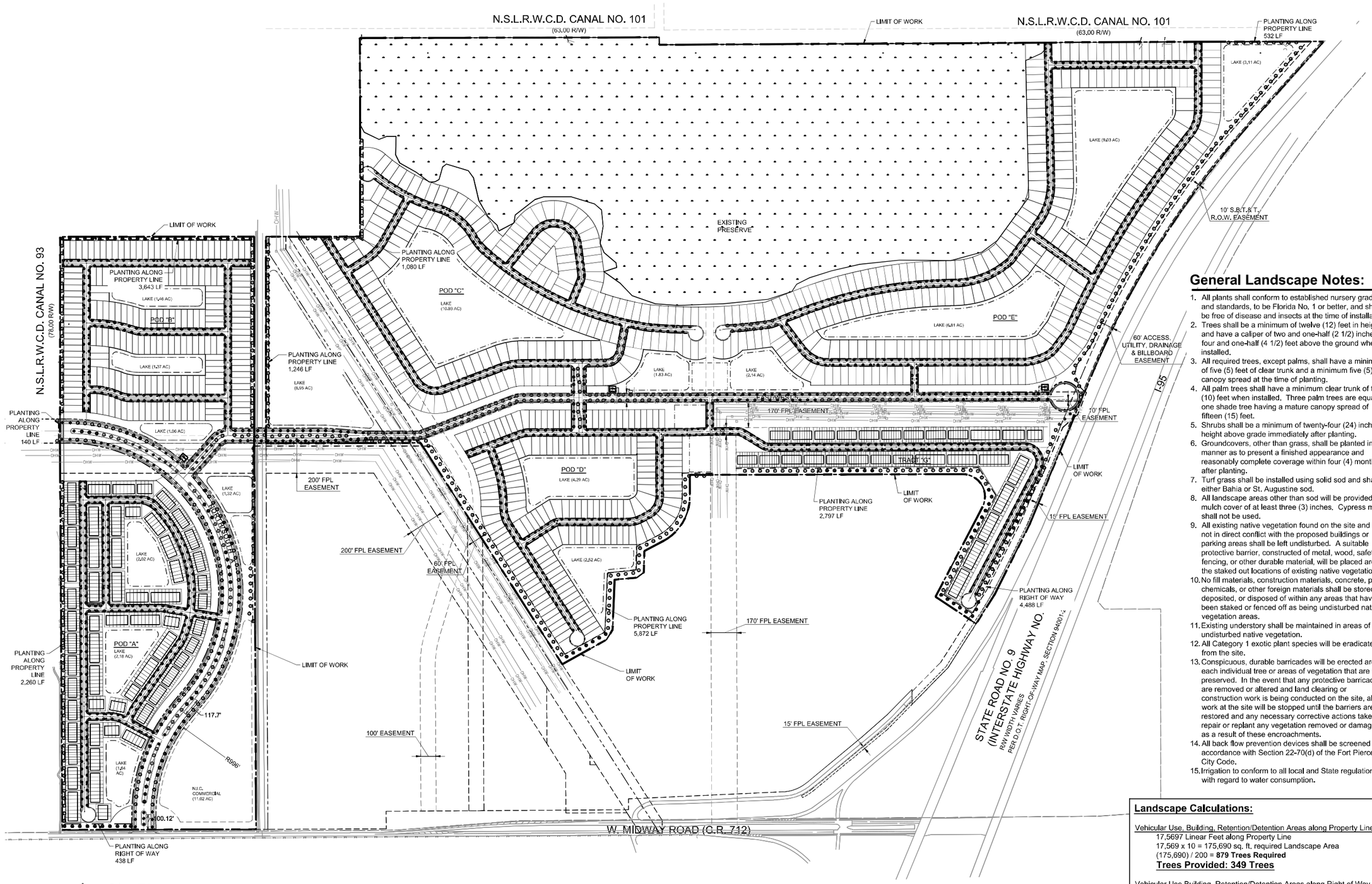

Site Plan

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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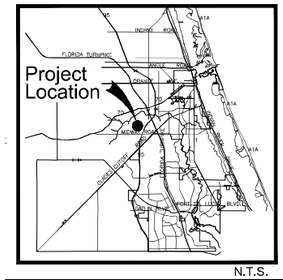
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INDIAN RIVER
OKEECHOBEE
ST. LUCIE
MARTIN
PALM BEACH
BROWARD
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MONROE
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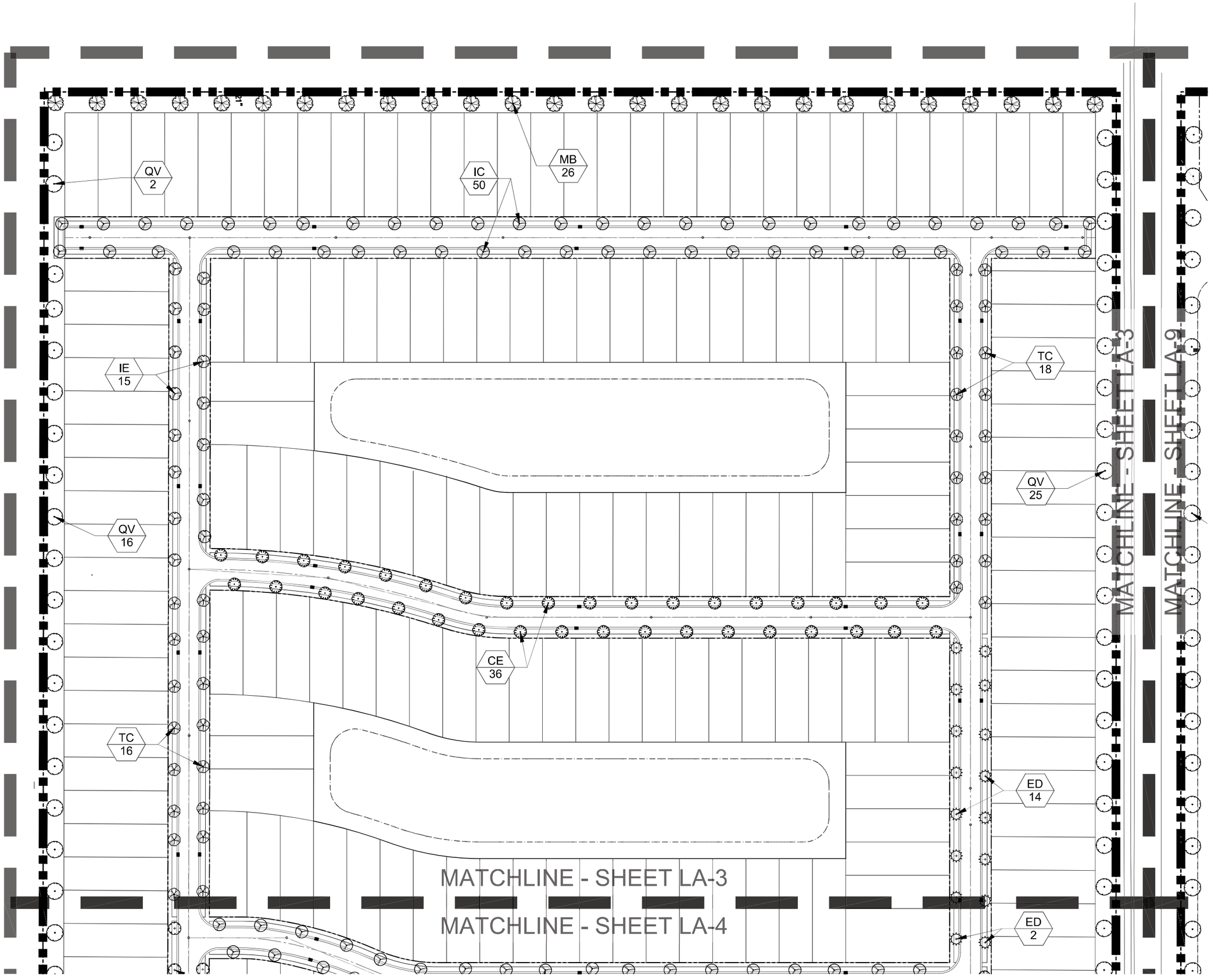

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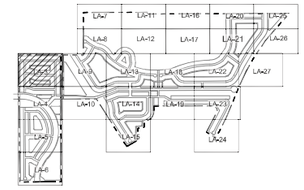

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

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-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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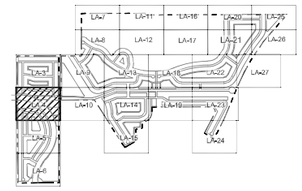

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0 25' 50' 100'

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Steve Garrett

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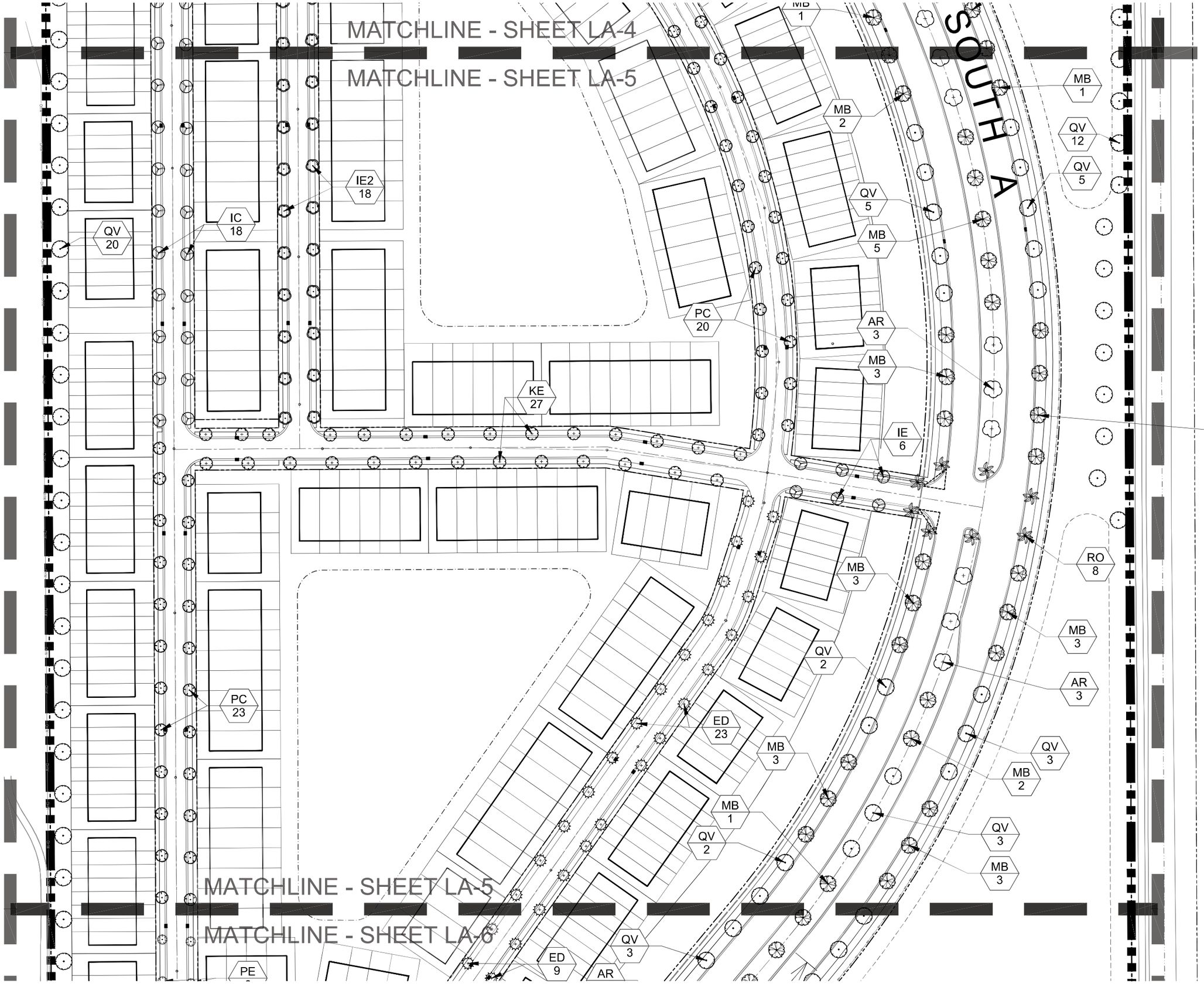

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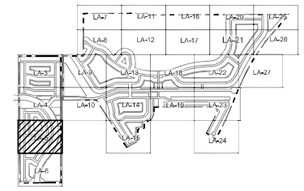

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Landscape Plan

City of Fort Pierce, FL

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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-5
Project Number	--	
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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

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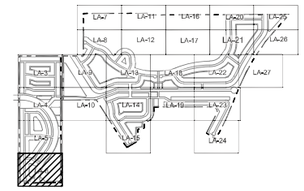

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

Landscape Plan

City of Fort Pierce, FL

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-6
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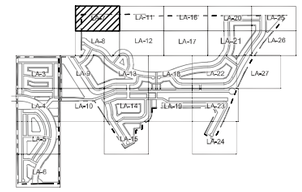

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Steve Garrett

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Manager	SG	LA-7
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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

PE
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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

QV
10

IC
15

XE
10

PLANTING ALONG
PROPERTY LINE
1,080 LF

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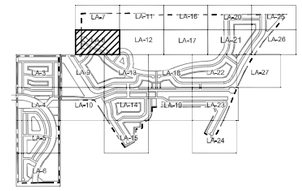

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Landscape Plan

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-8
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MATCHLINE - SHEET LA-9

IC 10

QV 10

IC 15

KE 10

QV 19

IE 34

PC 2

MATCHLINE - SHEET LA-3

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

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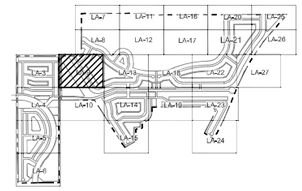

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SCALE: 1" = 50'

0 25' 50' 100'

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-9
Project Number	--	
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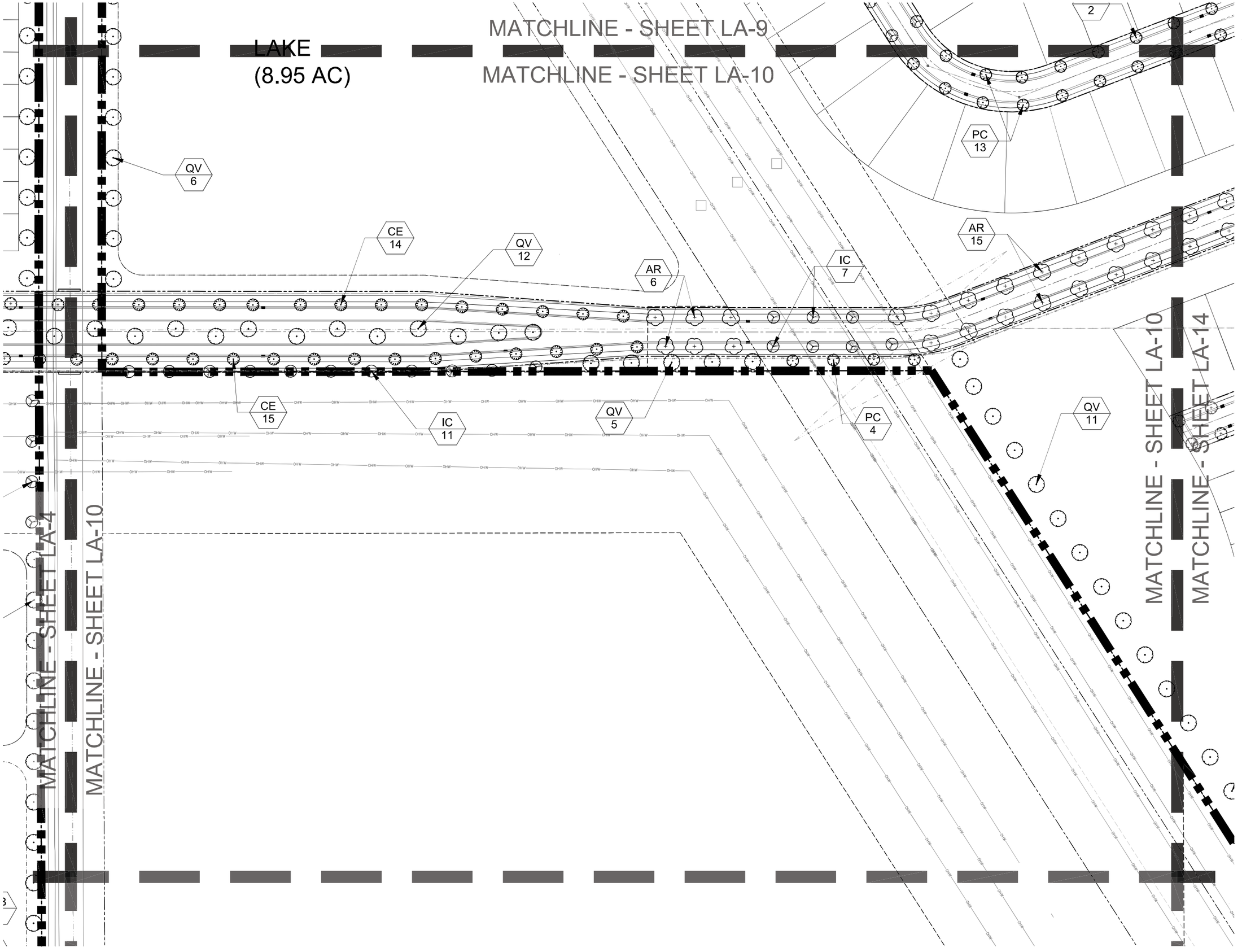

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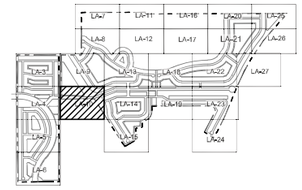

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0 25' 50' 100'

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R.W.C.D. CANAL NO. 101

(63.00 R/W)

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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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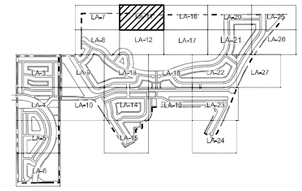

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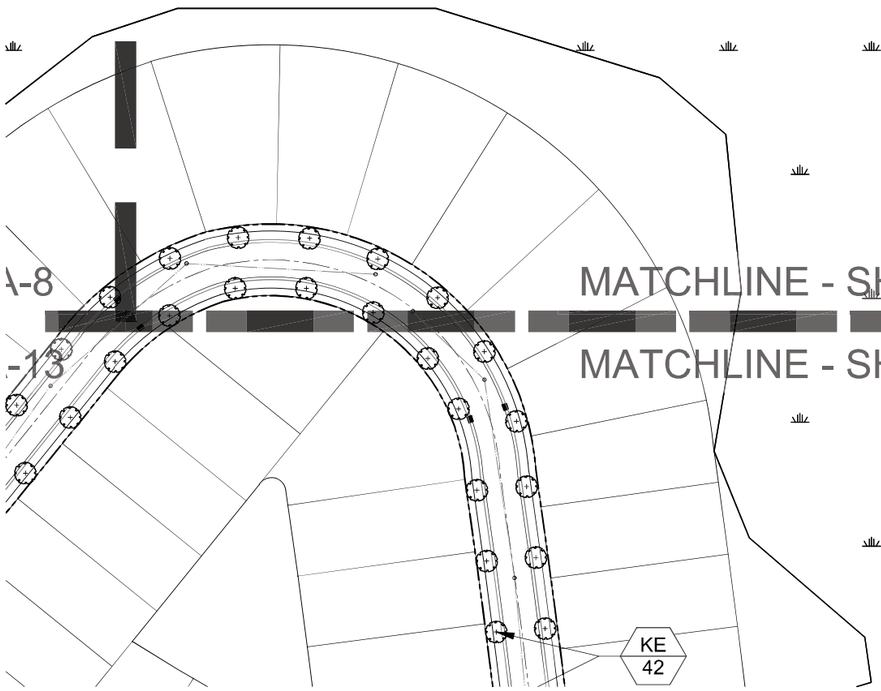
MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-17



A-8

-13

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-18

EXISTING PRESERVE

-13

-18

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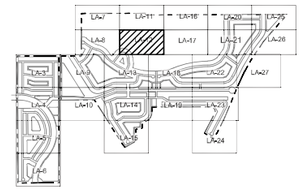

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Steve Garrett

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Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-18

KE
42

TC
35

IE2
11

PC
28

QV
4

AR
19

KE
2

KE
2

KE
2

KE
2

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-14

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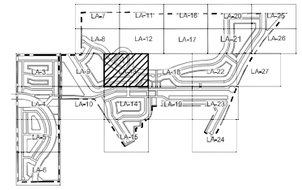

Project Team:

Owner/Developer:
Sunrise Residential, LLC
200 E. Robinson St., Ste. 1120
Orlando, FL 32801

Civil Engineer:
Mills, Short & Associates
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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

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-13
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-10

MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

KE 2

KE 2

AR 30

KE 4

QV 4

KE 30

KE 4

CLU 38

AR 24

CE 22

PE 2

ED 12

CE 25

QV 5

ED 10

PC 12

IC 11

IE 10

CE 4

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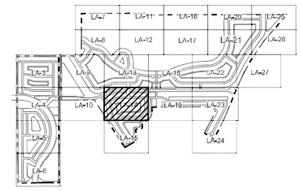

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-14
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

NT

CE
4

ED
3

IE
27

QV
19

QV
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MB
7

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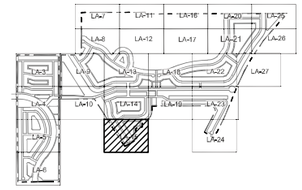

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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	--	
Computer File	_Sunrise - LA - NVR.dwg	

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MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-20

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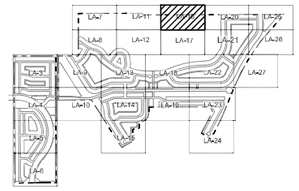

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-16**
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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MATCHLINE - SHEET LA-16

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-20

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MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-22

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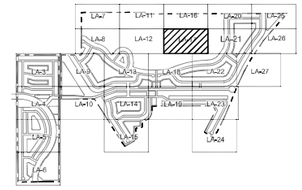

Project Team:

Owner/Developer:
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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-17
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-22

PC
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IE2
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MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-19

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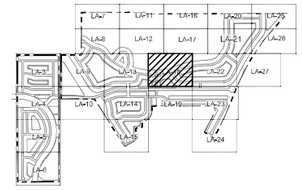

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-18**
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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(53 AC)

(2.14 AC)

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-19

EAST/WEST 5

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PC
6

IE
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ED
12

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10

QV
11

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7

MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-23

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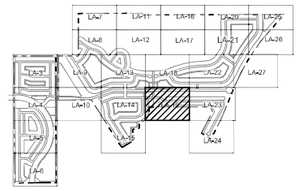

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-19
Project Number	--	
Municipal Number	--	
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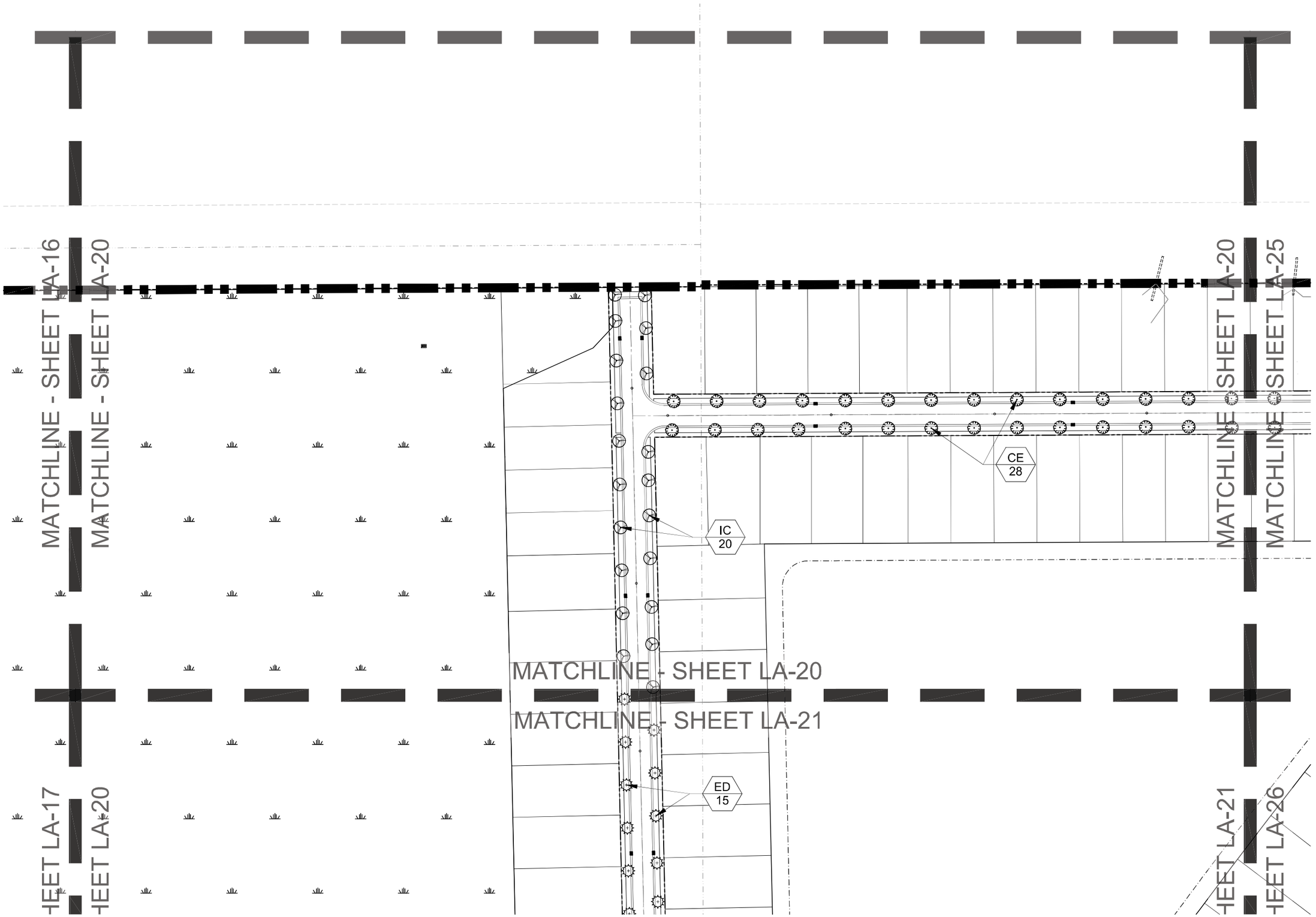

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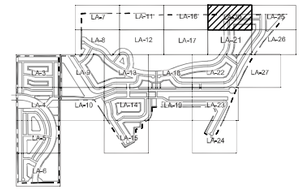

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Sunrise Residential, LLC
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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-20
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-20

MATCHLINE - SHEET LA-21

ED
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MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-26

CE
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QV
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PE
18

·17 MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-21

·22 MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-27

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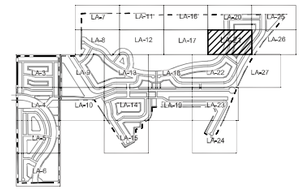

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Sunrise Planned Unit Redevelopment (PUR) Subdivision

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-21
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-17

MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-18

MATCHLINE - SHEET LA-22

PC
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IE2
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MATCHLINE - SHEET LA-22

MATCHLINE - SHEET LA-23

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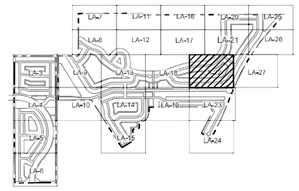

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Orlando, FL 32801

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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-22

MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-19

MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-23

MATCHLINE - SHEET LA-24

6

KE 2

AR 9

CE 36

CLU 35

QV 2

10

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IC 5

ED 2

ED 24

KE 43

QV 9

QV 16

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MB 7

15' FPL EASEMI

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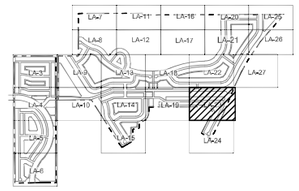

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Landscape Plan

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-23
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-23

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

. 95)

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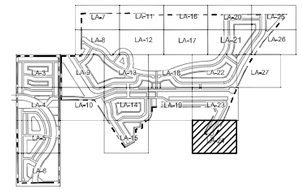

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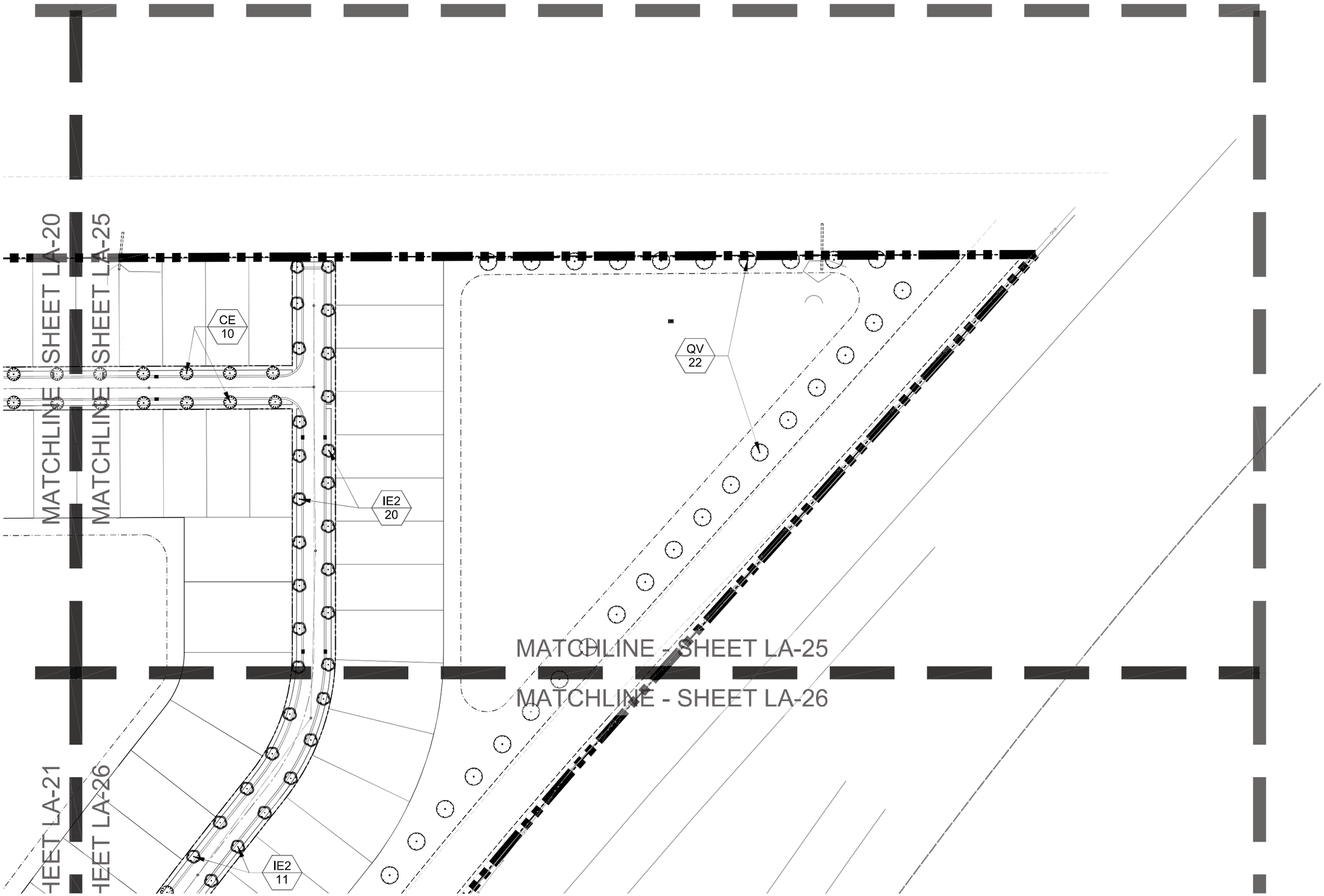

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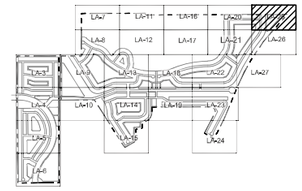

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City of Fort Pierce, FL

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-25
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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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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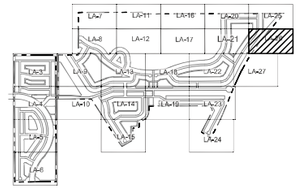
Key / Location:



Project Team:

Owner/Developer:
Sunrise Residential, LLC
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Orlando, FL 32801

Civil Engineer:
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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-26
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA - NVR.dwg	

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MATCHLINE - SHEET LA-21

MATCHLINE - SHEET LA-27

MATCHLINE - SHEET LA-26

MATCHLINE - SHEET LA-27

CE
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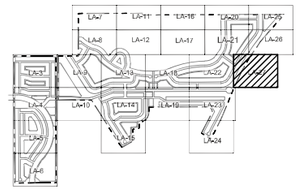

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OVERALL PLANT SCHEDULE

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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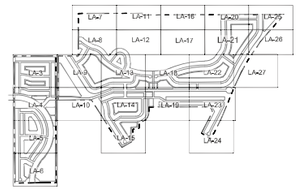

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Planting Schedule

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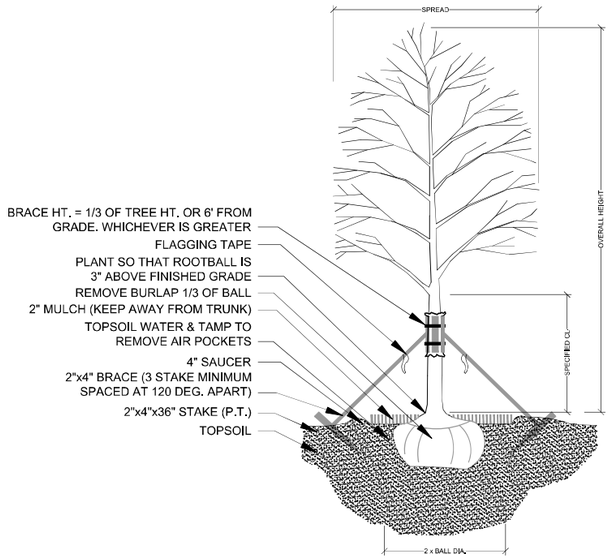


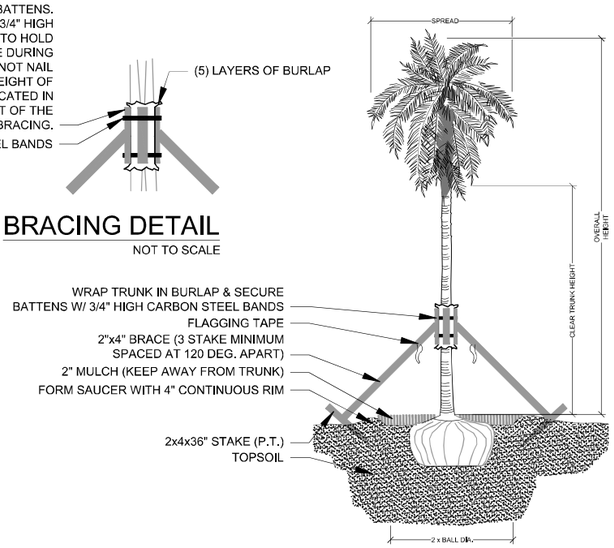
TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

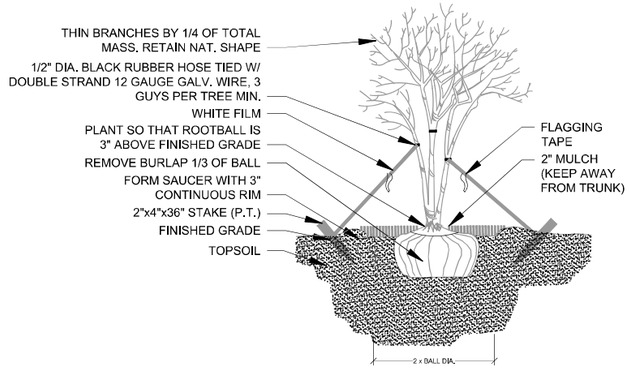
BRACING DETAIL

NOT TO SCALE



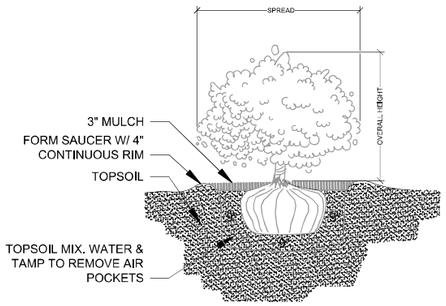
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



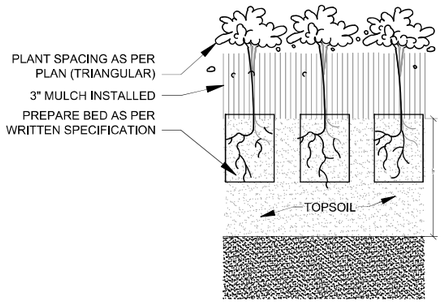
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



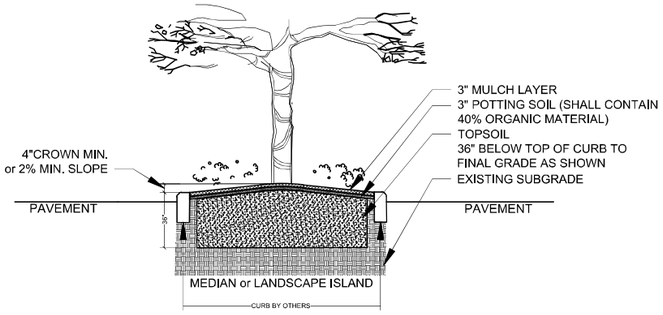
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

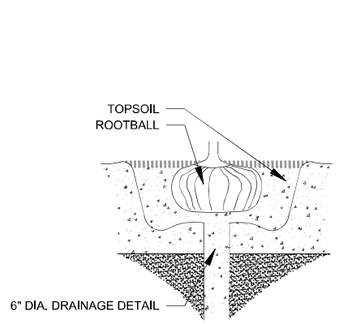


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

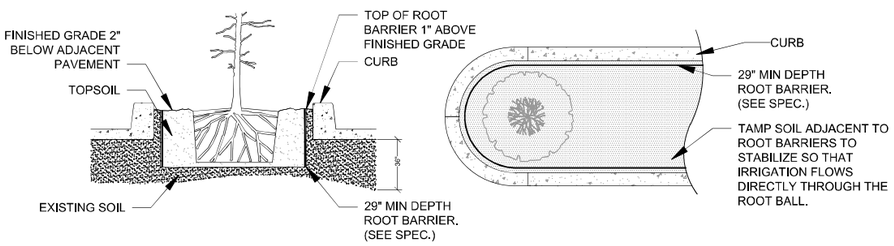
NOT TO SCALE

- *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

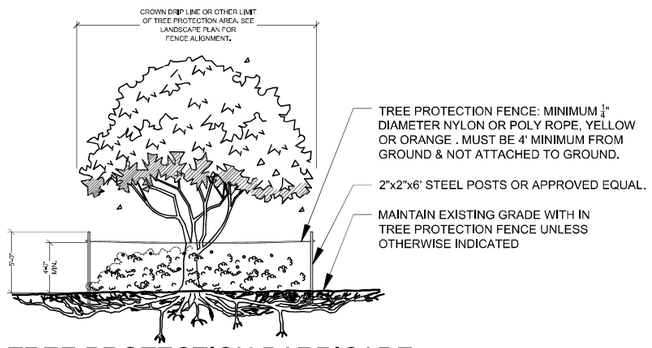
NOT TO SCALE



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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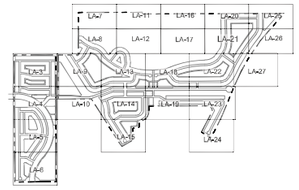

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Landscape Plan Details

City of Fort Pierce, FL

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NORTH

SCALE: 1" = -

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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.

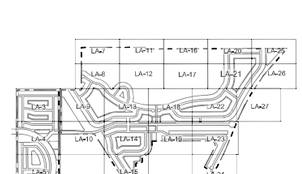
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final 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:

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Sunrise Residential, LLC
200 E. Robinson St., Ste. 1120
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Vero Beach, FL 32960
772-226-7282

Landscape Architect/Land Planner:
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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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TRAFFIC IMPACT ANALYSIS

Sunrise Residential
Fort Pierce, FL

Prepared for:
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093033
June 2023
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Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

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

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

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

The proposed development will generate the following cumulative driveway trips:

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

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

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

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

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

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

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EXHIBITS

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

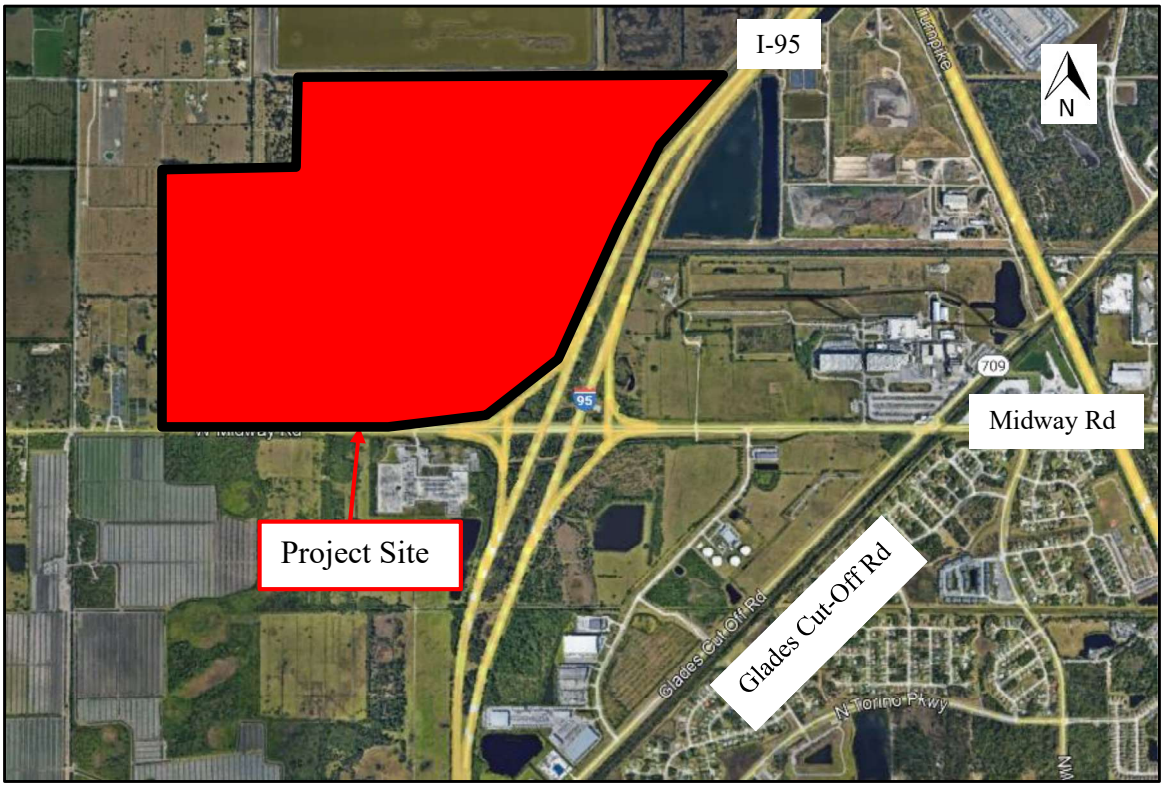
APPENDICES

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

INTRODUCTION

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

Figure 1. Site Location



DATA

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

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

TRIP GENERATION

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

Proposed Use

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

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

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

The proposed development will generate the following cumulative driveway trips:

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

Table 1 presents the project's trip generation.

Table 1. Trip Generation

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

Note: Trip generation was calculated using the following data:

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

ITE 11th Edition

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Internal Capture

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

Pass-by Capture

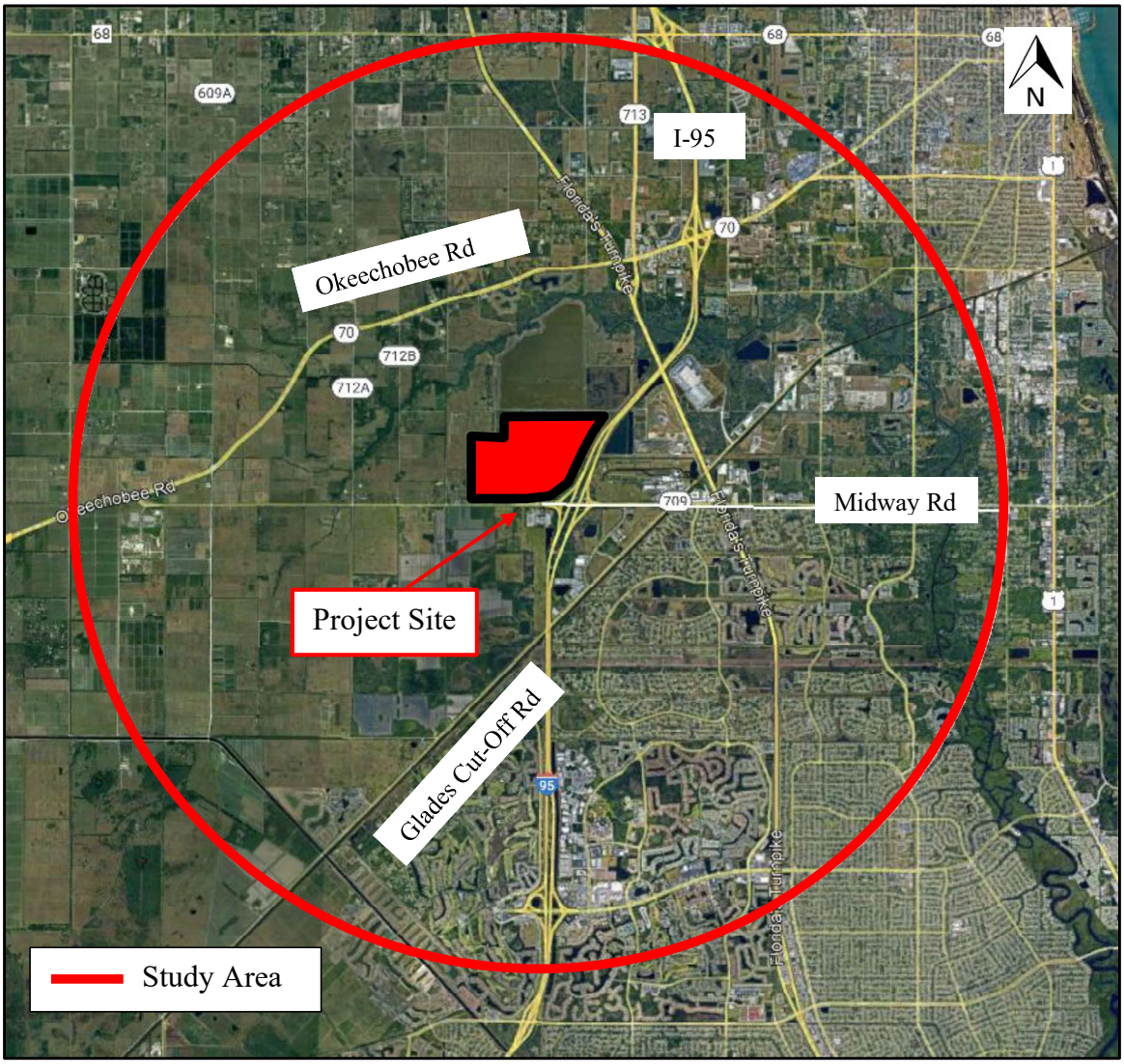
The proposed pass-by capture rate of 40 percent is used for commercial uses and is in accordance with the ITE pass-by rates for the land use Shopping Plaza (40-150k) (Land Use 821).

STUDY AREA

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

Figure 2 displays the area of influence.

Figure 2. Study Area



COMMITTED IMPROVEMENTS

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

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

COMMITTED PROJECT

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

TRAFFIC DISTRIBUTION

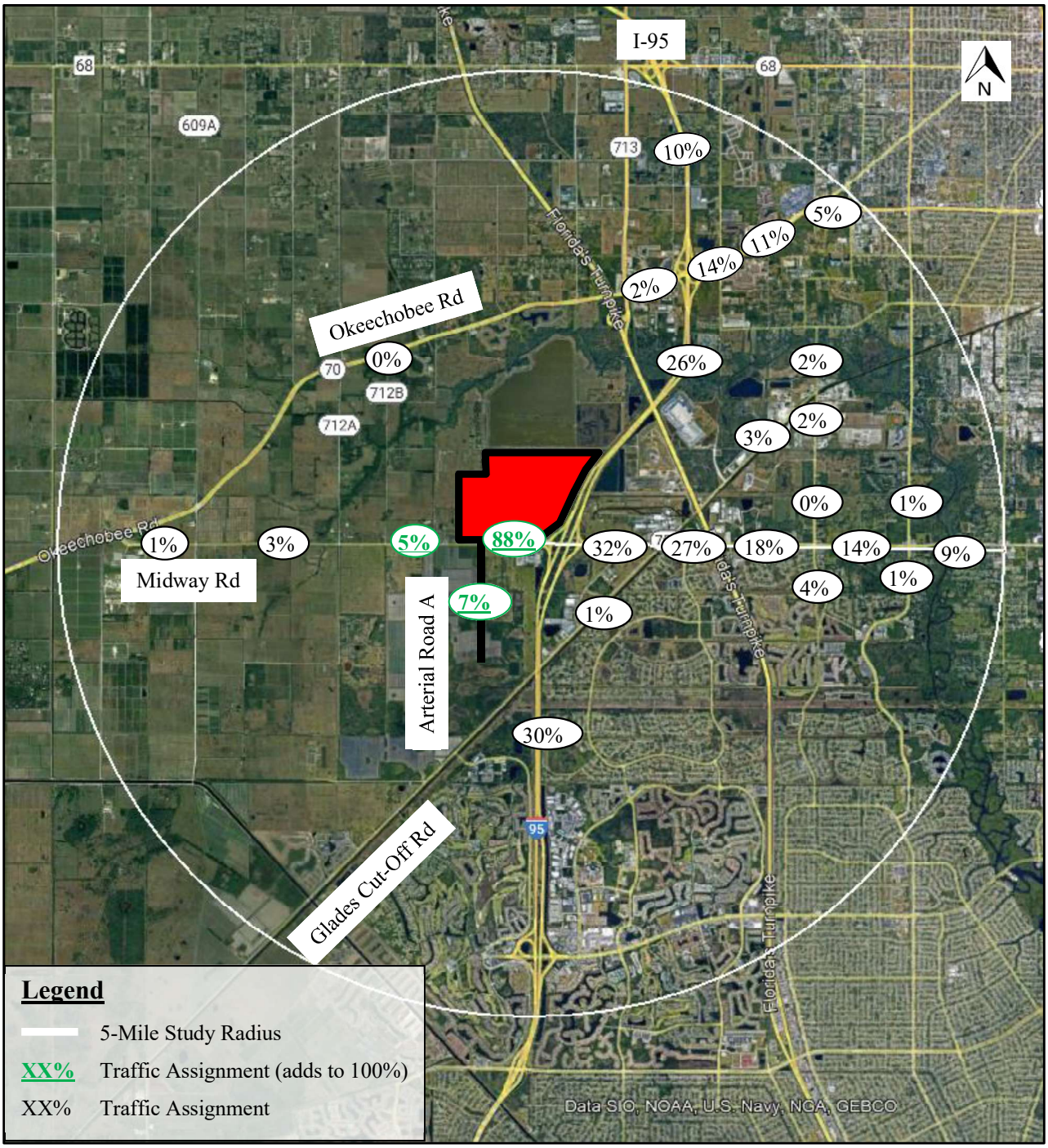
Traffic distribution and assignment was developed based upon a select zone assignment for the project using the County's Travel Demand model, Treasure Regional Planning Model (Version 4.1) (see Appendix). Land use representing the buildout of the project was input into the model. The resulting traffic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

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

TRAFFIC ASSIGNMENT

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

Figure 3. Traffic Assignment



HISTORICAL GROWTH

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

Table 2. Growth Rate Calculation

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

ROADWAY ANALYSIS

Roadway Capacity

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

Significance

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

Table 3. Project Impacts (Significance)

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

Background Analysis

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

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

Post Development Analysis

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

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

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

Table 4. 2028 Pre-Development Peak Hour Roadway Analysis

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

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

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

Table 5. 2028 Post-Development Peak Hour Roadway Analysis

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

(1) Existing plus committed plus background improvements laneage

INTERSECTION ANALYSIS

Intersections

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

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

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

Analysis

Midway Road & I-95 WB

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

Midway Road & I-95 EB

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

ACCESS

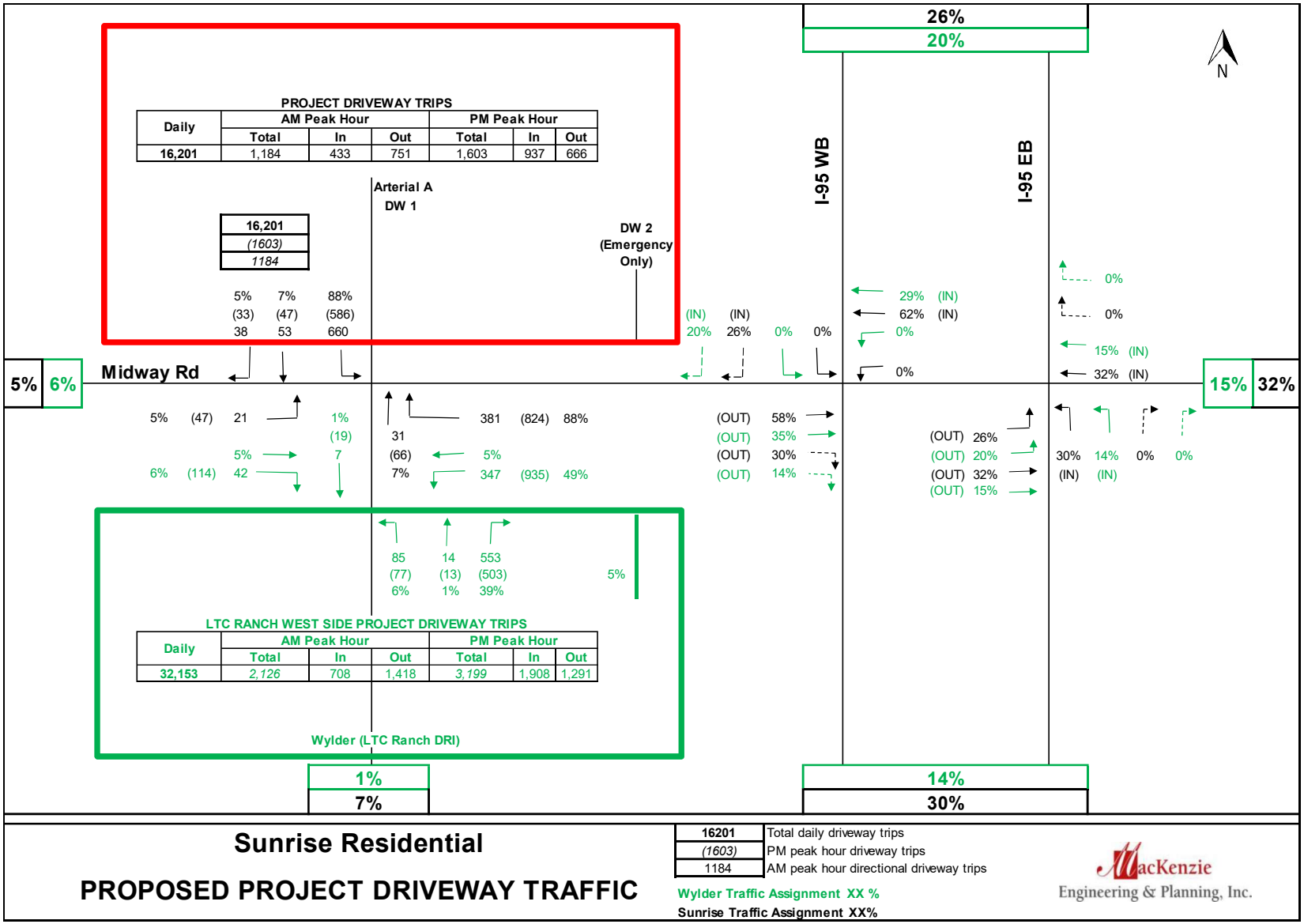
The project site proposes four points of access. The proposed accesses are as follows:

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

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

Figures 4 shows the proposed project driveway volumes.

Figure 4. Driveway Volumes



Driveway 1 (Midway Road – West)

Ingress Right-Turn Lane

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

Ingress Left Turn Lane Analysis

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

Driveway 2 (Midway Road – East)

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

CONCLUSION

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

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

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

The proposed development will generate the following cumulative driveway trips:

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

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

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

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

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

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

MacKenzie
Engineering & Planning, Inc.

APPENDICES

EXHIBIT 1A
TRIP GENERATION

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

Note: Trip generation was calculated using the following data:

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

ITE 11th Edition

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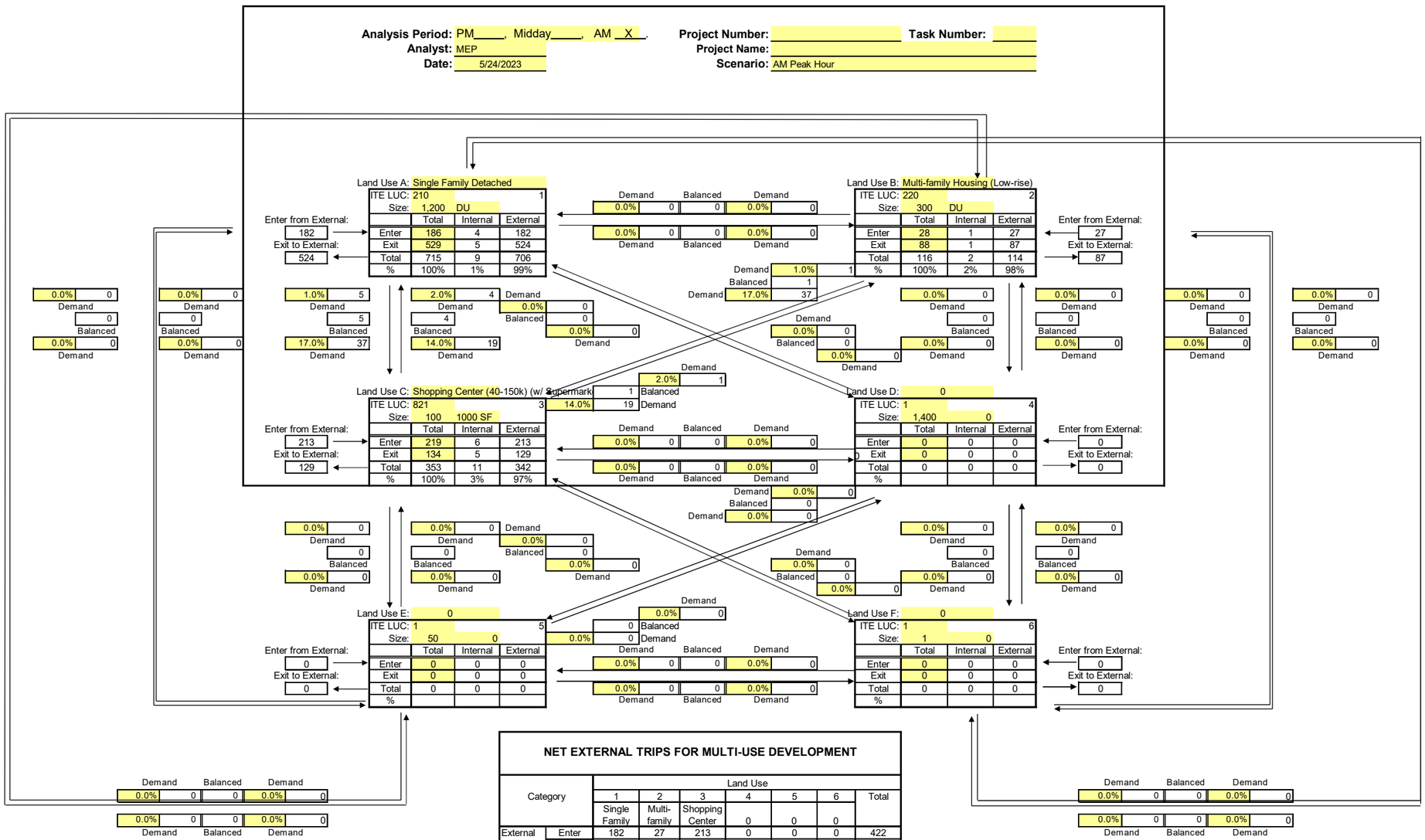
EXHIBIT 1B - ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET



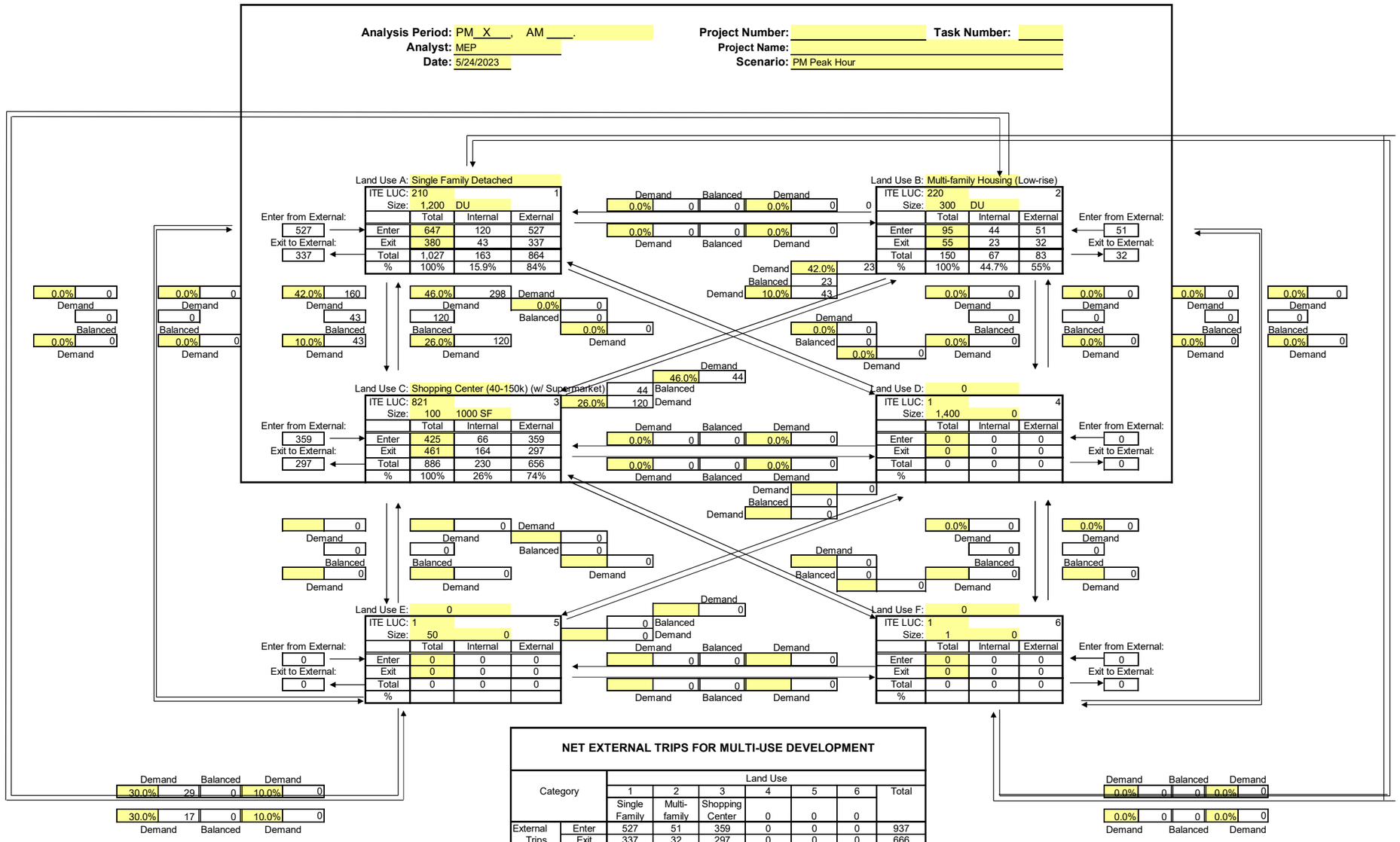
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

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

Internal Capture = 1.86%

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

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



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

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

Internal Capture = 22.30%

Print Date = 05/24/23
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Sunrise Residential

AM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & I-95 WB

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

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

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

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

Sunrise Residential

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & I-95 WB

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

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

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

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

Sunrise Residential

AM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & I-95 EB

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

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

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		16	454	0		0	553	478		127	0	496		0	0	0	
Peak Season Factor		1	18	0		0	22	19		5	0	20		0	0	0	
Adjusted Volumes		17	472	0		0	575	497		132	0	516		0	0	0	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		2	52	0		0	63	54		14	0	57		0	0	0	
2028 Volumes		**19**	**524**	**0**		**0**	**638**	**551**		**146**	**0**	**573**		**0**	**0**	**0**	
							15%			14%	0%						
Committed	**0**	**0**	**0**	**0**	**0**	**0**	**106**	**0**	**0**	**99**	**0**	**0**	**0**	**0**	**0**	**0**	**(IN)**
Assignment		20%	15%														
	0	**382**	**286**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(OUT)**
Committed Traffic	**0**	**382**	**286**	**0**	**0**	**0**	**106**	**0**	**0**	**99**	**0**	**0**	**0**	**0**	**0**	**0**	
Pre Dev	0	401	810	0	0	0	744	551	0	245	0	573	0	0	0	0	
Project Traffic		179	220	0		0	108	0		101	0	0		0	0	0	
Post Dev		**580**	**1030**	**0**		**0**	**852**	**551**		**346**	**0**	**573**		**0**	**0**	**0**	
Project Traffic Assignment	0%	Out 26%	Out 32%	0%	0%	0%	In 32%	0%	0%	In 30%	0%	0%	0%	0%	0%	0%	

Sunrise Residential

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & I-95 EB

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

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

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		53	397	0		0	735	351		142	0	541		0	0	0	
Peak Season Factor		2	16	0		0	29	14		6	0	22		0	0	0	
Adjusted Volumes		55	413	0		0	764	365		148	0	563		0	0	0	
		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%		2.1%	2.1%	2.1%	
Growth 2.1%		6	45	0		0	84	40		16	0	62		0	0	0	
2028 Volumes		**61**	**458**	**0**		**0**	**848**	**405**		**164**	**0**	**625**		**0**	**0**	**0**	
							15%			14%	0%						
Committed	0	0	0	0	0	0	213	0	0	199	0	0	0	0	0	0	(IN)
Assignment		20%	15%														
	0	258	194	0	0	0	0	0	0	0	0	0	0	0	0	0	(OUT)
Committed Traffic	0	258	194	0	0	0	213	0	0	199	0	0	0	0	0	0	
Pre Dev	0	319	652	0	0	0	1061	405	0	363	0	625	0	0	0	0	
Project Traffic		142	175	0		0	254	0		238	0	0		0	0	0	
Post Dev		**461**	**827**	**0**		**0**	**1315**	**405**		**601**	**0**	**625**		**0**	**0**	**0**	
Project Traffic Assignment		Out	Out				In			In							
	0%	26%	32%	0%	0%	0%	32%	0%	0%	30%	0%	0%	0%	0%	0%	0%	

Sunrise Residential

AM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & DW 1

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

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

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

Project Traffic Assignment																
	In						In			In			Out	Out	Out	
0%	5%	0%	0%	0%	0%	0%	88%	0%	0%	7%	0%	0%	88%	7%	5%	

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

Sunrise Residential

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & DW 1

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

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

	ebu	ebl	*ebt	ebr	wbu	wbl	*wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	
5/2/2023		0	307	0		0	372	0		0	0	0		0	0	0	
Peak Season Factor		0	6	0		0	7	0		0	0	0		0	0	0	
Adjusted Volumes		0	313	0		0	379	0		0	0	0		0	0	0	
		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%	
Growth 2%		0	33	0		0	39	0		0	0	0		0	0	0	
2028 Volumes		**0**	**346**	**0**		**0**	**418**	**0**		**0**	**0**	**0**		**0**	**0**	**0**	
				6%		39%	5%								1%		
Committed	0	0	0	114	0	744	95	0	0	0	0	0	0	0	19	0	(IN)
Assignment			5%							6%	1%	39%					
	0	0	65	0	0	0	0	0	0	77	13	503	0	0	0	0	(OUT)
Committed Traffic	0	0	65	114	0	744	95	0	0	77	13	503	0	0	19	0	
Pre Dev	0	0	411	114	0	744	513	0	0	77	13	503	0	0	19	0	
Project Traffic		47	0	0		0	0	825		0	66	0		586	47	33	
Post Dev		**47**	**411**	**114**		**744**	**513**	**825**		**77**	**79**	**503**		**586**	**66**	**33**	

Project Traffic Assignment		In						In			In			Out	Out	Out	
	0%	5%	0%	0%	0%	0%	0%	88%	0%	0%	7%	0%	0%	88%	7%	5%	

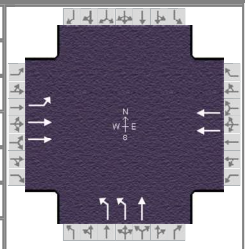
* Midway Rd Peak Hour Peak Direcrion Traffic Volume obtained from Midway Rd & I-95 WB

EBT = EBL + EBT +EBR

WBT = NBL + WBT + SBR

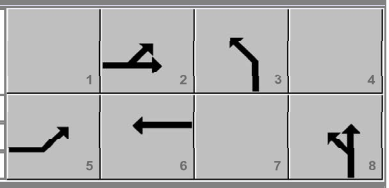
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information					EB			WB			NB		
Cycle, s	70.2	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	18.9	23.3		9.9	0.0	0.0	0.0		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	0.0	0.0	0.0		



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %	2	2			2		2	2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)	3	3			3		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0		12.0	12.0				
Turn Bay Length, ft	0	0			0		0	0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45			45		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0		50.0	30.0	30.0		
Yellow Change Interval (*Y*), s	4.0	4.0		4.0	4.0	4.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0	2.0	2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*l1*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25				0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0				9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0		No	0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

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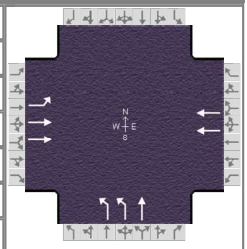
HCS7 Signalized Intersection Results Summary

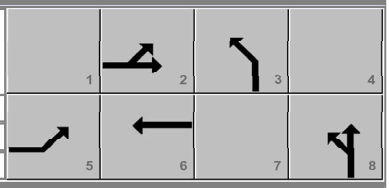
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	1.0	4.0		8.3		10.0		
Phase Duration, s	24.9	54.2		29.3		15.9		
Change Period, ($Y+R_c$), s	6.0	6.0		6.0		6.0		
Max Allow Headway (*MAH*), s	3.0	2.9		2.9		3.1		
Queue Clearance Time (g_s), s	18.6	11.6		17.8		9.1		
Green Extension Time (g_e), s	0.3	5.5		5.5		0.8		
Phase Call Probability	1.00	1.00		1.00		1.00		
Max Out Probability	1.00	0.00		0.01		0.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (*v*), veh/h	611	1084			897		364	0				
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781			1781		1730	1870				
Queue Service Time (g_s), s	16.6	9.6			15.8		7.1	0.0				
Cycle Queue Clearance Time (g_c), s	16.6	9.6			15.8		7.1	0.0				
Green Ratio (*g/C*)	0.63	0.69			0.33		0.14	0.14				
Capacity (*c*), veh/h	650	2448			1184		490	265				
Volume-to-Capacity Ratio (*X*)	0.940	0.443			0.758		0.743	0.000				
Back of Queue (*Q*), ft/ln (95 th percentile)	340.7	91.4			246		129.6	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	13.4	3.6			9.7		5.1	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Uniform Delay (d_1), s/veh	14.9	4.9			20.9		28.9	0.0				
Incremental Delay (d_2), s/veh	20.3	0.0			0.4		0.8	0.0				
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0		0.0	0.0				
Control Delay (*d*), s/veh	35.2	5.0			21.3		29.8	0.0				
Level of Service (LOS)	D	A			C		C					
Approach Delay, s/veh / LOS	15.9	B		21.3	C		29.8	C		0.0		
Intersection Delay, s/veh / LOS	19.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.85	B	1.39	A	2.14	B	2.31	B
Bicycle LOS Score / LOS	1.89	B	1.23	A	1.09	A		

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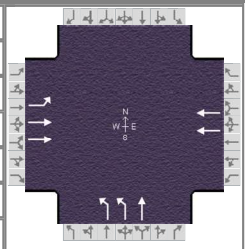
HCS7 Signalized Intersection Intermediate Values

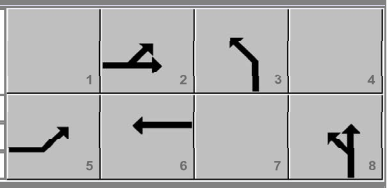
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.961	0.984	0.984	0.961	0.984	0.984	0.961			
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		1.000	1.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000		1.000	1.000			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Movement Saturation Flow Rate (s), veh/h	1781	3651	0	0	3741	0	3563	1870	0			
Proportion of Vehicles Arriving on Green (P)	0.27	0.69	0.00	0.00	0.33	0.00	0.14	0.00	0.00	0.00	0.00	0.00
Incremental Delay Factor (k)	0.41	0.04			0.04		0.04					

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0		6.0		6.0		
Green Ratio (g/C)	0.63	0.69		0.33		0.14		
Permitted Saturation Flow Rate (s_p), veh/h/ln	621	0		529		1781		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln				0				
Permitted Effective Green Time (g_p), s	25.4	0.0		0.0		0.0		
Permitted Service Time (g_u), s	7.6	0.0		0.0		0.0		
Permitted Queue Service Time (g_{ps}), s	7.6							
Time to First Blockage (g_f), s	0.0	0.0		23.4		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.681	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.049	0.000	0.110	0.000	0.150	0.000	0.148
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	1374.61	3.43	664.71	15.64		42.43		40.26
Bicycle F_w / F_v	-3.64	1.40	-3.64	0.74	-3.64	0.60	-3.64	

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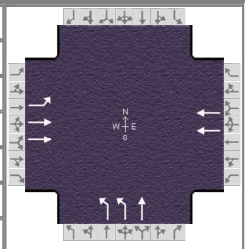
HCS7 Signalized Intersection Results Graphical Summary

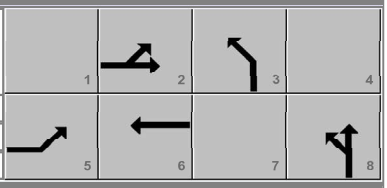
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB AM POST.xus		
Project Description	2028 AM POST				



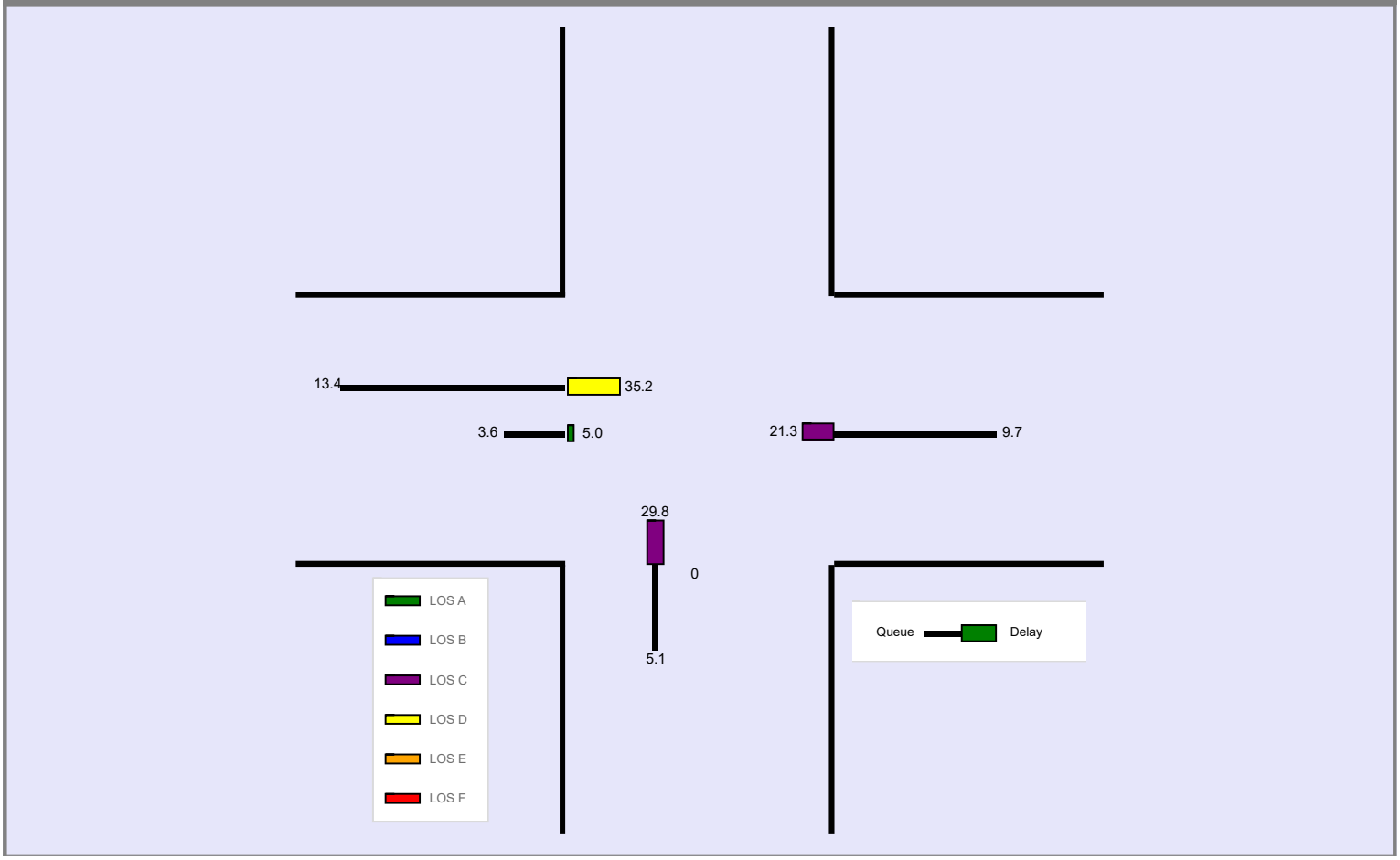
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	580	1030			852		346	0				

Signal Information			
Cycle, s	70.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	18.9	23.3	9.9	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	340.7	91.4			246		129.6	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	13.4	3.6			9.7		5.1	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Control Delay (*d*), s/veh	35.2	5.0			21.3		29.8	0.0				
Level of Service (LOS)	D	A			C		C					
Approach Delay, s/veh / LOS	15.9	B		21.3	C		29.8	C		0.0		
Intersection Delay, s/veh / LOS	19.2						B					



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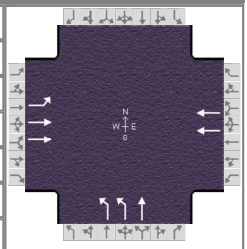
HCS7 Signalized Intersection Input Data

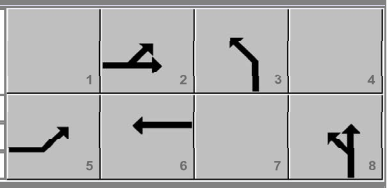
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None		0	L			None				
Heavy Vehicles (P_{HV}), %	2	2			2		2	2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)	3	3			3		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0		12.0	12.0				
Turn Bay Length, ft	0	0			0		0	0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45			45		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	30.0	50.0		50.0	30.0	30.0		
Yellow Change Interval (*Y*), s	4.0	4.0		4.0	4.0	4.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0	2.0	2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*l1*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25				0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0				9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0		No	0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

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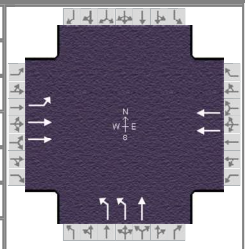
HCS7 Signalized Intersection Results Summary

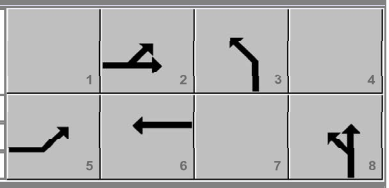
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	1.0	4.0		8.3		10.0		
Phase Duration, s	36.0	91.0		55.0		30.7		
Change Period, ($Y+R_c$), s	6.0	6.0		6.0		6.0		
Max Allow Headway (*MAH*), s	3.0	2.9		2.9		3.1		
Queue Clearance Time (g_s), s	30.0	13.9		48.2		23.7		
Green Extension Time (g_e), s	0.0	6.9		0.8		1.0		
Phase Call Probability	1.00	1.00		1.00		1.00		
Max Out Probability	1.00	0.01		1.00		0.17		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (*v*), veh/h	485	871			1384		633	0				
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781			1781		1730	1870				
Queue Service Time (g_s), s	28.0	11.9			46.2		21.7	0.0				
Cycle Queue Clearance Time (g_c), s	28.0	11.9			46.2		21.7	0.0				
Green Ratio (*g/C*)	0.67	0.70			0.40		0.20	0.20				
Capacity (*c*), veh/h	507	2487			1434		703	380				
Volume-to-Capacity Ratio (*X*)	0.958	0.350			0.965		0.900	0.000				
Back of Queue (*Q*), ft/ln (95 th percentile)	629.7	175.2			753.2		392	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	24.8	6.9			29.7		15.4	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Uniform Delay (d_1), s/veh	37.4	7.3			35.5		47.3	0.0				
Incremental Delay (d_2), s/veh	29.2	0.0			15.7		9.9	0.0				
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0		0.0	0.0				
Control Delay (*d*), s/veh	66.6	7.4			51.2		57.2	0.0				
Level of Service (LOS)	E	A			D		E					
Approach Delay, s/veh / LOS	28.6	C		51.2	D		57.2	E		0.0		
Intersection Delay, s/veh / LOS	43.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	1.40	A	2.16	B	2.33	B
Bicycle LOS Score / LOS	1.61	B	1.63	B	1.53	B		

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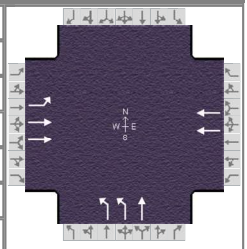
HCS7 Signalized Intersection Intermediate Values

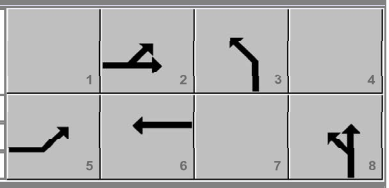
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information			
Cycle, s	121.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	49.0	24.7	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.961	0.984	0.984	0.961	0.984	0.984	0.961			
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		1.000	1.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000		1.000	1.000			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000			
Movement Saturation Flow Rate (s), veh/h	1781	3651	0	0	3741	0	3563	1870	0			
Proportion of Vehicles Arriving on Green (P)	0.25	0.70	0.00	0.00	0.40	0.00	0.20	0.00	0.00	0.00	0.00	0.00
Incremental Delay Factor (k)	0.46	0.04			0.45		0.26					

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0		6.0		6.0		
Green Ratio (g/C)	0.67	0.70		0.40		0.20		
Permitted Saturation Flow Rate (s_p), veh/h/ln	391	0		646		1781		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln				0				
Permitted Effective Green Time (g_p), s	51.0	0.0		0.0		0.0		
Permitted Service Time (g_u), s	2.8	0.0		0.0		0.0		
Permitted Queue Service Time (g_{ps}), s	2.8							
Time to First Blockage (g_f), s	0.0	0.0		49.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.681	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.069	0.000	0.123	0.000	0.169	0.000	0.168
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	1396.48	5.54	805.35	21.71		68.06	-82.16	65.96
Bicycle F_w / F_v	-3.64	1.12	-3.64	1.14	-3.64	1.04	-3.64	

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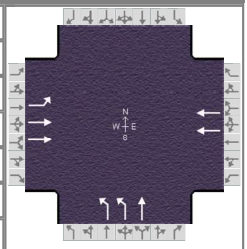
HCS7 Signalized Intersection Results Graphical Summary

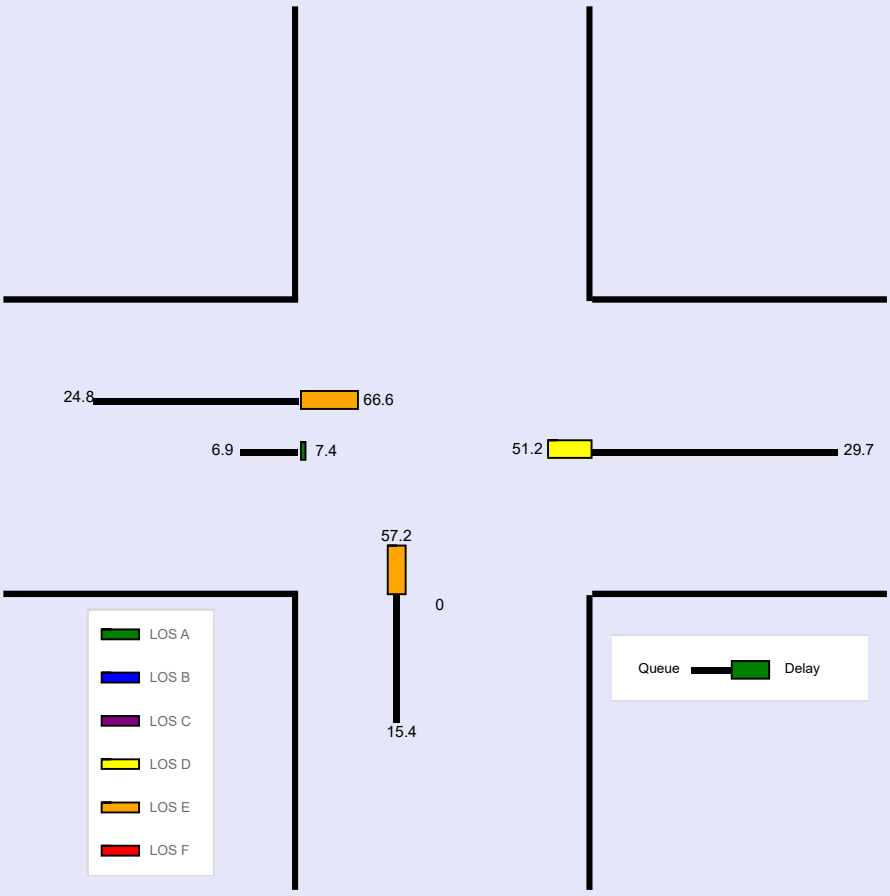
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 EB	File Name	Midway & I-95 EB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	461	827			1315		601	0				

Signal Information					EB			WB			NB			SB		
Cycle, s	121.7	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	30.0	49.0		24.7	0.0	0.0	0.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	0.0	0.0	0.0					

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	629.7	175.2			753.2		392	0				
Back of Queue (*Q*), veh/ln (95 th percentile)	24.8	6.9			29.7		15.4	0.0				
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00			0.00		0.00	0.00				
Control Delay (*d*), s/veh	66.6	7.4			51.2		57.2	0.0				
Level of Service (LOS)	E	A			D		E					
Approach Delay, s/veh / LOS	28.6	C		51.2	D		57.2	E		0.0		
Intersection Delay, s/veh / LOS	43.2						D					



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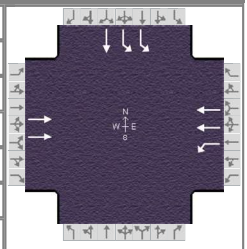
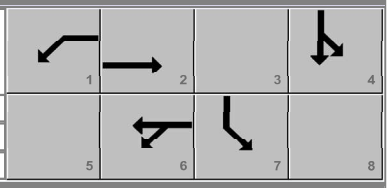
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information					EB			WB			NB			SB		
Cycle, s	116.4	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	32.5	48.8		17.2	0.0	0.0	0.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	0.0	0.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		2		2	2					2	2	
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0				0	0	0
Arrival Type (*AT*)		3		3	3					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0					12.0	12.0	
Turn Bay Length, ft		0		0	0					0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		45		45	45					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		70.0	100.0	20.0			20.0	60.0
Yellow Change Interval (*Y*), s		4.0	4.0	4.0			4.0	4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0			2.0	2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*t), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s				0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s				0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0		No	0	0	No		0		0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking		0.50		No	0.50		No			No	0.50	

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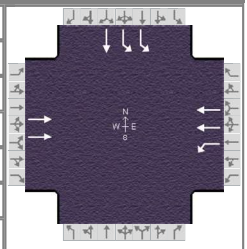
HCS7 Signalized Intersection Results Summary

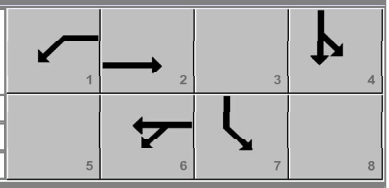
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	1.0	4.0				10.0
Phase Duration, s		54.8	38.5	93.2				23.2
Change Period, ($Y+R_c$), s		6.0	6.0	6.0				6.0
Max Allow Headway (*MAH*), s		2.9	3.0	2.9				3.1
Queue Clearance Time (g_s), s		43.9	30.7	10.5				15.8
Green Extension Time (g_e), s		3.9	1.0	4.3				1.0
Phase Call Probability		1.00	1.00	1.00				1.00
Max Out Probability		0.03	0.00	0.36				0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		1348		537	796					417	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781					1730	1870	
Queue Service Time (g_s), s		41.9		28.7	8.5					13.8	0.0	
Cycle Queue Clearance Time (g_c), s		41.9		28.7	8.5					13.8	0.0	
Green Ratio (*g/C*)		0.42		0.72	0.75					0.15	0.15	
Capacity (*c*), veh/h		1495		585	2673					512	277	
Volume-to-Capacity Ratio (*X*)		0.902		0.918	0.298					0.815	0.000	
Back of Queue (*Q*), ft/ln (95 th percentile)		621.2		531.9	109					254.4	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		24.5		20.9	4.3					10.0	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Uniform Delay (d_1), s/veh		32.1		33.2	4.7					48.9	0.0	
Incremental Delay (d_2), s/veh		3.5		2.6	0.0					1.2	0.0	
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0					0.0	0.0	
Control Delay (*d*), s/veh		35.6		35.8	4.8					50.1	0.0	
Level of Service (LOS)		D		D	A					D		
Approach Delay, s/veh / LOS	35.6	D		17.3	B		0.0			50.1	D	
Intersection Delay, s/veh / LOS	29.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.40	A	1.85	B	2.32	B	2.16	B
Bicycle LOS Score / LOS	1.60	B	1.59	B			1.18	A

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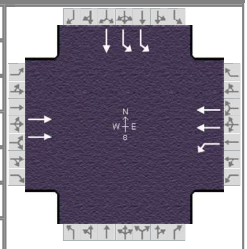
HCS7 Signalized Intersection Intermediate Values

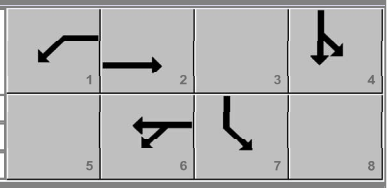
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.961	0.984	0.961	0.984	0.984	0.961				0.984	0.984	0.961
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	1.000		0.952	0.000					0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000					1.000	1.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000						1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000						1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	0	3741	0	1781	3651	0				3563	1870	0
Proportion of Vehicles Arriving on Green (P)	0.00	0.42	0.00	0.28	0.75	0.00	0.00	0.00	0.00	0.15	0.00	0.00
Incremental Delay Factor (k)		0.17		0.04	0.04					0.04		

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0				4.0
Green Ratio (g/C)		0.42	0.72	0.75				0.15
Permitted Saturation Flow Rate (s_p), veh/h/ln		693	405	0				1781
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	51.7	0.0				0.0
Permitted Service Time (g_u), s		0.0	7.1	0.0				0.0
Permitted Queue Service Time (g_{ps}), s			7.1					
Time to First Blockage (g_f), s		49.7	0.0	0.0				0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	0.681	0.000	1.198	0.000	1.557	0.000	1.389	0.000
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.052	0.000	0.166	0.000	0.168
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	837.94	19.65	1498.54	3.66	-85.90	63.31		65.42
Bicycle F_w / F_v	-3.64	1.11	-3.64	1.10	-3.64		-3.64	0.69

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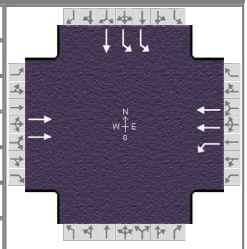
HCS7 Signalized Intersection Results Graphical Summary

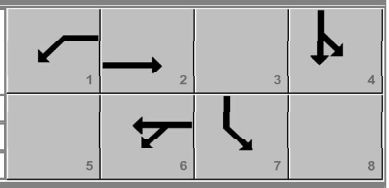
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB AM POST.xus		
Project Description	2028 AM POST				



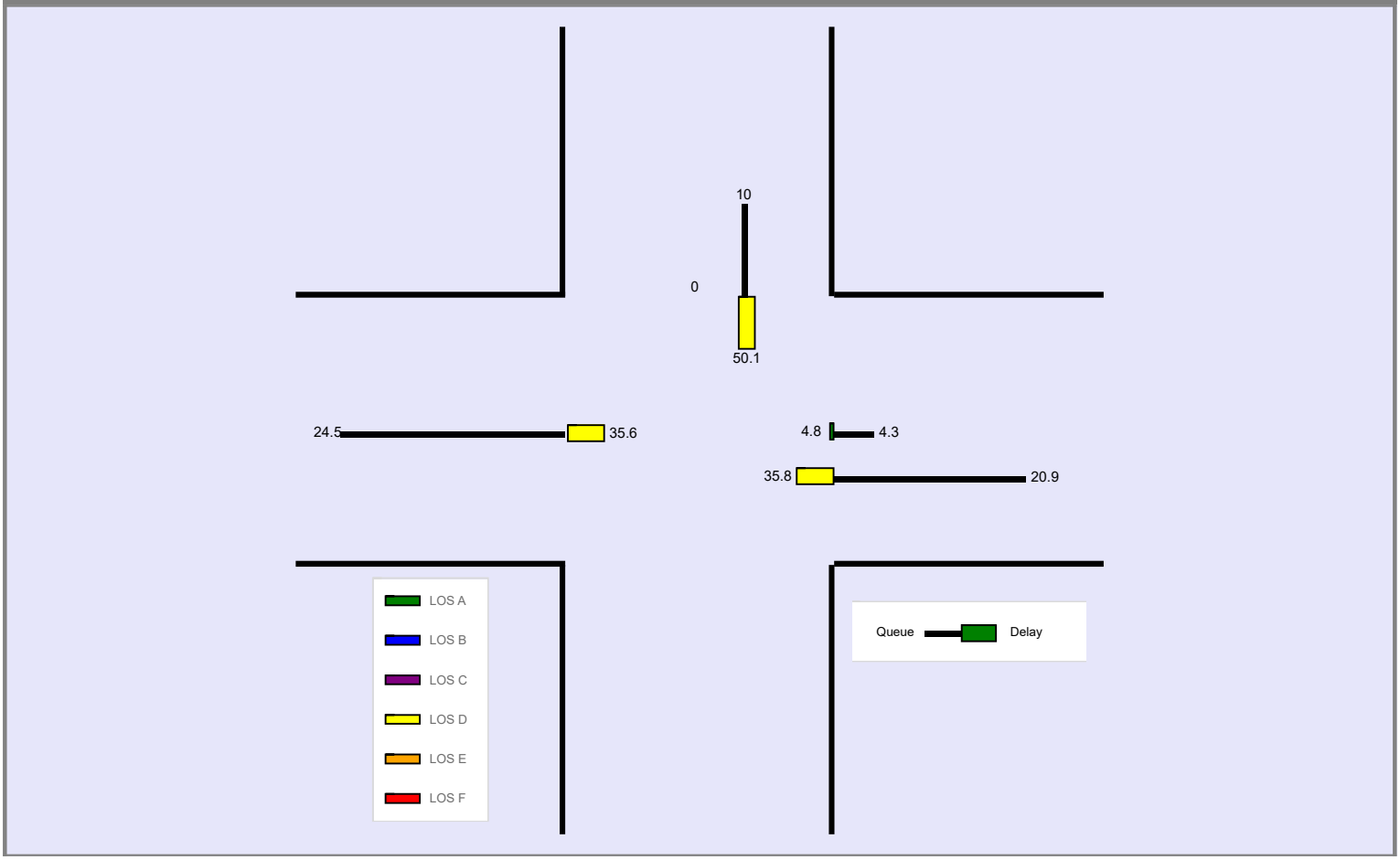
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1281		510	756					396	0	

Signal Information			
Cycle, s	116.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	32.5	48.8	17.2	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		621.2		531.9	109					254.4	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		24.5		20.9	4.3					10.0	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Control Delay (*d*), s/veh		35.6		35.8	4.8					50.1	0.0	
Level of Service (LOS)		D		D	A					D		
Approach Delay, s/veh / LOS	35.6	D		17.3	B		0.0			50.1	D	
Intersection Delay, s/veh / LOS	29.7						C					



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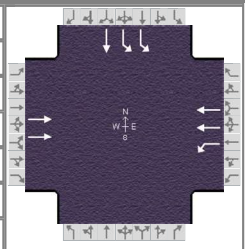
HCS7 Signalized Intersection Input Data

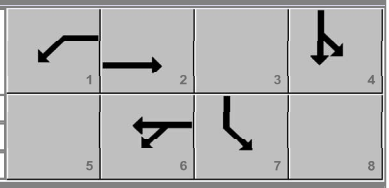
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3		15.1	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		2		2	2					2	2	
Ped / Bike / RTOR, /h	0	0		0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0				0	0	0
Arrival Type (*AT*)		3		3	3					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0					12.0	12.0	
Turn Bay Length, ft		0		0	0					0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		45		45	45					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	100.0	20.0			20.0	60.0
Yellow Change Interval (*Y*), s		4.0	4.0	4.0			4.0	4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0			2.0	2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*t), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s				0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s				0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius				0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft				9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0		No	0	0	No		0		0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking		0.50		No	0.50		No			No	0.50	

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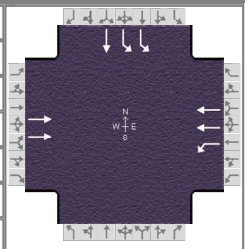
HCS7 Signalized Intersection Results Summary

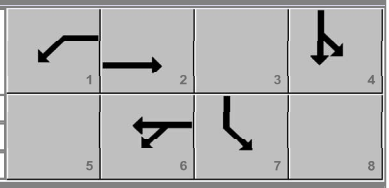
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3	15.1	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	1.0	4.0				10.0
Phase Duration, s		37.3	40.0	77.3				21.1
Change Period, ($Y+R_c$), s		6.0	6.0	6.0				6.0
Max Allow Headway (*MAH*), s		2.9	3.0	2.9				3.1
Queue Clearance Time (g_s), s		27.9	31.8	20.4				13.7
Green Extension Time (g_e), s		2.8	1.4	0.0				1.0
Phase Call Probability		1.00	1.00	1.00				1.00
Max Out Probability		0.09	0.00	1.00				0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		979		667	1431					420	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781					1730	1870	
Queue Service Time (g_s), s		25.9		29.8	18.4					11.7	0.0	
Cycle Queue Clearance Time (g_c), s		25.9		29.8	18.4					11.7	0.0	
Green Ratio (*g/C*)		0.32		0.69	0.72					0.15	0.15	
Capacity (*c*), veh/h		1136		724	2587					531	287	
Volume-to-Capacity Ratio (*X*)		0.861		0.922	0.553					0.791	0.000	
Back of Queue (*Q*), ft/ln (95 th percentile)		406.8		520.4	216.6					218.7	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		16.0		20.5	8.5					8.6	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Uniform Delay (d_1), s/veh		32.0		23.7	6.3					40.8	0.0	
Incremental Delay (d_2), s/veh		1.7		2.2	0.2					1.0	0.0	
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0					0.0	0.0	
Control Delay (*d*), s/veh		33.7		25.9	6.4					41.9	0.0	
Level of Service (LOS)		C		C	A					D		
Approach Delay, s/veh / LOS	33.7	C		12.6	B		0.0			41.9	D	
Intersection Delay, s/veh / LOS	22.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.41	A	1.85	B	2.32	B	2.15	B
Bicycle LOS Score / LOS	1.30	A	2.22	B			1.18	A

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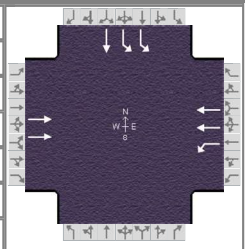
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4
Green	34.0	31.3	15.1	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	4.0	0.0	0.0	0.0				
Red	2.0	2.0	2.0	0.0	0.0	0.0				

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.961	0.984	0.961	0.984	0.984	0.961				0.984	0.984	0.961
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	1.000	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	1.000		0.952	0.000					0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		1.000	1.000		1.000	1.000					1.000	1.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000						1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000						1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000				1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	0	3741	0	1781	3651	0				3563	1870	0
Proportion of Vehicles Arriving on Green (P)	0.00	0.32	0.00	0.35	0.73	0.00	0.00	0.00	0.00	0.15	0.00	0.00
Incremental Delay Factor (k)		0.09		0.04	0.09					0.04		

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0				4.0
Green Ratio (g/C)		0.32	0.69	0.72				0.15
Permitted Saturation Flow Rate (s_p), veh/h/ln		380	575	0				1781
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	34.0	0.0				0.0
Permitted Service Time (g_u), s		0.0	5.7	0.0				0.0
Permitted Queue Service Time (g_{ps}), s			5.7					
Time to First Blockage (g_f), s		32.0	0.0	0.0				0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	0.681	0.000	1.198	0.000	1.557	0.000	1.389	0.000
Pedestrian F_s / F_{delay}	0.000	0.125	0.000	0.053	0.000	0.160	0.000	0.162
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	636.71	22.85	1449.57	3.72		54.30		56.42
Bicycle F_w / F_v	-3.64	0.81	-3.64	1.73	-3.64		-3.64	0.69

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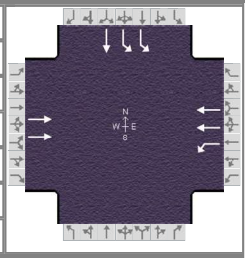
HCS7 Signalized Intersection Results Graphical Summary

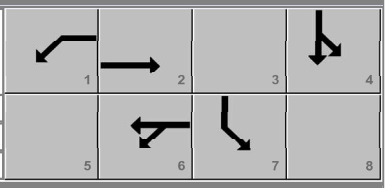
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & I-95 WB	File Name	Midway & I-95 WB PM POST.xus		
Project Description	2028 PM POST				



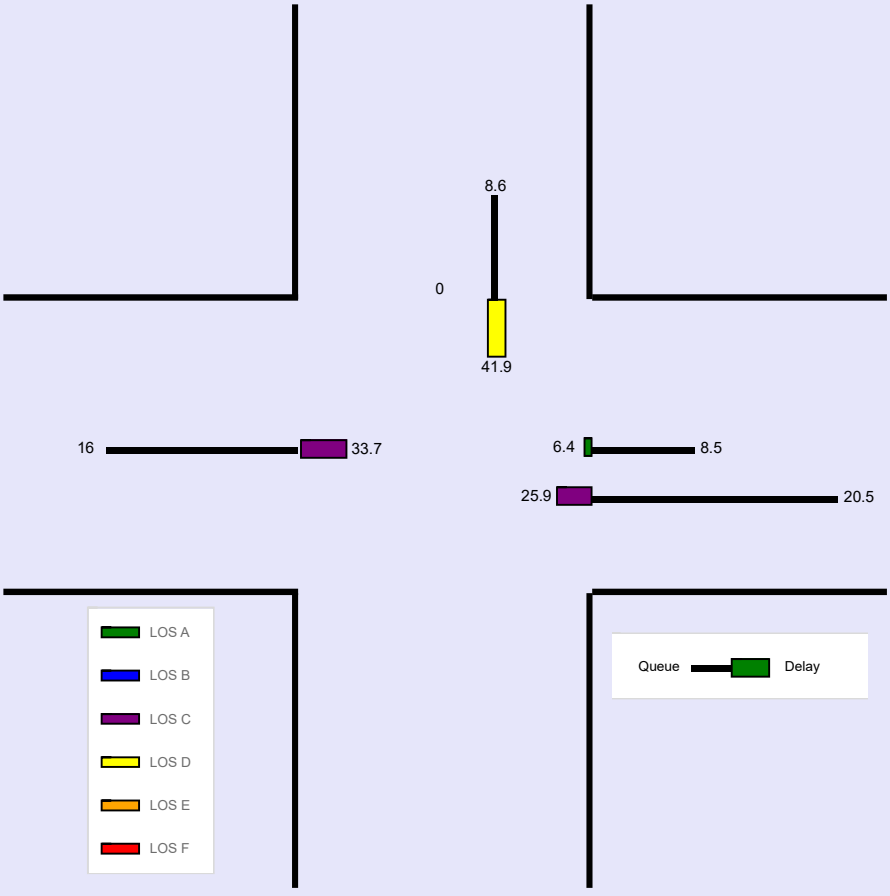
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		930		634	1359					399	0	

Signal Information			
Cycle, s	98.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	34.0	31.3	15.1	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		406.8		520.4	216.6					218.7	0	
Back of Queue (*Q*), veh/ln (95 th percentile)		16.0		20.5	8.5					8.6	0.0	
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00					0.00	0.00	
Control Delay (*d*), s/veh		33.7		25.9	6.4					41.9	0.0	
Level of Service (LOS)		C		C	A					D		
Approach Delay, s/veh / LOS	33.7	C		12.6	B		0.0			41.9	D	
Intersection Delay, s/veh / LOS	22.0						C					



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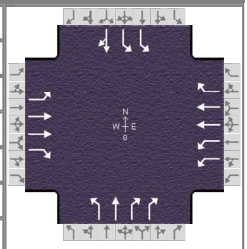
HCS7 Signalized Intersection Input Data

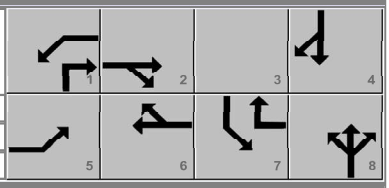
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	100	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	40.0	30.0	60.0		50.0	50.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6		6	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min		Off	Off	Off
Dual Entry	No	Yes	No	Yes		Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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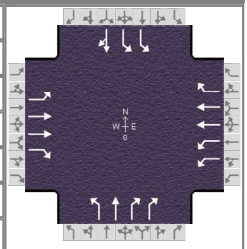
HCS7 Signalized Intersection Results Summary

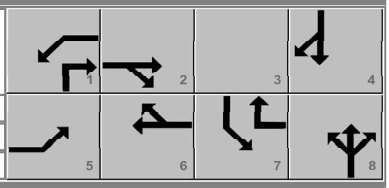
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	2.0	3.0	2.0	3.0		5.3	2.0	4.0
Phase Duration, s	9.0	24.4	19.3	34.7		37.1	31.4	68.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	3.0	3.1	3.1		3.2	3.0	3.2
Queue Clearance Time (g_s), s	3.4	17.1	11.1	14.8		28.4	23.6	5.1
Green Extension Time (g_e), s	0.0	1.1	2.1	2.2		2.5	1.6	2.6
Phase Call Probability	0.50	1.00	1.00	1.00		1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.00	0.00		0.00	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	22	492	44	291	391	285	120	52	783	685	101	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1730	1781	1585	1294	1870	1403	1730	1749	
Queue Service Time (g_s), s	1.4	15.1	2.7	9.1	10.4	12.8	8.3	2.3	26.4	21.6	3.1	
Cycle Queue Clearance Time (g_c), s	1.4	15.1	2.7	9.1	10.4	12.8	8.3	2.3	26.4	21.6	3.1	
Green Ratio (*g/C*)	0.03	0.16	0.16	0.12	0.26	0.48	0.28	0.28	0.40	0.23	0.56	
Capacity (*c*), veh/h	48	585	260	410	911	765	423	520	1112	785	976	
Volume-to-Capacity Ratio (*X*)	0.460	0.841	0.170	0.708	0.429	0.373	0.284	0.099	0.704	0.873	0.104	
Back of Queue (*Q*), ft/ln (95 th percentile)	29.2	273.6	47.5	176.9	197.5	200.4	116.2	46.5	280.3	353	50.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	10.8	1.9	7.0	7.8	7.9	4.6	1.8	11.0	13.9	2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d_1), s/veh	54.2	45.8	40.6	47.9	35.1	18.4	32.5	30.3	28.2	42.1	11.7	
Incremental Delay (d_2), s/veh	2.5	1.3	0.1	0.8	0.1	0.1	0.1	0.0	0.3	1.2	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	56.7	47.1	40.7	48.8	35.3	18.5	32.6	30.3	28.5	43.3	11.7	
Level of Service (LOS)	E	D	D	D	D	B	C	C	C	D	B	
Approach Delay, s/veh / LOS	46.9	D		34.4	C		29.1	C		39.3	D	
Intersection Delay, s/veh / LOS	36.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.46	B	2.13	B	2.73	C	2.41	B
Bicycle LOS Score / LOS	0.95	A	1.28	A	2.06	B	1.79	B

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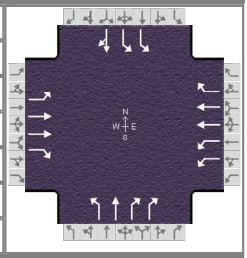
HCS7 Signalized Intersection Intermediate Values

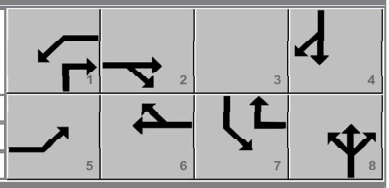
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0						
Yellow	4.0	4.0	4.0	4.0	4.0	0.0						
Red	2.0	2.0	2.0	2.0	2.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	0.971	0.952	1.000	1.000	1.000	0.885	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.681	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.000	0.847		0.935	0.935
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3561	1585	3459	3561	1585	1294	1870	2806	3459	1075	674
Proportion of Vehicles Arriving on Green (P)	0.03	0.16	0.16	0.12	0.26	0.26	0.28	0.28	0.28	0.23	0.56	0.56
Incremental Delay Factor (k)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Green Ratio (g/C)	0.03	0.16	0.12	0.26		0.28	0.23	0.56
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0		1294	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0		31.4	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0		31.8	0.0	0.0
Permitted Queue Service Time (g_{ps}), s						8.3		
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		0		1585		1403		
Protected Right Effective Green Time (g_R), s		0.0		25.6		13.4		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.389	0.000	1.852	0.142	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.151	0.000	0.138	0.000	0.135	0.000	0.096
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	237.03	43.61	510.88	31.12	554.86	29.31	1114.50	11.00
Bicycle F_w / F_v	-3.64	0.46	-3.64	0.80	-3.64	1.58	-3.64	1.30

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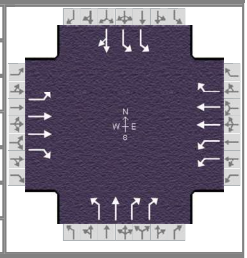
HCS7 Signalized Intersection Results Graphical Summary

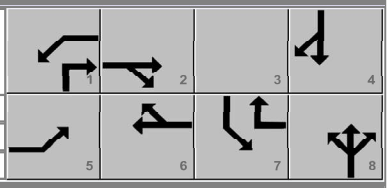
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 AM POST.xus		
Project Description	2028 AM POST				



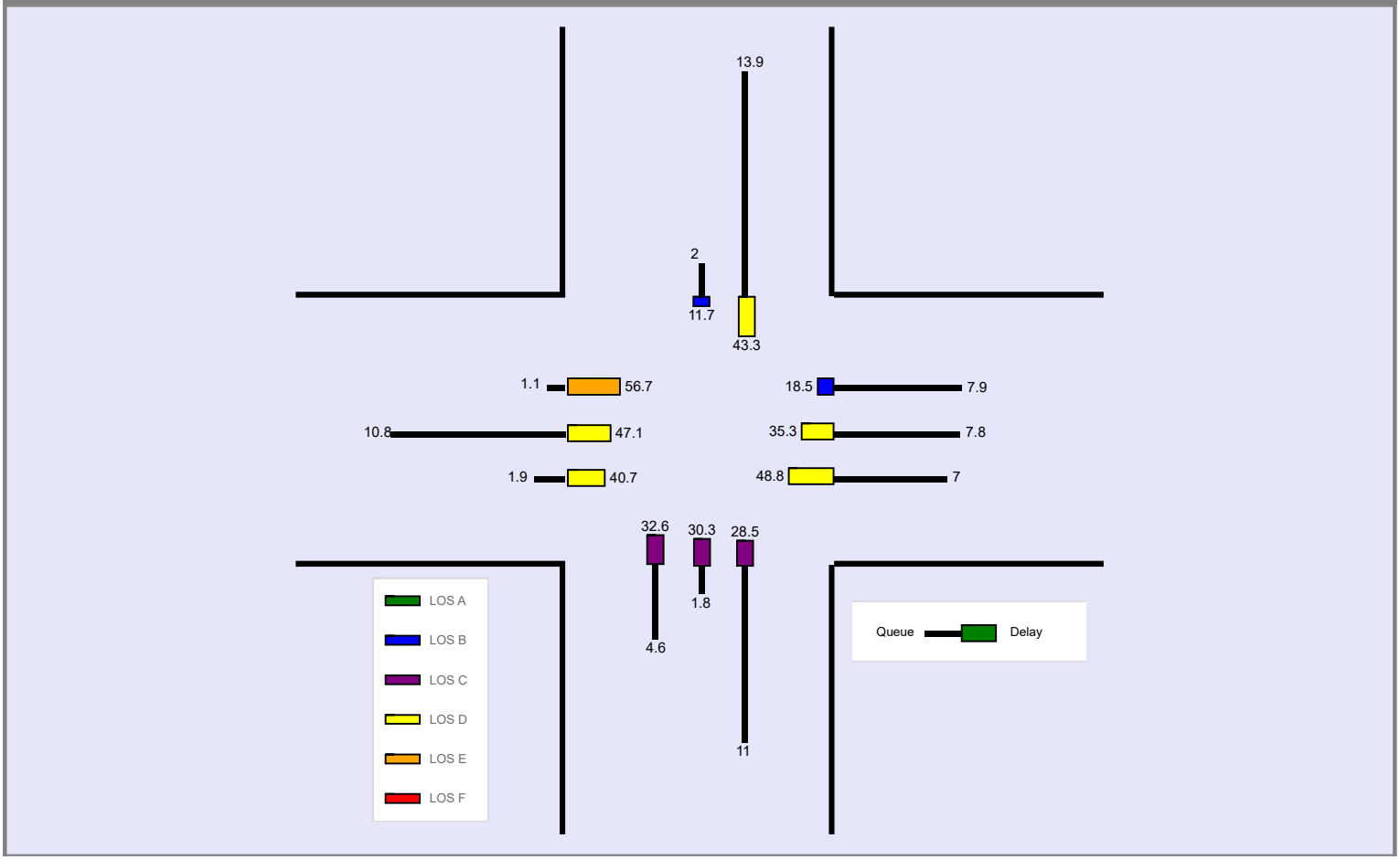
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	467	42	276	371	371	114	49	744	651	59	37

Signal Information			
Cycle, s	112.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	9.4	13.3	25.4	31.1	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	29.2	273.6	47.5	176.9	197.5	200.4	116.2	46.5	280.3	353	50.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	10.8	1.9	7.0	7.8	7.9	4.6	1.8	11.0	13.9	2.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Control Delay (*d*), s/veh	56.7	47.1	40.7	48.8	35.3	18.5	32.6	30.3	28.5	43.3	11.7	
Level of Service (LOS)	E	D	D	D	D	B	C	C	C	D	B	
Approach Delay, s/veh / LOS	46.9	D		34.4	C		29.1	C		39.3	D	
Intersection Delay, s/veh / LOS	36.2						D					



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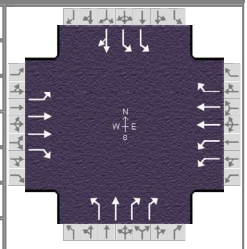
HCS7 Signalized Intersection Input Data

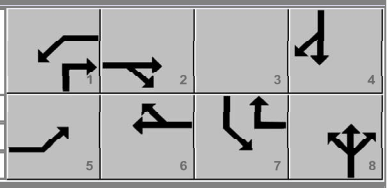
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	300	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	45	45	45	45	45	45

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	40.0	40.0	60.0		50.0	50.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6		6	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0		2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min		Off	Off	Off
Dual Entry	No	Yes	No	Yes		Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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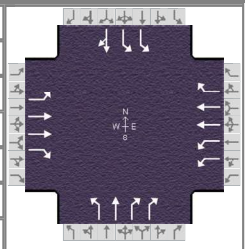
HCS7 Signalized Intersection Results Summary

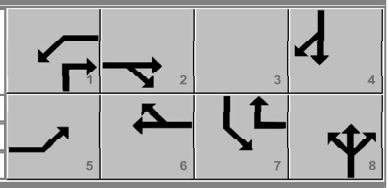
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	2.0	3.0	2.0	3.0		5.3	2.0	4.0
Phase Duration, s	10.8	22.7	36.8	48.8		24.8	29.3	54.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.0	3.0	3.1	3.1		3.2	3.0	3.2
Queue Clearance Time (g_s), s	5.1	15.5	26.3	27.5		17.0	21.7	6.1
Green Extension Time (g_e), s	0.0	1.1	4.3	5.1		1.7	1.4	1.7
Phase Call Probability	0.79	1.00	1.00	1.00		1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.16	0.01		0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	49	433	120	783	540	553	81	83	529	617	104	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1730	1781	1585	1290	1870	1403	1730	1764	
Queue Service Time (g_s), s	3.1	13.5	8.0	24.3	12.7	25.5	6.4	4.4	15.0	19.7	4.1	
Cycle Queue Clearance Time (g_c), s	3.1	13.5	8.0	24.3	12.7	25.5	6.4	4.4	15.0	19.7	4.1	
Green Ratio (*g/C*)	0.04	0.15	0.15	0.27	0.38	0.58	0.17	0.17	0.44	0.21	0.42	
Capacity (*c*), veh/h	75	525	234	940	1343	923	276	309	1226	711	747	
Volume-to-Capacity Ratio (*X*)	0.663	0.824	0.513	0.833	0.402	0.598	0.293	0.269	0.432	0.868	0.140	
Back of Queue (*Q*), ft/ln (95 th percentile)	65.9	250.1	141.3	395.8	226.1	329.7	91.4	91.9	179.7	329.4	74.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.6	9.8	5.6	15.6	8.9	13.0	3.6	3.6	7.1	13.0	2.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d_1), s/veh	53.9	47.2	44.9	39.1	26.1	15.3	42.4	41.6	28.4	43.9	20.2	
Incremental Delay (d_2), s/veh	3.7	1.3	0.6	3.2	0.1	0.2	0.2	0.2	0.1	1.3	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	57.6	48.5	45.5	42.4	26.2	15.5	42.7	41.8	28.4	45.2	20.2	
Level of Service (LOS)	E	D	D	D	C	B	D	D	C	D	C	
Approach Delay, s/veh / LOS	48.7	D		29.8	C		31.7	C		41.6	D	
Intersection Delay, s/veh / LOS	35.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.11	B	3.03	C	2.43	B
Bicycle LOS Score / LOS	0.98	A	2.04	B	1.63	B	1.68	B

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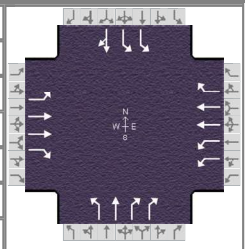
HCS7 Signalized Intersection Intermediate Values

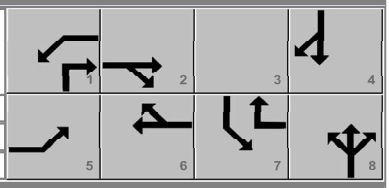
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	0.952	1.000	0.971	0.952	1.000	1.000	1.000	0.885	0.971	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.679	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.000	0.847		0.000	0.847		0.943	0.943
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3561	1585	3459	3561	1585	1290	1870	2806	3459	1176	588
Proportion of Vehicles Arriving on Green (P)	0.04	0.15	0.15	0.27	0.38	0.38	0.17	0.17	0.17	0.21	0.42	0.42
Incremental Delay Factor (k)	0.04	0.04	0.04	0.17	0.04	0.04	0.04	0.04	0.04	0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Green Ratio (g/C)	0.04	0.15	0.27	0.38		0.17	0.21	0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0		1290	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0		18.9	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0		19.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s						6.4		
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		0		1585		1403		
Protected Right Effective Green Time (g_R), s		0.0		23.5		31.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.389	0.000	1.852	0.427	1.710	0.000
Pedestrian F_s / F_{delay}	0.000	0.137	0.000	0.124	0.000	0.148	0.000	0.118
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	542.84	30.15	753.31	22.07	330.17	39.60	845.81	18.92
Bicycle F_w / F_v	-3.64	0.50	-3.64	1.55	-3.64	1.14	-3.64	1.19

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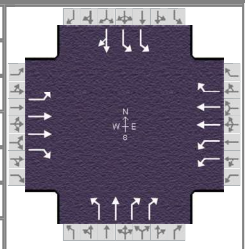
HCS7 Signalized Intersection Results Graphical Summary

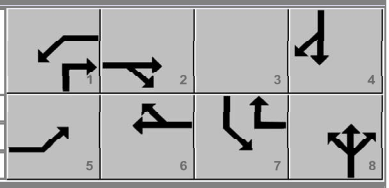
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	5/26/2023	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2028	Analysis Period	1> 16:00
Intersection	Midway Rd & DW 1 (Art…	File Name	Midway & DW 1 PM POST.xus		
Project Description	2028 PM POST				



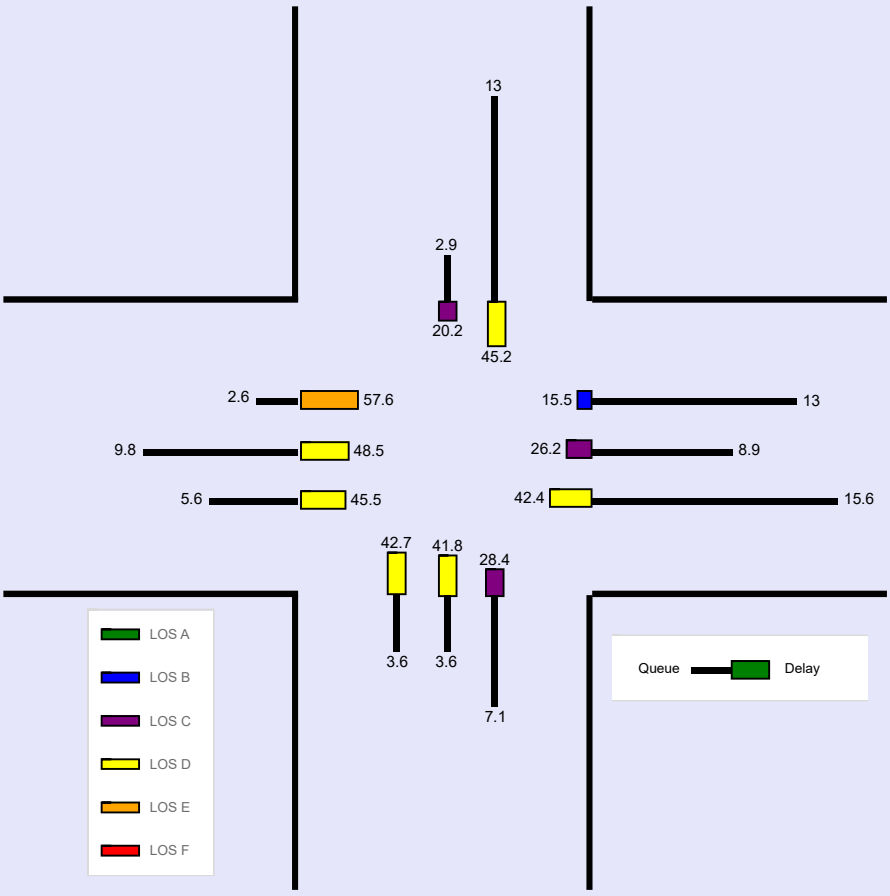
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	411	114	744	513	825	77	79	503	586	66	33

Signal Information			
Cycle, s	113.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	6.0	30.8	23.3	18.8	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	2.0	2.0	2.0	2.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	65.9	250.1	141.3	395.8	226.1	329.7	91.4	91.9	179.7	329.4	74.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.6	9.8	5.6	15.6	8.9	13.0	3.6	3.6	7.1	13.0	2.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Control Delay (*d*), s/veh	57.6	48.5	45.5	42.4	26.2	15.5	42.7	41.8	28.4	45.2	20.2	
Level of Service (LOS)	E	D	D	D	C	B	D	D	C	D	C	
Approach Delay, s/veh / LOS	48.7	D		29.8	C		31.7	C		41.6	D	
Intersection Delay, s/veh / LOS	35.2						D					



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APPENDIX A

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

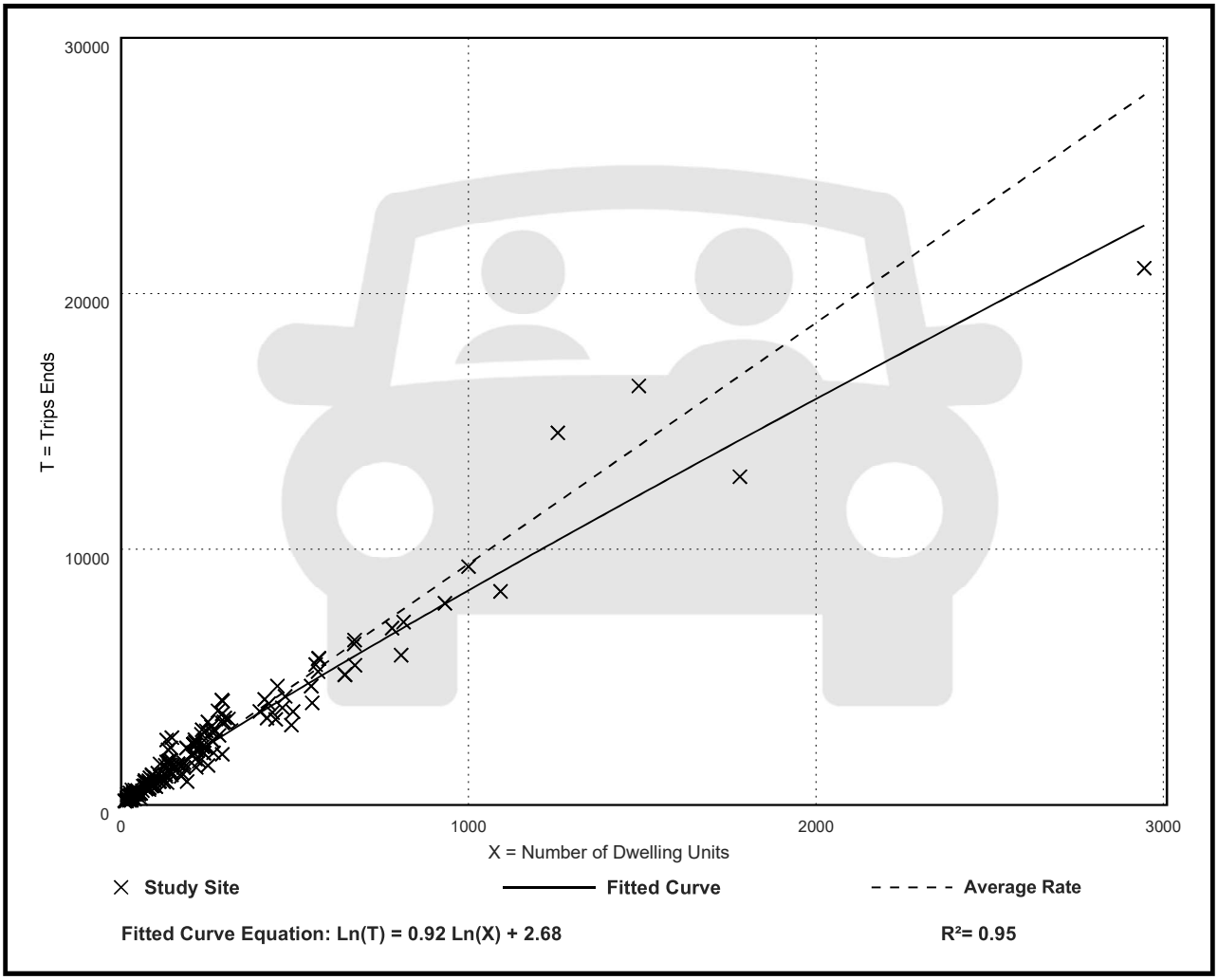
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

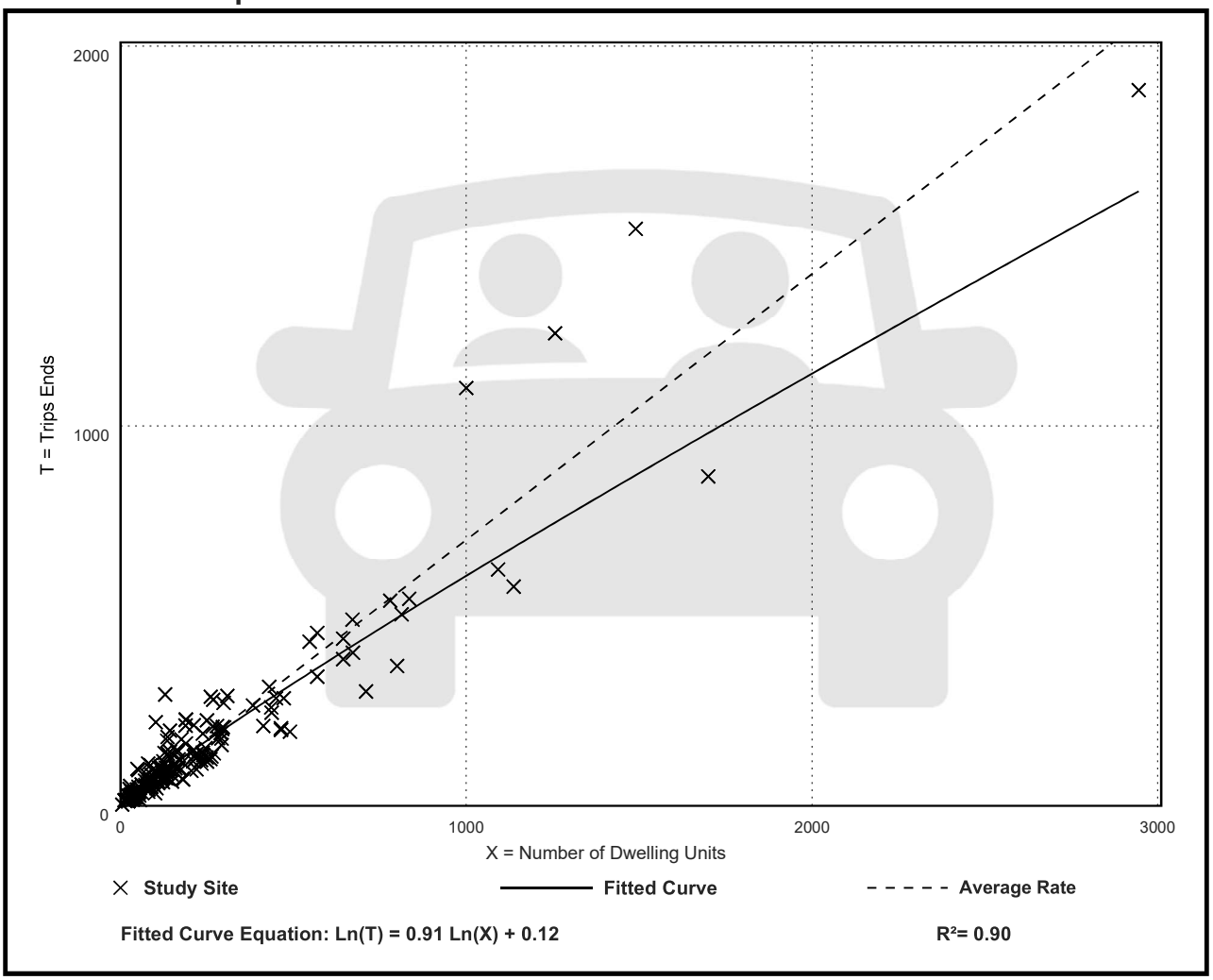
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



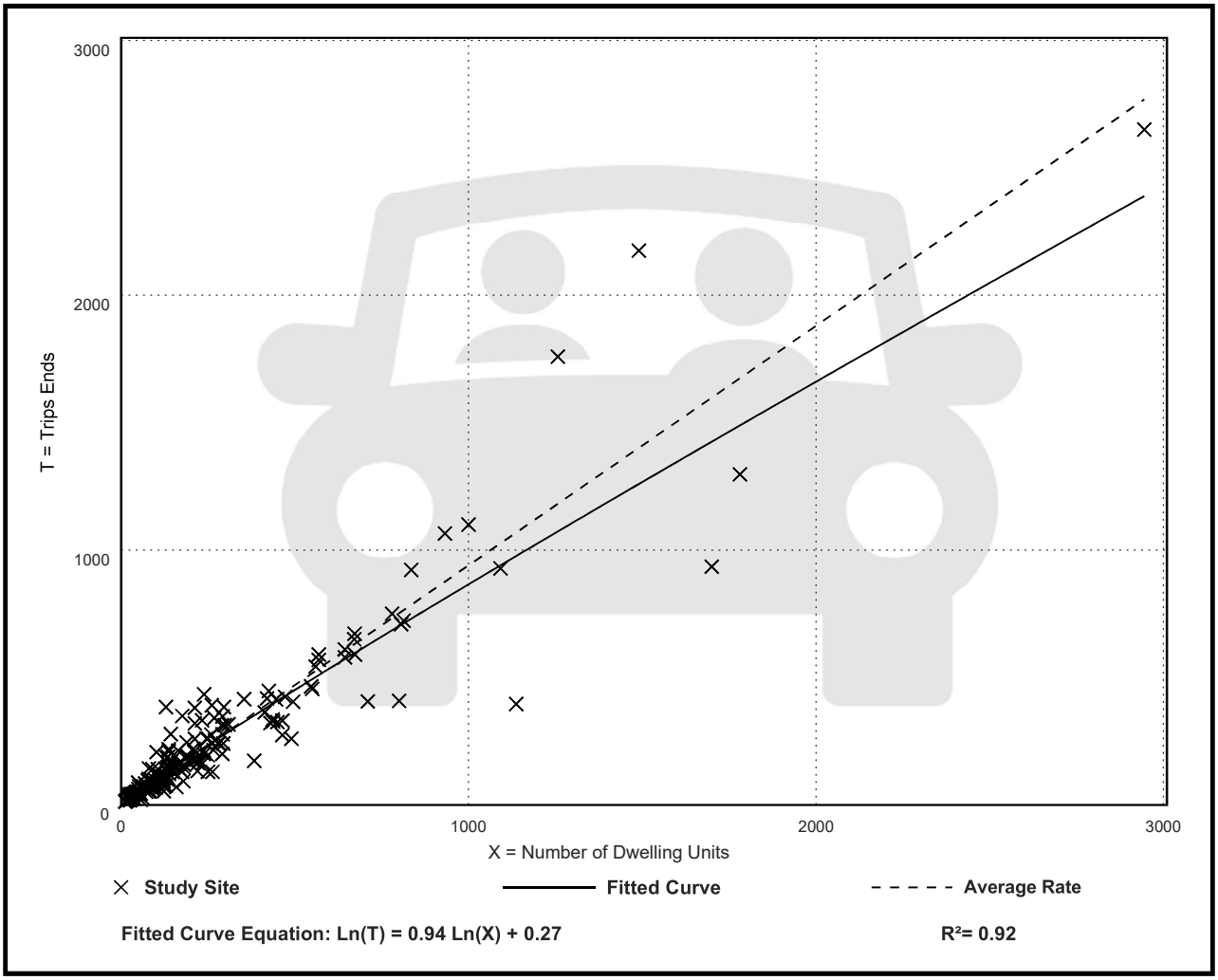
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

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

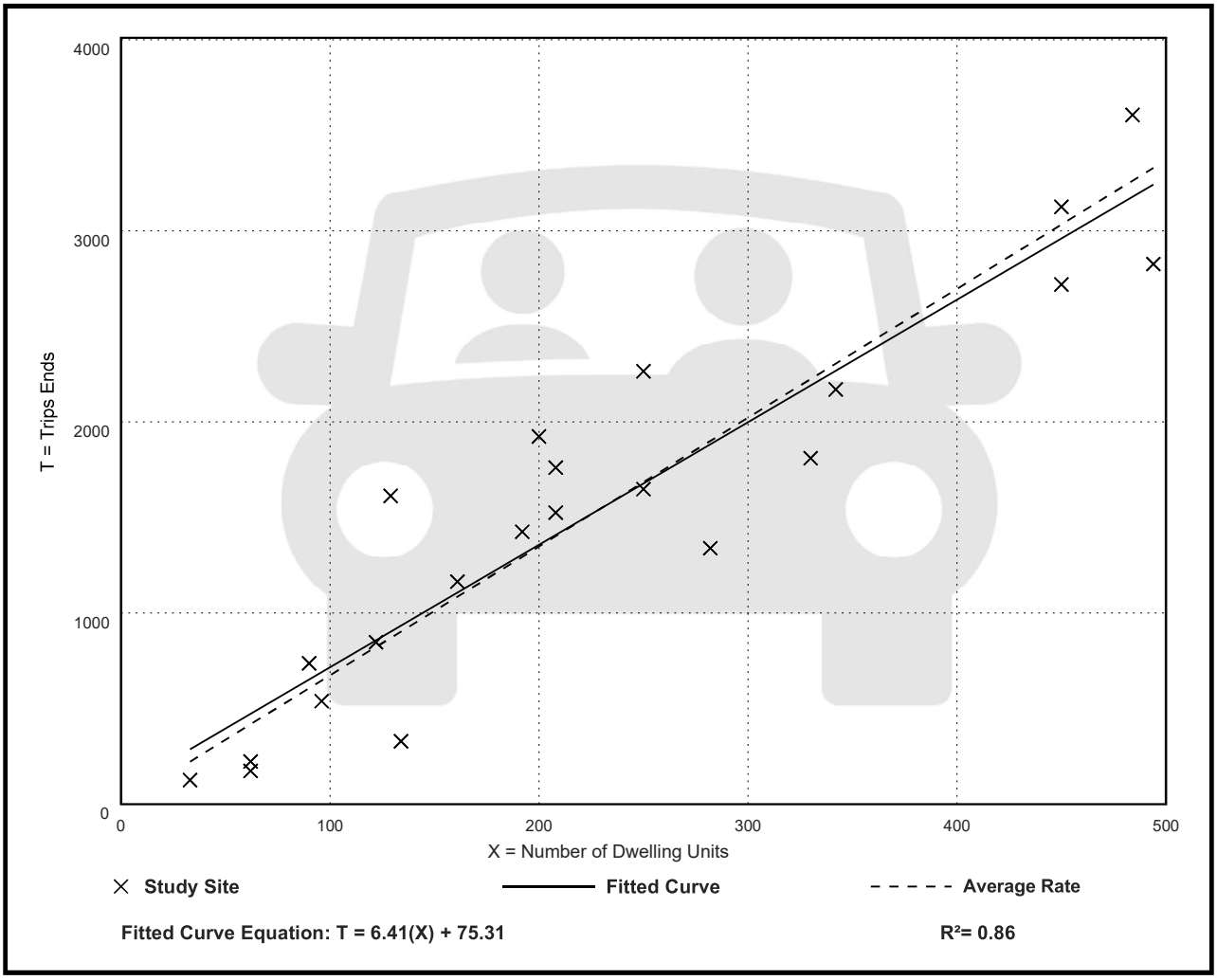
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

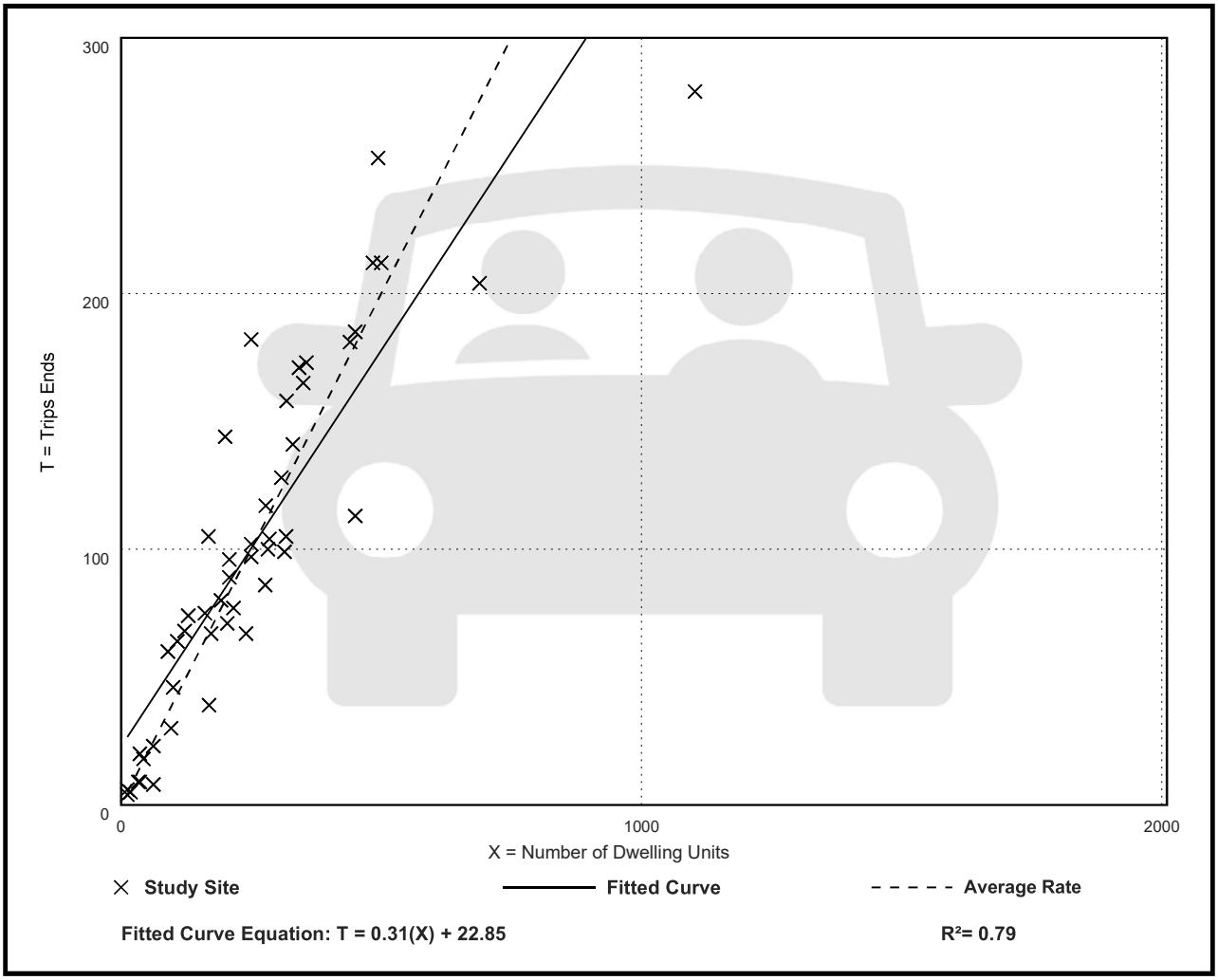
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



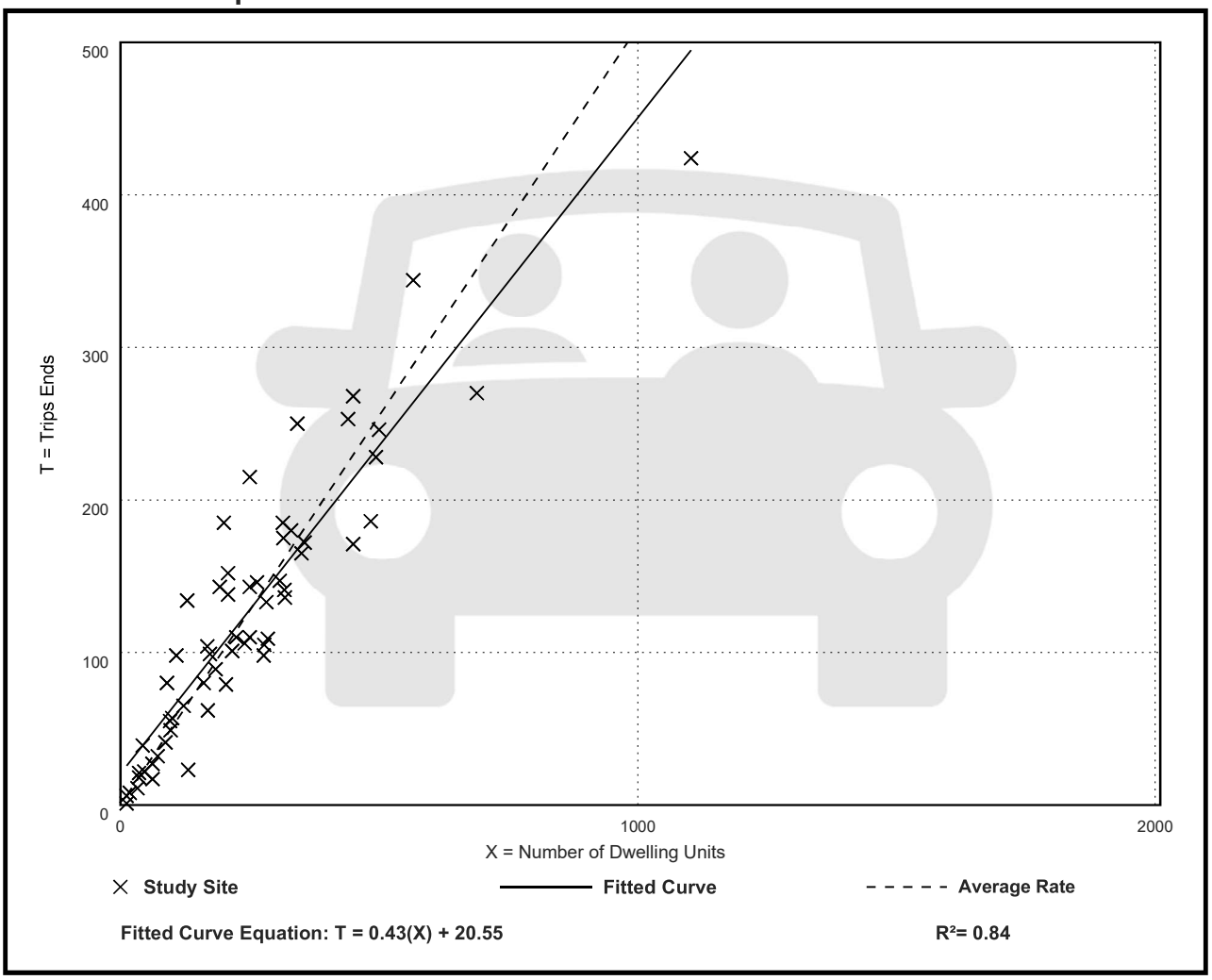
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Land Use: 821
Shopping Plaza (40-150k)

Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

Shopping Plaza (40-150k) - Supermarket - Yes (821)

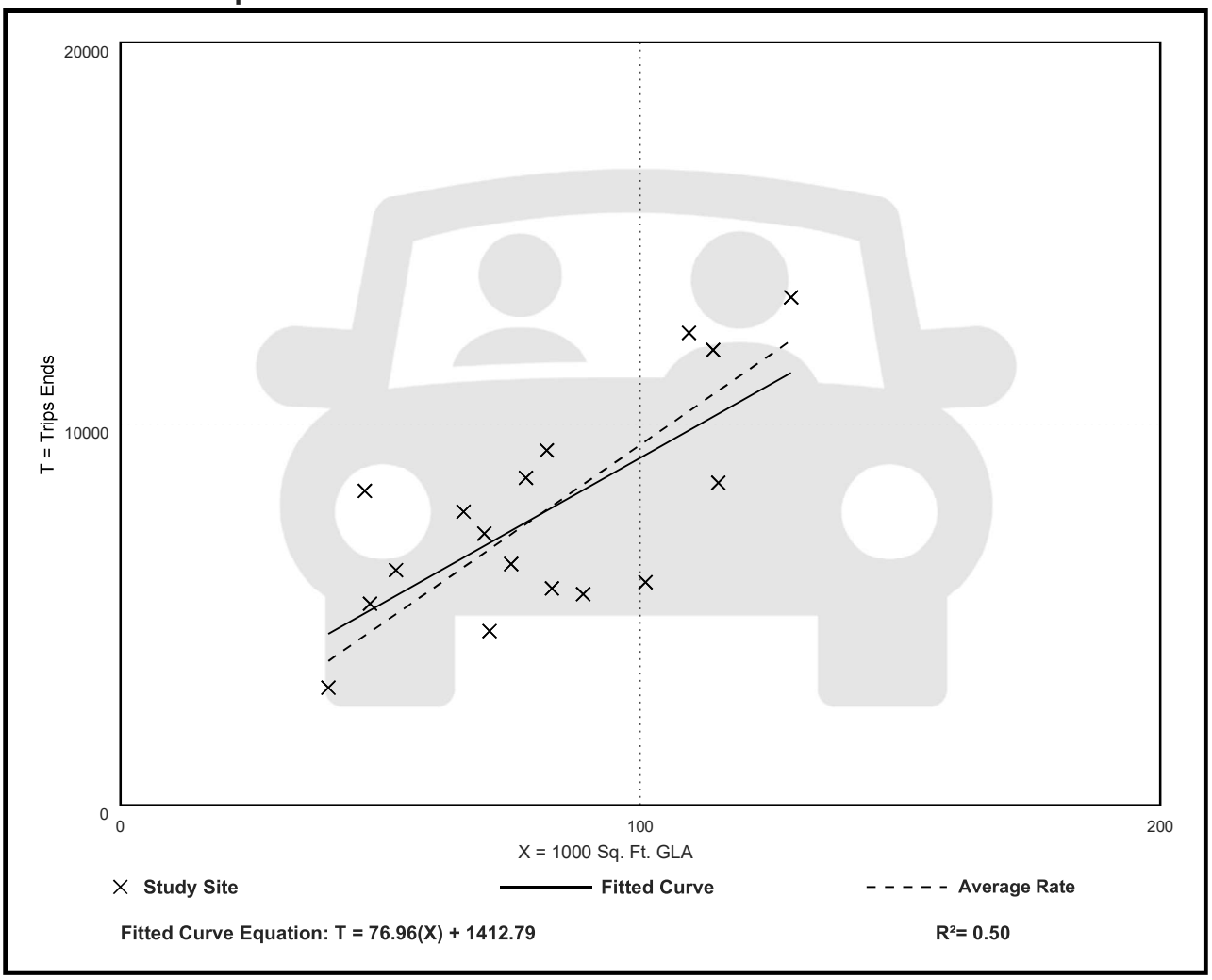
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Fitted Curve Equation: T = 76.96(X) + 1412.79

R^2= 0.50

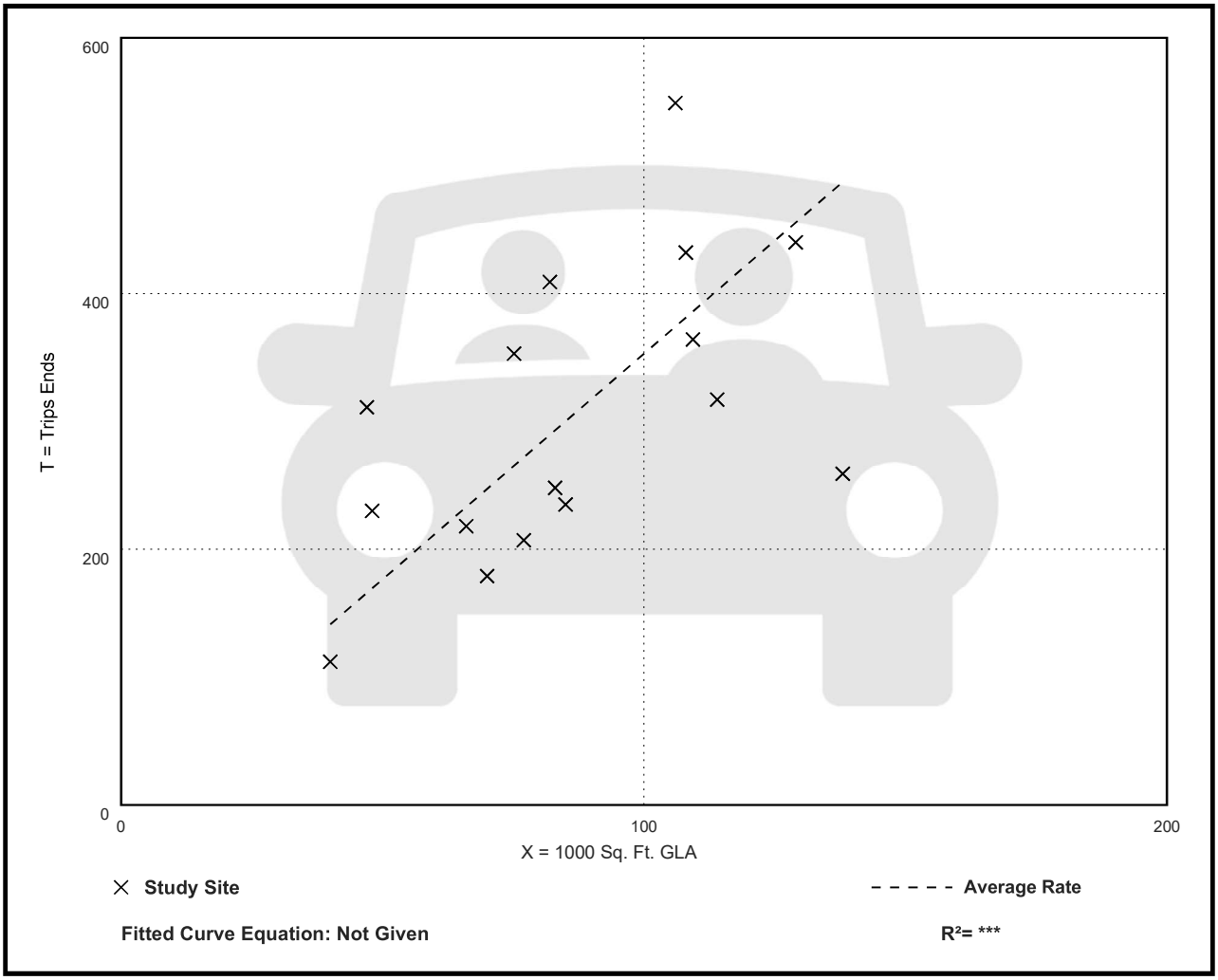
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GLA: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



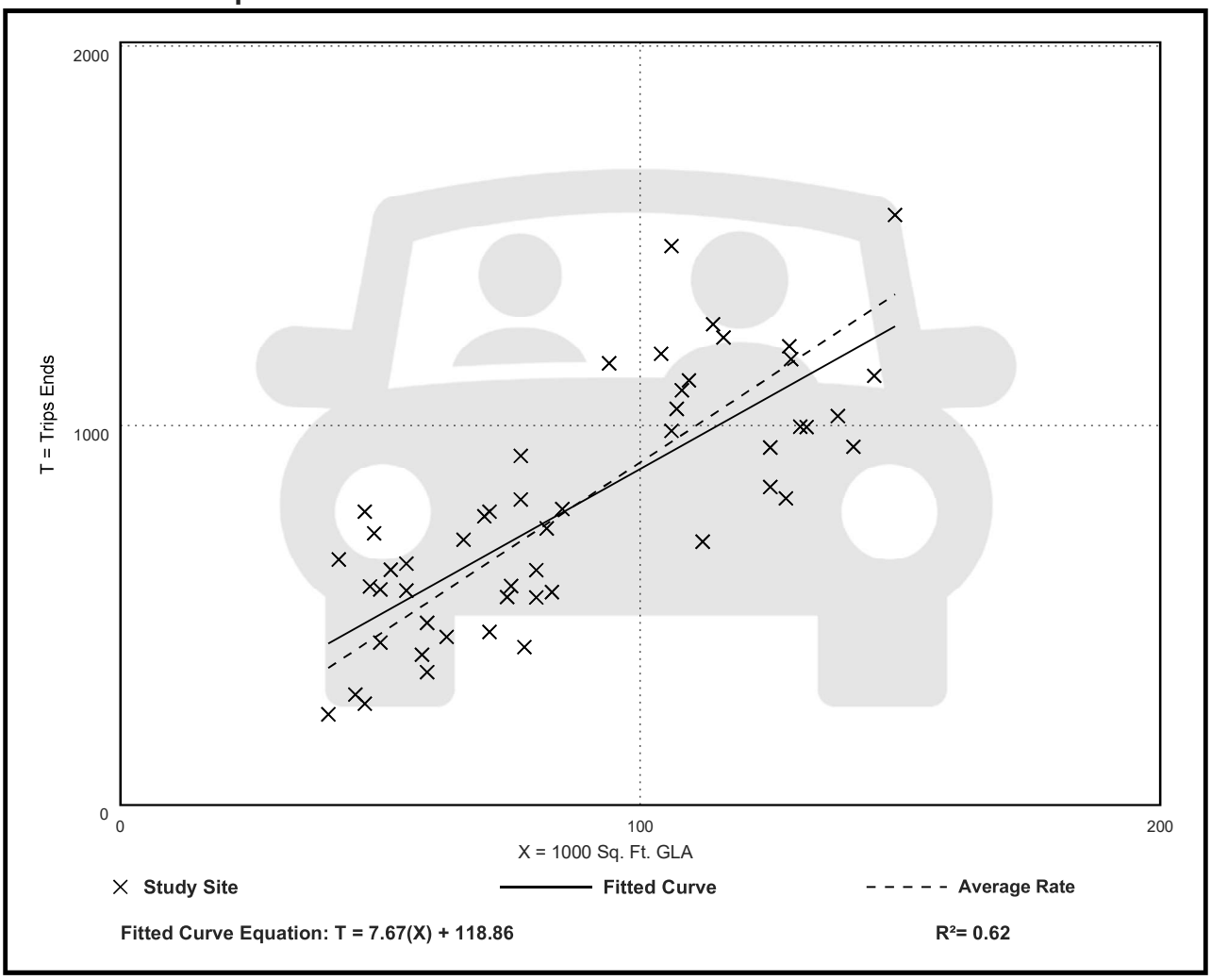
Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. 1000 Sq. Ft. GLA: 87
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

APPENDIX B

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2022 - 01/01/2022	0.99	1.04
2	01/02/2022 - 01/08/2022	0.99	1.04
3	01/09/2022 - 01/15/2022	0.98	1.03
* 4	01/16/2022 - 01/22/2022	0.97	1.02
* 5	01/23/2022 - 01/29/2022	0.96	1.01
* 6	01/30/2022 - 02/05/2022	0.96	1.01
* 7	02/06/2022 - 02/12/2022	0.95	1.00
* 8	02/13/2022 - 02/19/2022	0.94	0.99
* 9	02/20/2022 - 02/26/2022	0.94	0.99
*10	02/27/2022 - 03/05/2022	0.94	0.99
*11	03/06/2022 - 03/12/2022	0.94	0.99
*12	03/13/2022 - 03/19/2022	0.94	0.99
*13	03/20/2022 - 03/26/2022	0.95	1.00
*14	03/27/2022 - 04/02/2022	0.96	1.01
*15	04/03/2022 - 04/09/2022	0.96	1.01
*16	04/10/2022 - 04/16/2022	0.97	1.02
17	04/17/2022 - 04/23/2022	0.98	1.03
18	04/24/2022 - 04/30/2022	0.99	1.04
19	05/01/2022 - 05/07/2022	0.99	1.04
20	05/08/2022 - 05/14/2022	1.00	1.05
21	05/15/2022 - 05/21/2022	1.01	1.06
22	05/22/2022 - 05/28/2022	1.02	1.07
23	05/29/2022 - 06/04/2022	1.03	1.08
24	06/05/2022 - 06/11/2022	1.04	1.09
25	06/12/2022 - 06/18/2022	1.05	1.11
26	06/19/2022 - 06/25/2022	1.07	1.13
27	06/26/2022 - 07/02/2022	1.08	1.14
28	07/03/2022 - 07/09/2022	1.10	1.16
29	07/10/2022 - 07/16/2022	1.11	1.17
30	07/17/2022 - 07/23/2022	1.09	1.15
31	07/24/2022 - 07/30/2022	1.07	1.13
32	07/31/2022 - 08/06/2022	1.05	1.11
33	08/07/2022 - 08/13/2022	1.03	1.08
34	08/14/2022 - 08/20/2022	1.01	1.06
35	08/21/2022 - 08/27/2022	1.02	1.07
36	08/28/2022 - 09/03/2022	1.03	1.08
37	09/04/2022 - 09/10/2022	1.04	1.09
38	09/11/2022 - 09/17/2022	1.05	1.11
39	09/18/2022 - 09/24/2022	1.03	1.08
40	09/25/2022 - 10/01/2022	1.02	1.07
41	10/02/2022 - 10/08/2022	1.00	1.05
42	10/09/2022 - 10/15/2022	0.98	1.03
43	10/16/2022 - 10/22/2022	0.99	1.04
44	10/23/2022 - 10/29/2022	1.00	1.05
45	10/30/2022 - 11/05/2022	1.02	1.07
46	11/06/2022 - 11/12/2022	1.03	1.08
47	11/13/2022 - 11/19/2022	1.04	1.09
48	11/20/2022 - 11/26/2022	1.03	1.08
49	11/27/2022 - 12/03/2022	1.02	1.07
50	12/04/2022 - 12/10/2022	1.00	1.05
51	12/11/2022 - 12/17/2022	0.99	1.04
52	12/18/2022 - 12/24/2022	0.99	1.04
53	12/25/2022 - 12/31/2022	0.98	1.03

* PEAK SEASON

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.99	1.10
2	01/02/2022 - 01/08/2022	1.00	1.11
3	01/09/2022 - 01/15/2022	1.02	1.13
4	01/16/2022 - 01/22/2022	0.99	1.10
* 5	01/23/2022 - 01/29/2022	0.96	1.07
* 6	01/30/2022 - 02/05/2022	0.92	1.02
* 7	02/06/2022 - 02/12/2022	0.89	0.99
* 8	02/13/2022 - 02/19/2022	0.86	0.96
* 9	02/20/2022 - 02/26/2022	0.86	0.96
*10	02/27/2022 - 03/05/2022	0.86	0.96
*11	03/06/2022 - 03/12/2022	0.86	0.96
*12	03/13/2022 - 03/19/2022	0.86	0.96
*13	03/20/2022 - 03/26/2022	0.88	0.98
*14	03/27/2022 - 04/02/2022	0.91	1.01
*15	04/03/2022 - 04/09/2022	0.93	1.03
*16	04/10/2022 - 04/16/2022	0.96	1.07
*17	04/17/2022 - 04/23/2022	0.98	1.09
18	04/24/2022 - 04/30/2022	0.99	1.10
19	05/01/2022 - 05/07/2022	1.01	1.12
20	05/08/2022 - 05/14/2022	1.02	1.13
21	05/15/2022 - 05/21/2022	1.04	1.16
22	05/22/2022 - 05/28/2022	1.05	1.17
23	05/29/2022 - 06/04/2022	1.06	1.18
24	06/05/2022 - 06/11/2022	1.07	1.19
25	06/12/2022 - 06/18/2022	1.09	1.21
26	06/19/2022 - 06/25/2022	1.09	1.21
27	06/26/2022 - 07/02/2022	1.10	1.22
28	07/03/2022 - 07/09/2022	1.10	1.22
29	07/10/2022 - 07/16/2022	1.11	1.23
30	07/17/2022 - 07/23/2022	1.11	1.23
31	07/24/2022 - 07/30/2022	1.11	1.23
32	07/31/2022 - 08/06/2022	1.11	1.23
33	08/07/2022 - 08/13/2022	1.11	1.23
34	08/14/2022 - 08/20/2022	1.11	1.23
35	08/21/2022 - 08/27/2022	1.11	1.23
36	08/28/2022 - 09/03/2022	1.12	1.24
37	09/04/2022 - 09/10/2022	1.12	1.24
38	09/11/2022 - 09/17/2022	1.12	1.24
39	09/18/2022 - 09/24/2022	1.09	1.21
40	09/25/2022 - 10/01/2022	1.05	1.17
41	10/02/2022 - 10/08/2022	1.01	1.12
42	10/09/2022 - 10/15/2022	0.97	1.08
43	10/16/2022 - 10/22/2022	0.97	1.08
44	10/23/2022 - 10/29/2022	0.98	1.09
45	10/30/2022 - 11/05/2022	0.98	1.09
46	11/06/2022 - 11/12/2022	0.99	1.10
47	11/13/2022 - 11/19/2022	0.99	1.10
48	11/20/2022 - 11/26/2022	0.99	1.10
49	11/27/2022 - 12/03/2022	0.99	1.10
50	12/04/2022 - 12/10/2022	0.99	1.10
51	12/11/2022 - 12/17/2022	0.99	1.10
52	12/18/2022 - 12/24/2022	1.00	1.11
53	12/25/2022 - 12/31/2022	1.02	1.13

* PEAK SEASON

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Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,627	2020	750	147	C	0.196	140	C	0.187
17TH ST	AVENUE D to AVENUE Q	608	2,627	2020	750	147	C	0.196	140	C	0.187
25TH ST	MIDWAY RD to BELL AVE	940016	19,410	2020	2,100	1,235	C	0.588	1,152	C	0.549
25TH ST	BELL AVE to EDWARDS RD	159	18,943	2020	2,100	1,111	C	0.529	1,108	C	0.528
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,493	2020	2,000	1,263	C	0.632	1,259	C	0.63
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	24,089	2019	2,000	1,356	C	0.678	1,447	C	0.724
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,450	2020	1,630	1,043	D	0.64	1,037	D	0.636
25TH ST	ORANGE AVE to AVENUE D	610	17,824	2019	1,630	822	D	0.504	848	D	0.52
25TH ST	AVENUE D to AVENUE Q	940050	16,835	2020	1,630	850	D	0.521	826	D	0.507
25TH ST	AVENUE Q to JUANITA AVE	945152	15,107	2020	2,000	787	C	0.394	721	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	15,898	2013	2,100	844	C	0.402	792	C	0.377
25TH ST	ST LUCIE BLVD to US 1	945165	7,932	2020	2,100	390	C	0.186	435	C	0.207
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,788	2019	750	406	D	0.541	357	C	0.476
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,700	2020	790	263	C	0.333	263	C	0.333
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,724	2019	540	531	D	0.983	433	D	0.802
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,724	2019	790	531	D	0.672	433	D	0.548
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,593	2020	750	226	C	0.301	243	C	0.324
53RD ST	ANGLE RD to JUANITA AVE	614	2,400	2022	540	128	C	0.237	141	C	0.261
AE BACKUS AVE	7TH ST to US 1	632	900	2022	750	61	C	0.081	71	C	0.095
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458

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2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,951	2019	600	305	D	0.508	276	C	0.46
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,951	2019	750	305	C	0.407	276	C	0.368
GEORGIA AVE	17TH ST to 13TH ST	508	4,705	2018	600	262	C	0.437	266	C	0.443
GEORGIA AVE	13TH ST to 7TH ST	506	2,156	2018	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,942	2018	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,950	2020	710	918	F	1.293	949	F	1.337
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,950	2020	540	918	F	1.7	949	F	1.757
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2022	1,070	191	B	0.179	240	B	0.224
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	7,700	2022	1,070	713	C	0.666	713	C	0.666
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2022	390	191	B	0.49	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,104	2020	920	181	C	0.197	165	C	0.179
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,496	2020	790	629	D	0.796	667	D	0.844
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,831	2019	830	382	C	0.46	399	C	0.481
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,400	2022	630	164	C	0.26	156	C	0.248
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,571	2020	1,070	386	C	0.361	351	B	0.328
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,110	2020	750	291	C	0.388	285	C	0.38
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,110	2020	540	291	D	0.539	285	D	0.528
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,110	2020	790	291	C	0.368	285	C	0.361
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	589	2018	670	49	B	0.073	59	B	0.088
HILLMOOR DR	US 1 to LENNARD RD	671	7,803	2019	790	405	D	0.513	515	D	0.652
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	85,025	2020	5,500	4,596	D	0.836	4,151	C	0.755
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,355	2018	5,500	4,058	C	0.738	3,500	C	0.636
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,322	2018	5,500	5,490	D	0.998	4,457	C	0.81

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Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

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2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	38,628	2020	3,020	2,568	C	0.85	2,278	C	0.754
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,257	2020	3,170	3,013	C	0.95	1,879	C	0.593
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,567	2020	2,100	1,080	C	0.514	1,185	C	0.564
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	24,142	2021	2,100	1,112	C	0.53	1,042	C	0.496
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	34,321	2020	2,100	1,975	C	0.94	1,879	C	0.895
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	34,321	2020	2,000	1,975	D	0.988	1,879	C	0.94
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	23,876	2021	2,100	1,160	C	0.552	1,059	C	0.504
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,508	2020	1,710	460	C	0.269	438	C	0.256
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,726	2019	750	354	C	0.472	372	D	0.496
RIO MAR DR	BEACH AVE to US 1	147	5,726	2019	790	354	C	0.448	372	C	0.471
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,020	2020	920	185	C	0.201	185	C	0.201
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,020	2020	1,070	185	B	0.173	185	B	0.173
SAVONA BLVD	BECKER RD to PAAR DR	236	10,556	2020	790	939	F	1.189	844	F	1.068
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	10,556	2020	750	939	F	1.252	844	F	1.125
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,200	2020	790	659	D	0.834	695	D	0.88
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,244	2018	920	280	C	0.304	225	C	0.245
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,157	2018	540	153	C	0.283	151	C	0.28
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	10,073	2020	700	590	C	0.843	594	C	0.849
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,479	2020	790	767	D	0.971	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	450	2022	580	29	C	0.05	28	C	0.048

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

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St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	773	2018	1,080	58	B	0.054	58	B	0.054
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2018	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	15,000	2022	790	756	D	0.957	818	E	1.035
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	8,229	2020	920	498	C	0.541	498	C	0.541
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,940	2020	920	618	C	0.672	654	C	0.711
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,124	2020	920	388	C	0.422	426	C	0.463
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,951	2020	920	266	C	0.289	239	C	0.26
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,912	2020	700	334	C	0.477	268	C	0.383
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,230	2020	600	402	D	0.67	481	D	0.802
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	14,474	2020	600	691	F	1.152	723	F	1.205
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	14,474	2020	790	691	D	0.875	723	D	0.915
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,247	2020	1,550	646	C	0.417	585	C	0.377
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,247	2020	1,710	646	C	0.378	585	C	0.342
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,834	2019	2,100	1,288	C	0.613	1,242	C	0.591
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,791	2019	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,834	2019	1,800	1,288	C	0.716	1,242	C	0.69
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	24,304	2019	2,100	1,481	C	0.705	1,462	C	0.696
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,986	2020	790	276	C	0.349	277	C	0.351
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,072	2020	880	406	C	0.461	446	C	0.507
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,122	2020	750	198	C	0.264	202	C	0.269
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,122	2020	790	198	C	0.251	202	C	0.256
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	16,500	2022	700	758	F	1.083	775	F	1.107
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	37,500	2022	2,100	1,770	C	0.843	1,770	C	0.843

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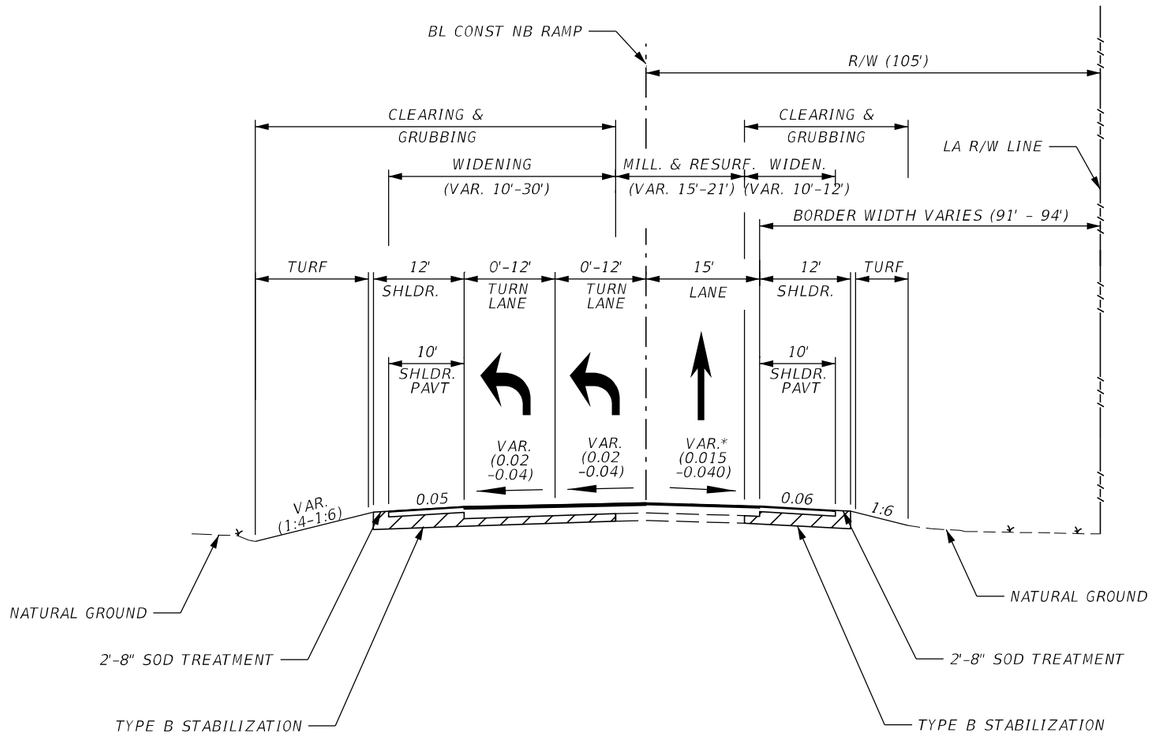

TYPICAL SECTION
NB RAMP (NB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 10+51.07 TO STA 18+32.89 (BL CONST NB RAMP)
MP 0.199 TO MP 0.347

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 6100
ESTIMATED OPENING YEAR = 2024 AADT = 8900
ESTIMATED DESIGN YEAR = 2044 AADT = 15000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.25")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 8 WITH
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
P.E. LICENSE NUMBER 83321
LAKES ENGINEERING, INC.
4870 SW 72ND AVENUE
MIAMI, FLORIDA 33155

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 8

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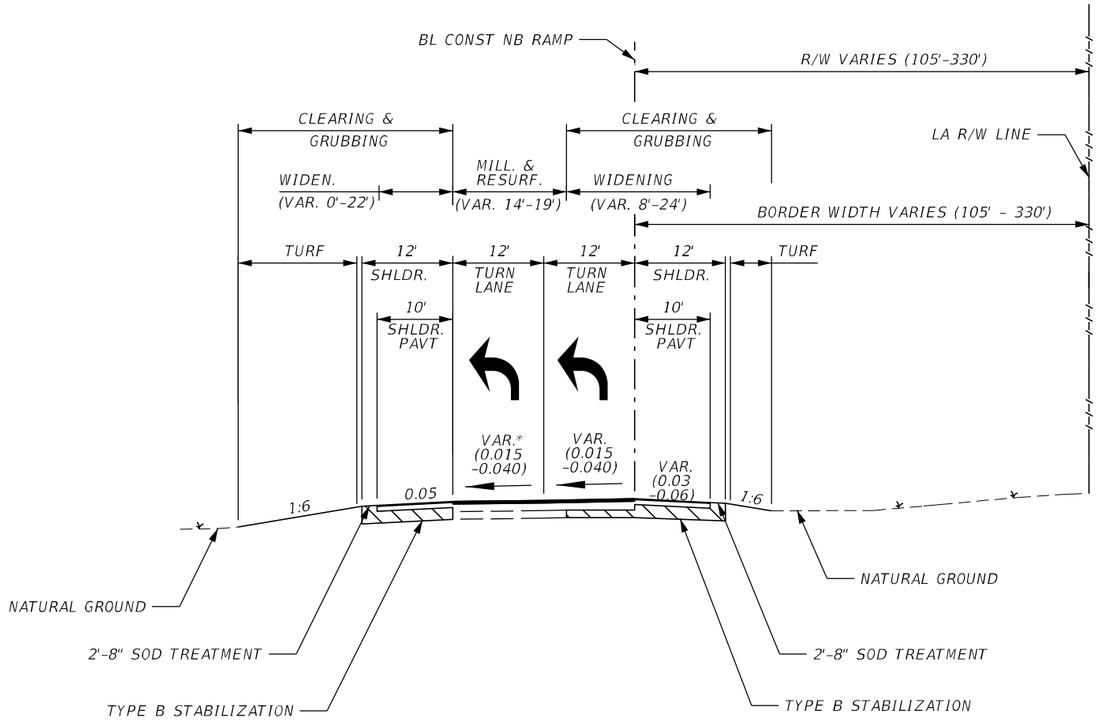

*MATCH EXISTING CROSS SLOPE

TYPICAL SECTION
NB RAMP (NB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 18+32.89 TO STA 21+36.54 (BL CONST NB RAMP)
MP 0.347 TO MP 0.404

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 6100
ESTIMATED OPENING YEAR = 2024 AADT = 8900
ESTIMATED DESIGN YEAR = 2044 AADT = 15000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION
OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.25")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING
OPTIONAL BASE GROUP 8 WITH
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

REVISIONS			
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SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 9

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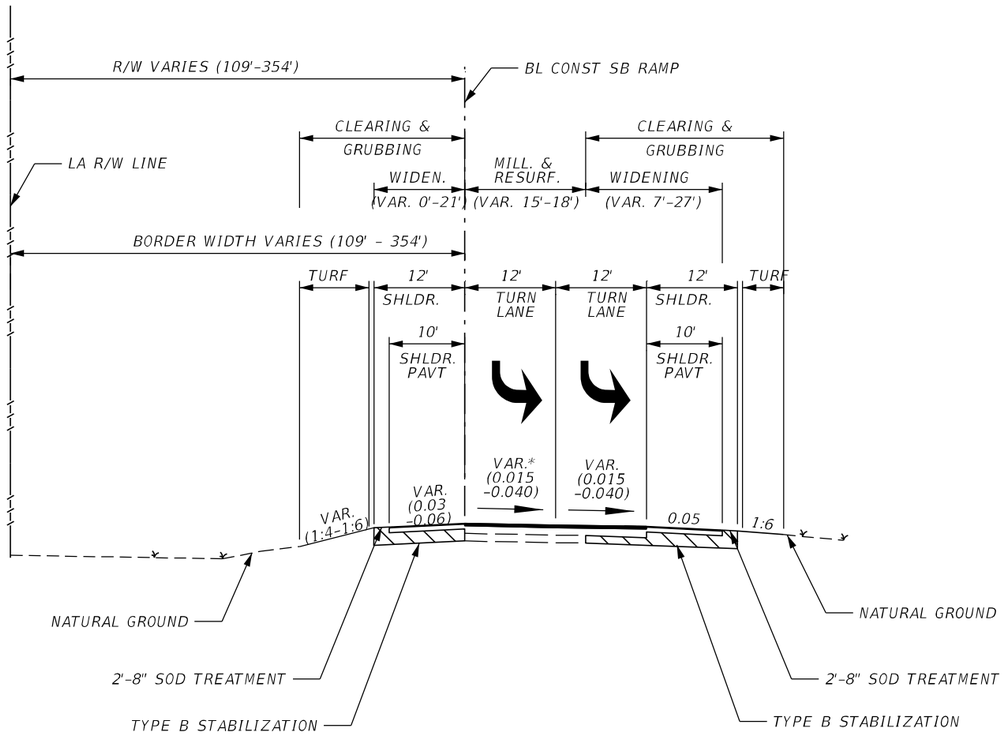

*MATCH EXISTING CROSS SLOPE

TYPICAL SECTION
SB RAMP (SB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 0+54.81 TO STA 3+81.45 (BL CONST SB RAMP)
MP 0.414 TO MP 0.354

MILLING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING

FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION

OPTIONAL BASE GROUP 9 WITH
TYPE SP-12.5 (TRAFFIC C) (4.50")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING

FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING

OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (2.50")
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 2900
ESTIMATED OPENING YEAR = 2024 AADT = 7200
ESTIMATED DESIGN YEAR = 2044 AADT = 14000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SHAUN P. CONNOR, P.E.
P.E. LICENSE NUMBER 83321
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4870 SW 72ND AVENUE
MIAMI, FLORIDA 33155

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 10

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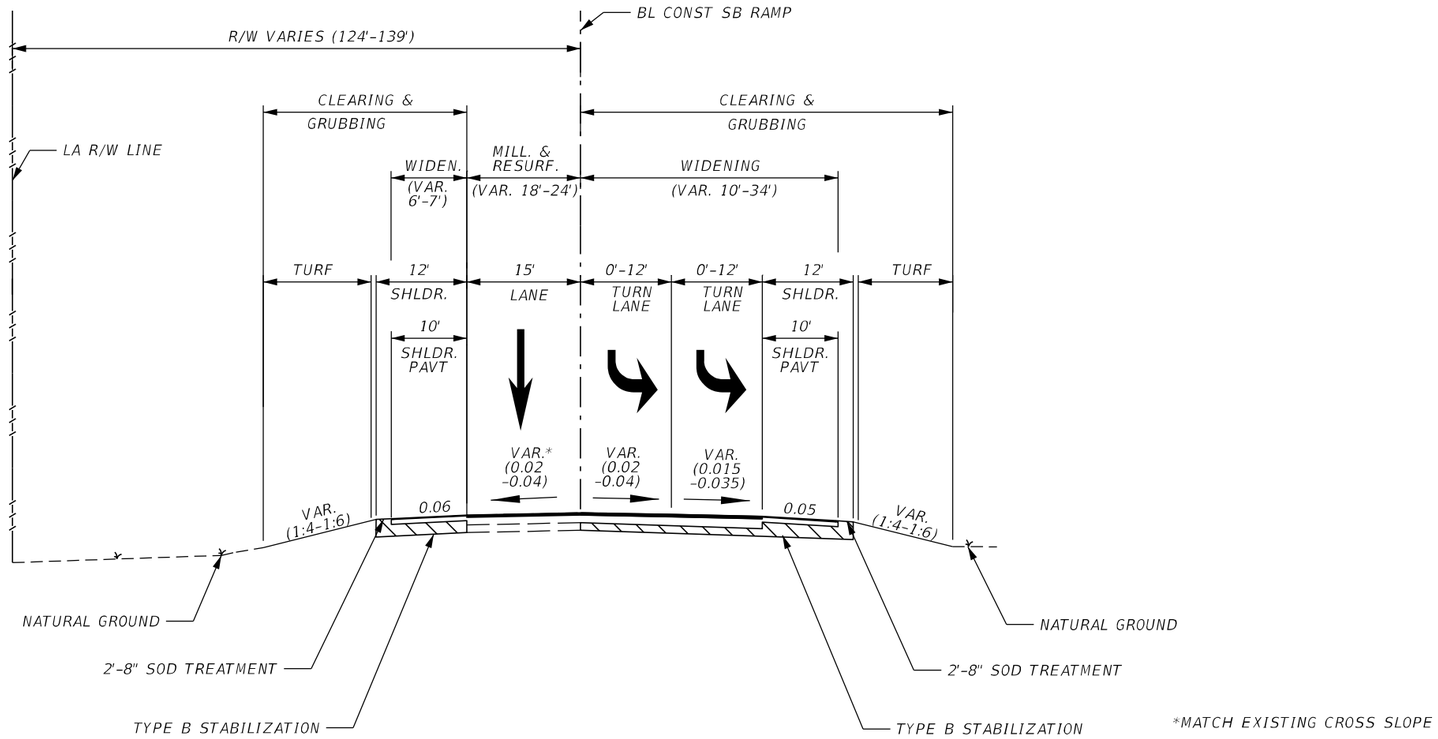

TYPICAL SECTION
SB RAMP (SB I-95 TO MIDWAY ROAD)
DESIGN SPEED = 35 MPH

STA 3+81.45 TO 10+89.55 (BL CONST SB RAMP)
MP 0.354 TO MP 0.216

MILLING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

RESURFACING

FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

WIDENING & RECONSTRUCTION

OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (4.50")
AND FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER MILLING

MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.50")

SHOULDER RESURFACING

FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

SHOULDER WIDENING

OPTIONAL BASE GROUP 6 WITH
TYPE SP-12.5 (TRAFFIC C) (2.50")
FRICTION COURSE FC-12.5 (TRAFFIC C) PG 76-22 (1.50")

TRAFFIC DATA

CURRENT YEAR = 2017 AADT = 2900
ESTIMATED OPENING YEAR = 2024 AADT = 7200
ESTIMATED DESIGN YEAR = 2044 AADT = 14000
K = 9.00% D = 100% T = 13.5% (24 HOUR)
DESIGN HOUR T = 6.75%
DESIGN SPEED = 35 MPH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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SR 9	ST. LUCIE	439754-1-52-01

TYPICAL SECTIONS

SHEET NO. 11

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C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

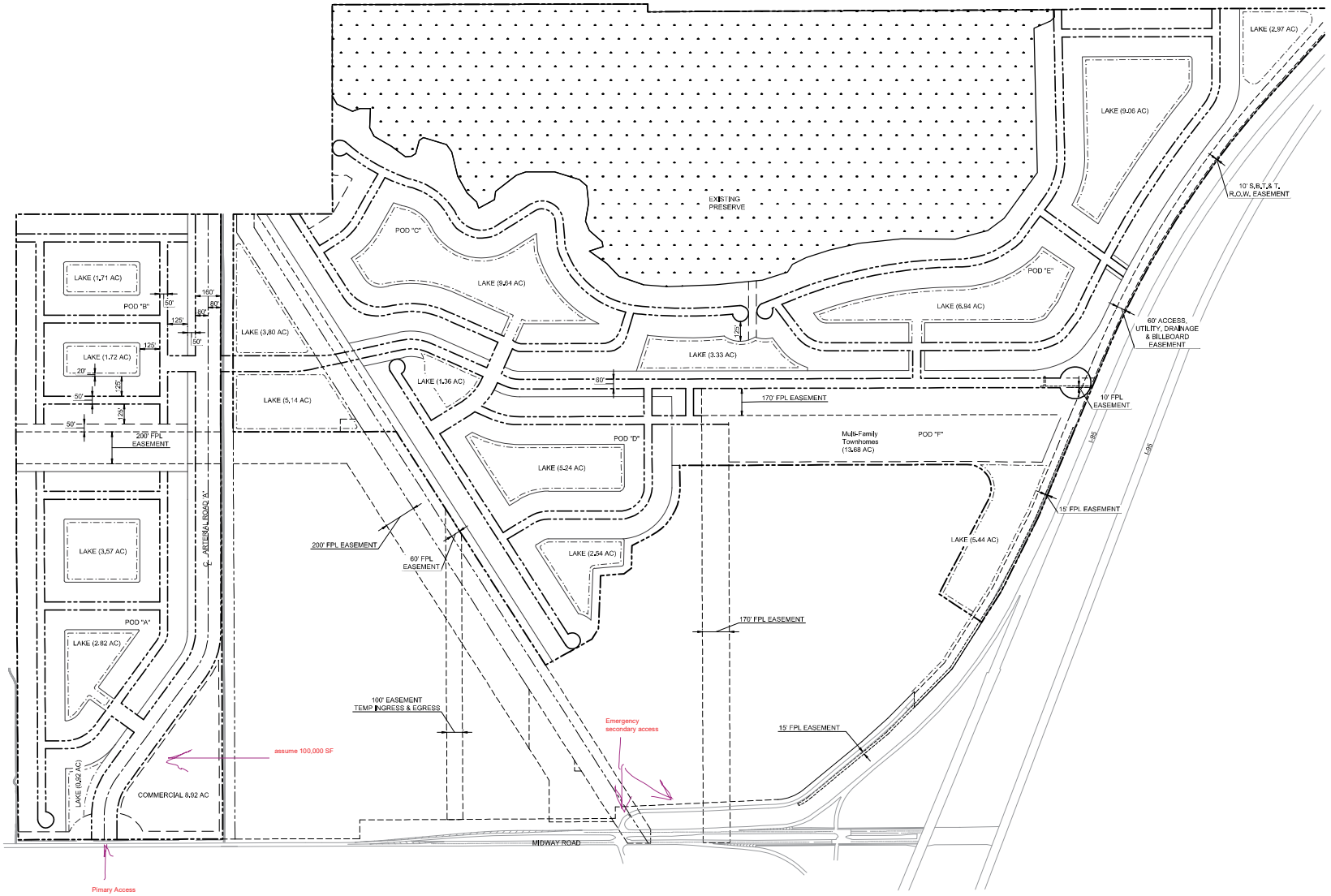
	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

APPENDIX F

lucido & associates
701 E Ocean Blvd, Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Site Data

Total Site Area:	516.95 ac	100%
-Easements:	46.21 ac	9%
-Existing Preserve:	136.56 ac	26%
-Lakes:	64.84 ac	13%
Residential:	269.89 ac	52%

Developable Area

Total Site Area:	516.95 ac	100%
-Easements:	46.21 ac	9%
-Existing Preserve:	136.56 ac	26%
Developed Area:	334.18 ac	65%

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.

Scale: 1" = 300'
0 150' 300' 600'
NORTH
Date: 10.31.2022

Sunrise Residential

22-405
Site Plan

EXHIBIT "G"

Trip Generation: LTC Ranch - Trip Tracking

Date: _____

Site Plan Name/Number: _____

Daily

Land Use	ITE Code	Intensity	Units	Allowed Uses: Resultant Rates to be Used for Trip Tracking In	Out	Total	West Side Trips	East Side Trips	Factored to Allowable Trips: West Side Trips	East Side Trips	Enter Site Plan Units and Calculate Trips: East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	2.89	2.85	5.73	19,207		20,940	-				
Multi-Famiily Housing	220	650	DU	2.76	2.72	5.48	3,559		3,880	-				
General Office	710	1,508,500	Sft	3.86	2.55	6.41		9,680	-	10,553				
Industrial Park	130	1,000,000	Sft	1.33	0.94	2.27		2,275	-	2,480				
Warehousing	150	960,000	Sft	0.64	0.46	1.10		1,054	-	1,149				
Shopping Center	820	725,000	Sft	4.81	8.14	12.95	9,387		10,234	-				
TOTALS							**32,153**	**13,009**	**35,054**	**14,182**				
								45,162		49,236				

Source: ITE 10th Edition Trip Generation Rates

AM Peak Hour

Factored to Allowable Trips: 3447

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking In	Out	Total	West Side Tips	East Side Trips	West Side Trips	East Side Trips	East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	0.17	0.35	0.52	1,739		1,739	-				
Multi-Famiily Housing	220	650	DU	0.09	0.22	0.32	206		206	-				
General Office	710	1,508,500	Sft	0.55	0.08	0.63		949	-	951				
Industrial Park	130	1,000,000	Sft	0.21	0.05	0.26		263	-	263				
Warehousing	150	960,000	Sft	0.08	0.03	0.11		107	-	107				
Shopping Center	820	725,000	Sft	0.11	0.14	0.25	181		181	-				
TOTALS							**2,126**	**1,319**	**2,126**	**1,321**				
								3,445		3,447				

Source: ITE 10th Edition Trip Generation Rates

PM Peak Hour

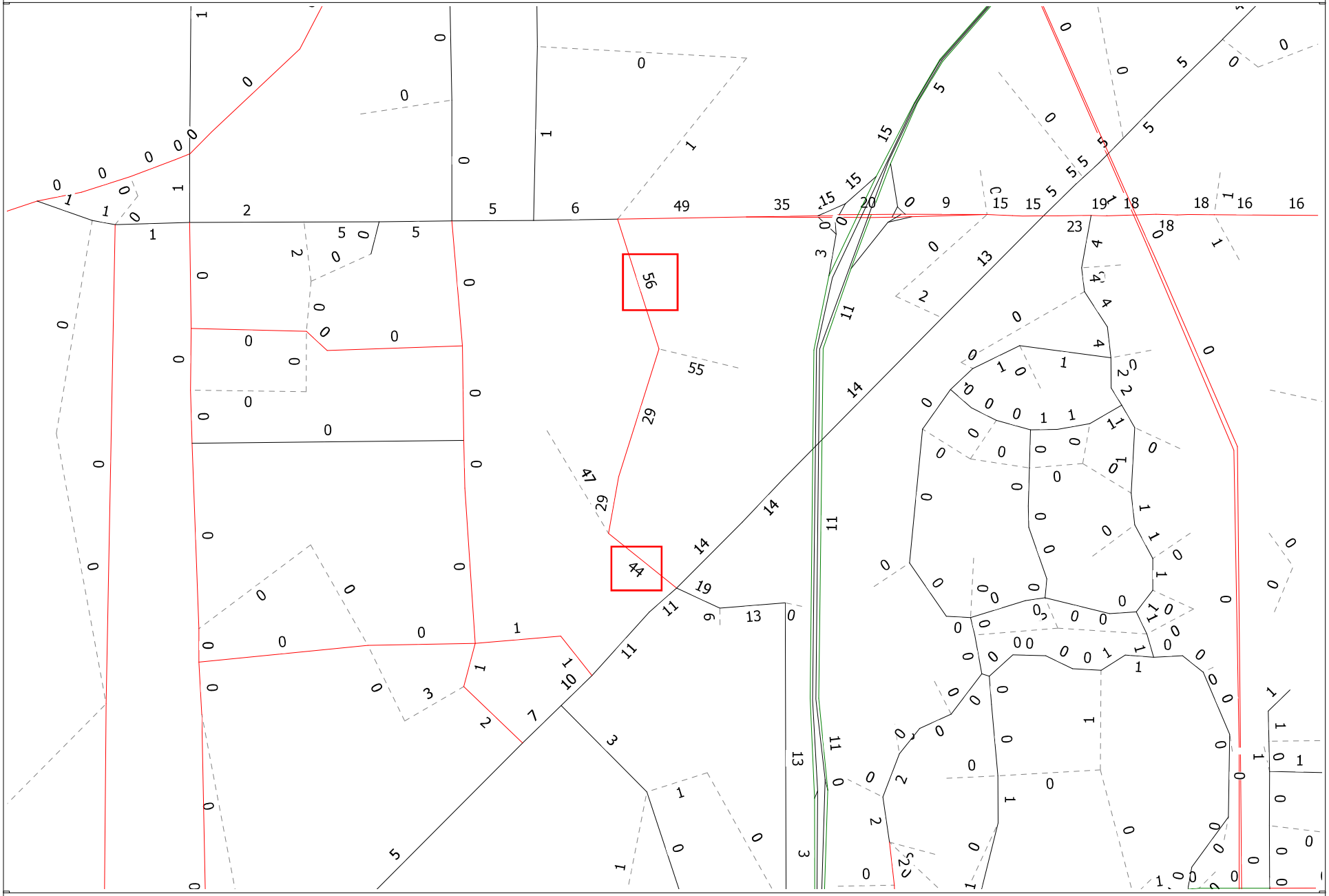
Factored to Allowable Trips: 5291

Land Use	ITE Code	Intensity	Units	Resultant Rates to be Used for Trip Tracking In	Out	Total	West Side Tips	East Side Trips	West Side Trips	East Side Trips	East Side DUs or SF	East Side Trips	West Side DUs or SF	West Side Trips
Single Family Detached	210	3,350	DU	0.48	0.16	0.64	2,146		2,416	-				
Multi-Famiily Housing	220	650	DU	0.26	0.08	0.34	226		254	-				
General Office	710	1,508,500	Sft	0.05	0.66	0.71		1,073	-	1,208				
Industrial Park	130	1,000,000	Sft	0.04	0.25	0.29		286	-	322				
Warehousing	150	960,000	Sft	0.03	0.11	0.14		130	-	146				
Shopping Center	820	725,000	Sft	0.18	0.97	1.15	840		945	-				
TOTALS							**3,212**	**1,489**	**3,615**	**1,676**				
								4,701		5,291				

Source: ITE 10th Edition Trip Generation Rates

xx Exernal Assignment = 100%

LTC West Traffic Assignment
2040 Cost Feasible Model



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APPENDIX I

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0279 - CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD. (HPMS SAMPLE 2007)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	3400 S	N 1800	S 1600	9.00	51.40	31.50
2021	3400 F	N 1800	S 1600	9.00	50.90	31.50
2020	3400 C	N 1800	S 1600	9.00	51.30	31.50
2019	2800 S	N 1400	S 1400	9.00	51.00	21.80
2018	2800 F	N 1400	S 1400	9.00	51.30	21.80
2017	2800 C	N 1400	S 1400	9.00	50.90	21.80
2016	2700 F	N 1400	S 1300	9.00	50.90	27.20
2015	2700 C	N 1400	S 1300	9.00	51.00	27.20
2014	2700 C	N 1400	S 1300	9.00	50.80	19.60
2013	2500 C	N 1300	S 1200	9.00	50.80	16.20
2012	2400 C	N 1200	S 1200	9.00	56.80	16.20
2011	2300 C	N 1200	S 1100	9.00	57.20	16.20
2010	2500 C	N 1300	S 1200	10.32	55.40	23.40
2009	2800 C	N 1500	S 1300	10.27	57.35	23.40
2008	2600 C	N 1400	S 1200	10.45	58.06	23.40
2007	2050 C	N 1200	S 850	10.31	58.74	15.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0732 - CR 712/MIDWAY RD - W OF SR 9/I-95 (COUNTY 732)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	6900 C	E 3400	W 3500	9.00	53.00	21.80
2021	4800 C	E 2500	W 2300	9.00	53.10	16.40
2020	8400 F	E 3900	W 4500	9.00	54.30	16.40
2019	8400 C	E 3900	W 4500	9.00	54.30	16.40
2018	5000 C	E 2500	W 2500	9.00	55.20	19.00
2017	5800 C	E 2900	W 2900	9.00	56.20	19.00
2016	4700 C	E 2400	W 2300	9.00	57.10	19.00
2015	4400 C	E 2300	W 2100	9.00	56.30	29.40
2014	4400 C	E 2200	W 2200	9.00	54.70	19.70
2013	4200 C	E 2100	W 2100	9.00	57.20	12.70
2012	4600 C	E 2300	W 2300	9.00	57.00	14.10
2011	4400 F	E 1900	W 2500	9.00	56.50	14.10
2010	4600 C	E 2000	W 2600	11.51	57.07	14.10
2009	4600 C	E 2300	W 2300	11.11	58.68	26.00
2008	4500 C	E 2200	W 2300	11.51	54.38	26.00
2007	5000 C	E 2500	W 2500	11.51	58.16	21.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5140 - CR 712 / MIDWAY RD - E OF SR 9/I-95 (COUNTY 5140)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	23000 C	E 11500	W 11500	9.00	51.40	22.60
2021	22500 C	E 11500	W 11000	9.00	50.90	22.60
2020	19400 C	E 10000	W 9400	9.00	51.30	22.60
2019	21000 C	E 10500	W 10500	9.00	51.00	17.10
2018	19100 C	E 9700	W 9400	9.00	51.30	17.10
2017	16500 C	E 8300	W 8200	9.00	50.90	17.10
2016	15200 C	E 7500	W 7700	9.00	50.90	12.10
2015	15900 C	E 8100	W 7800	9.00	51.00	12.10
2014	15900 C	E 7800	W 8100	9.00	50.80	20.90
2013	14200 C	E 7500	W 6700	9.00	50.80	15.30
2012	15500 C	E 7700	W 7800	9.00	56.80	16.10
2011	12400 C	E 6300	W 6100	9.00	57.20	16.10
2010	14300 C	E 7300	W 7000	10.32	55.40	16.10
2009	13800 C	E 7000	W 6800	10.27	57.35	17.10
2008	13400 C	E 6600	W 6800	10.45	58.06	17.10
2007	19000 C	E 9500	W 9500	10.31	58.74	19.30

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7014 - ON GLADES CUT-OFF RD - N. OF RESERVE COM PKWY (COUNTY 117)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	4400 F	N 2200	S 2200	9.00	53.00	23.10
2021	4200 C	N 2100	S 2100	9.00	53.10	23.10
2020	5900 S	N 2900	S 3000	9.00	54.30	19.90
2019	5900 F	N 2900	S 3000	9.00	54.30	19.90
2018	5700 C	N 2800	S 2900	9.00	55.20	19.90
2017	2700 S	N 1300	S 1400	9.00	56.20	10.00
2016	2500 F	N 1200	S 1300	9.00	57.10	6.20
2015	2300 C	N 1100	S 1200	9.00	56.30	41.80
2014	2500 V	N 1200	S 1300	9.00	54.70	49.50
2013	2500 X	N 1200	S 1300	9.00	57.20	11.90
2012	2500 T	N 1200	S 1300	9.00	57.00	7.10
2011	2500 S	N 1200	S 1300	9.00	56.50	18.00
2010	2500 F	N 1200	S 1300	11.51	57.07	18.10
2009	2700 C	N 1300	S 1400	11.11	58.68	18.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8537 - MIDWAY RD FROM MC CARTY RD TO I-95 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	5400 S	E 2700	W 2700	9.50	53.00	17.00
2021	5200 F	E 2600	W 2600	9.50	53.10	17.00
2020	5200 C	E 2600	W 2600	9.50	54.30	17.00
2019	4600 S	E 2300	W 2300	9.50	54.30	20.60
2018	4400 F	E 2200	W 2200	9.50	55.20	20.60
2017	4200 C	E 2100	W 2100	9.50	56.20	20.60
2016	3800 F	E 1900	W 1900	9.50	57.10	22.00
2015	3600 C	E 1800	W 1800	9.50	52.70	22.00
2014	2400 C	E 1200	W 1200	9.50	52.50	26.50
2013	3300 E	E 1650	W 1650	9.00	55.90	16.20
2012	3200 C	E 1600	W 1600	9.00	55.80	16.20
2011	3800 T	0	0	9.00	56.20	16.00
2010	3800 S	E 1900	W 1900	11.16	56.34	28.00
2009	3800 F	E 1900	W 1900	11.51	56.49	28.00
2008	3800 C	E 1900	W 1900	11.31	55.19	28.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

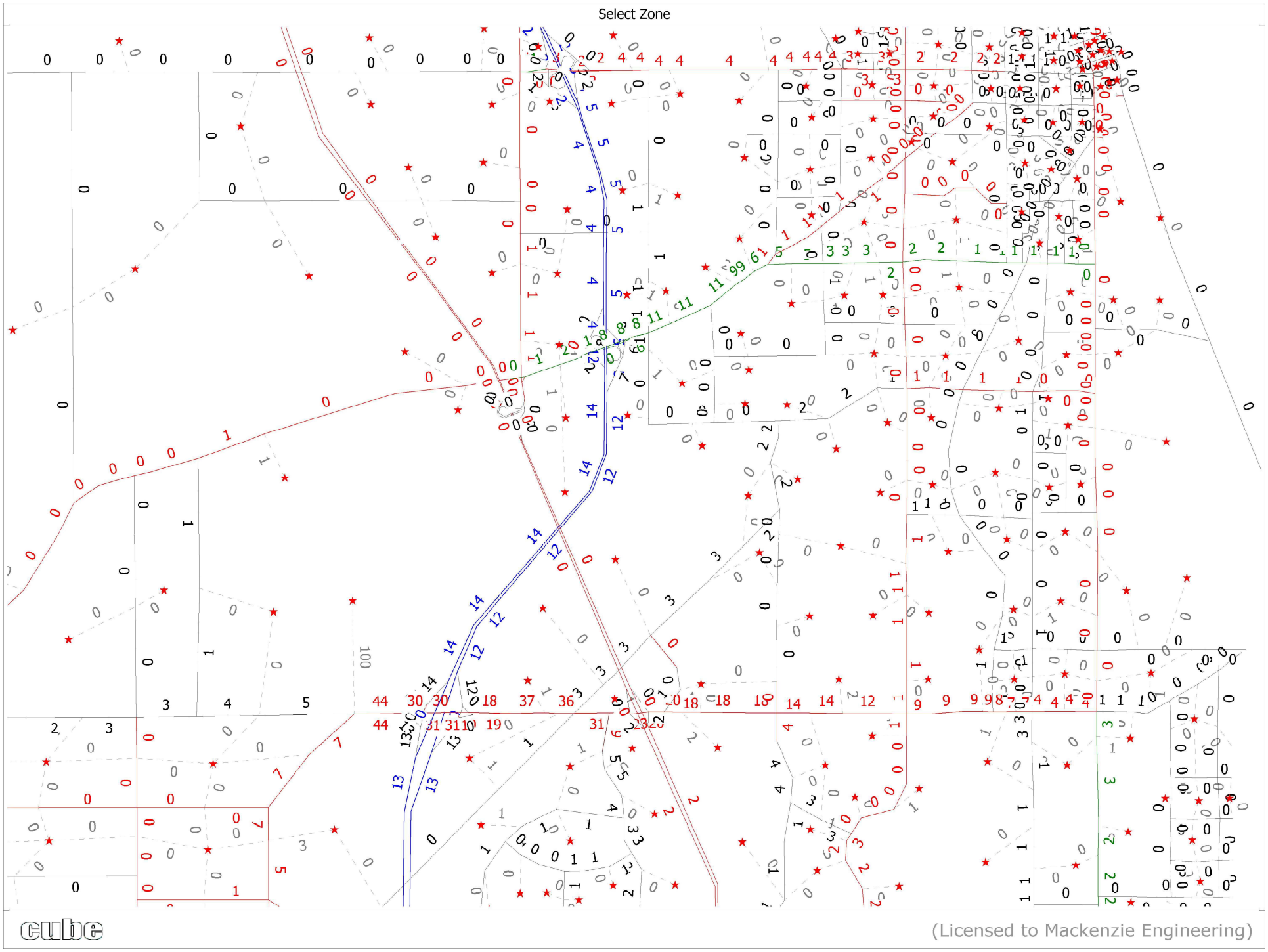
COUNTY: 94 - ST.LUCIE

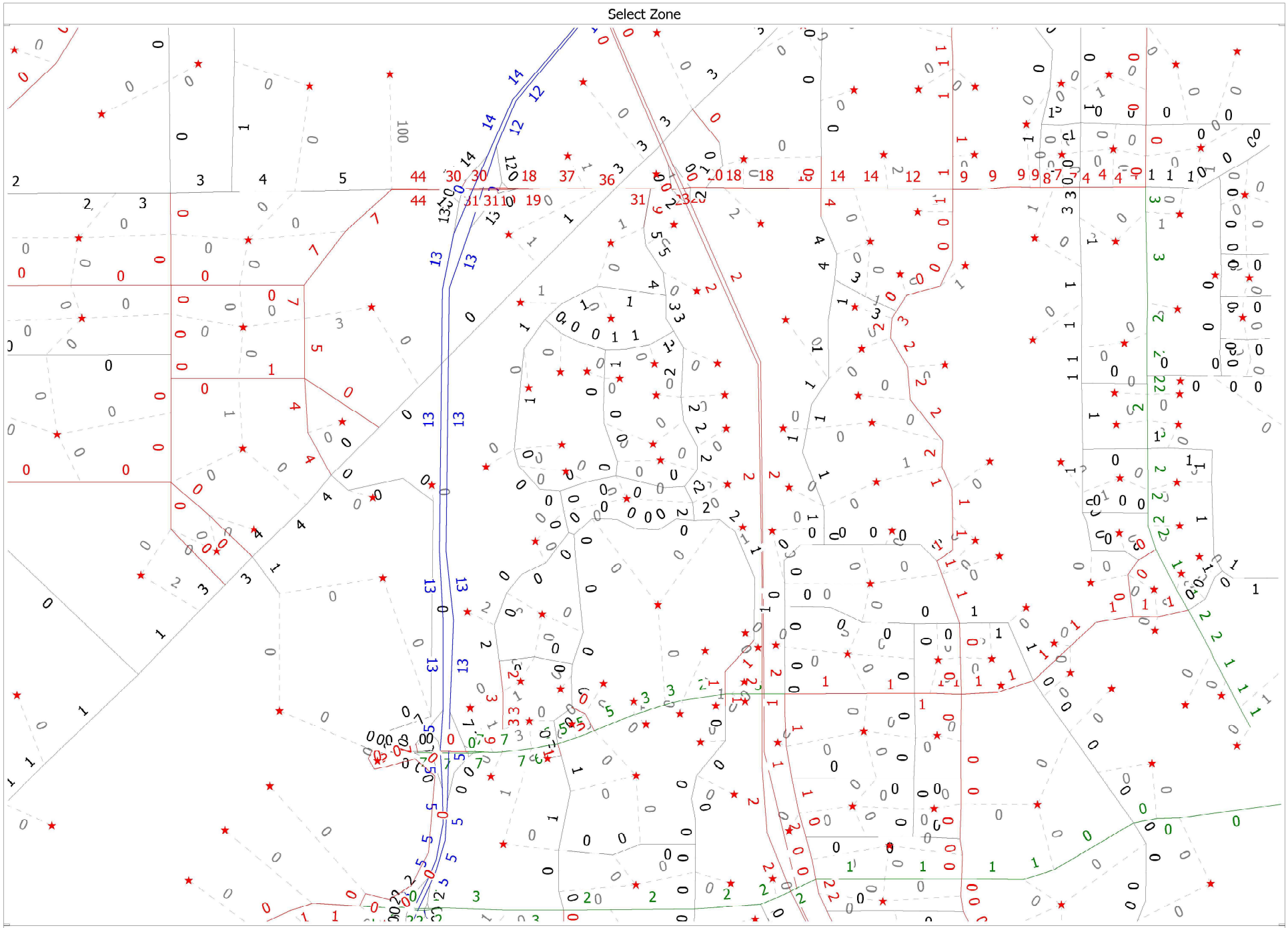
SITE: 8538 - MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	18500 F	E 9800	W 8700	9.00	51.40	17.20
2021	18700 C	E 9900	W 8800	9.00	50.90	17.20
2020	15900 S	E 8200	W 7700	9.00	51.30	10.90
2019	16600 F	E 8600	W 8000	9.00	51.00	10.90
2018	16800 C	E 8700	W 8100	9.00	51.30	10.90
2017	16000 S	E 8200	W 7800	9.00	50.90	19.50
2016	15800 F	E 8100	W 7700	9.00	50.90	19.50
2015	15600 C	E 8000	W 7600	9.00	56.30	19.50
2014	15900 F	E 7900	W 8000	9.00	54.70	7.60
2013	15700 C	E 7800	W 7900	9.00	57.20	7.60
2012	16200 C	E 8100	W 8100	9.00	57.00	7.60
2011	13000 T	0	0	9.00	56.50	7.60
2010	13000 S	E 6600	W 6400	11.51	57.07	13.50
2009	13600 F	E 6900	W 6700	11.11	58.68	13.50
2008	14100 C	E 7200	W 6900	11.51	54.38	13.50

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

APPENDIX J

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(Licensed to Mackenzie Engineering)

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

Property Identi cation

Site Address: 10050 W MIDWAY RD
Sec/Town/Range: 02/36S/39E
Parcel ID: 3302-212-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 156019
Map ID: 33/03N
Zoning:

Ownership

Willow Lakes LLC

433 S Main ST Ste 300
West Hartford, CT 06110

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB,TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT,TH S 32 18 17 E ALG E R/W LI 1746.02 FT,TH N 61 15 41 E 335.12 FT,TH N 31 56 28 E 78.35 FT,TH N 02 37 14 E 332.85 FT,TH N 85 17 03 E 146.97 FT,TH N 53 57 44 E 58.71 FT,TH N 01 56 01 E 142.19 FT,TH N 62 33 43 E 139.15 FT TO CURVE CONC NW,R OF 335 FT,TH NELY ALG ARC 365.79 FT,TH N 00 00 00 W 142.46 FT,TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW,R OF 150 FT,TH SELY ALG ARC 308.52 FT,TH S 27 59 51 W 671.72 FT,TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95,TH S 32 49 14 W ALG W R/W LI 346.97 FT,TH S 44 46 35 W 339.92 FT,TH N 00 04 30 E 99.51 FT,TH S 44 46 35 W 303.05 FT, TH S 50 43 56 W 631.70 FT TO CURVE CONC N,R OF 266 FT,TH WLY ALG ARC 171.53 FT,TH S 87 40 44 W 1027.79 FT,TH S 00 01 50 E 72 FT,TH S 89 58 10 W 1610.26 FT,TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD,TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93,TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB-(200.30 AC - 8,725,068 SF) (OR 2658-2617: 2035-1421)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	200.3
Land Size (SF):	8,725,068

Current Values

Just/Market Value:	$1,846,145
Assessed Value:	$55,083
Exemptions:	$0
Taxable Value:	$55,083

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 30, 2004	2035 / 1421	XX02	SPWD	Hendler Hyman B	$4,333,400
Aug 1, 1981	0365 / 1624	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

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

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/39E
Parcel ID: 2334-410-0000-000-1
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14562
Map ID: 23/34S
Zoning: Planned De

Ownership

Juni Jusuf (TR)
Hwee Lee Beh (TR)
Wai Leung Chu (TR)

8800 N Gainey Center DR Ste 345
Scottsdale, AZ 85258

Legal Description

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	402.69
Land Size (SF):	17,541,176

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Current Values

Just/Market Value:	$3,711,553
Assessed Value:	$110,740
Exemptions:	$0
Taxable Value:	$110,740

Property taxes are subject to change upon change of ownership.

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 25, 2015	3730 / 0042	0316	SPWD	Zou (TR) Yunlin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhong (TR) Xiaomin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zheng (TR) Hong	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Lisha	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Haiyan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yuen (TR) Kwan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yu (TR) Wai-Yung	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yu (TR) Shi Chen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yokoyama (TR) Yukio	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yokota (TR) Takihisa	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yip (TR) Weng Yan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yeung (TR) Queenie M F	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yeo (TR) Yue Ngiap	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Rena Mee Foong	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Li Sun	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yee (TR) Joseph K H	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Te Chieh	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Patricia M L	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yap (TR) Patricia M L	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zou (TR) Yunlin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Yang (TR) Liugen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhou (TR) Ying	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xue (TR) Dan	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhao (TR) Keman	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xiong (TR) Jie	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) William Heling	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Xiao (TR) Yinglin	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Shuzhen	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Wu (TR) Yiqing	$30,000
Feb 25, 2015	3730 / 0042	0316	SPWD	Zhang (TR) Haiyan	$30,000

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Property Identification

Site Address: 9850 MIDWAY RD
Sec/Town/Range: 34/35S/39E
Parcel ID: 2334-340-0000-000-7
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14561
Map ID: 33/03N
Zoning: Planned De

Ownership

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

8800 N Gainey Center DR Ste 345
Scottsdale, AZ 85258

Legal Description

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,037,037
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhuang (TR) Zhimei	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zheng (TR) Peiran	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhao (TR) Keman	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhang (TR) Shuzhen	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zhang (TR) Haiyan	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Zee (TR) Christopher Chang Teng	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yu (TR) Erica Hin Man	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yoshida (TR) Keisuke	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yong (TR) Thi Yen	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yokoyama (TR) Yukio	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yokota (TR) Takihisa	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yoda (TR) Takuya	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yip (TR) Weng Yan	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yeung (TR) Queenie M F	$20,000
Mar 3, 2015	3730 / 0049	0316	SPWD	Yeo (TR) Yue Ngiap	$20,000