CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, September 19, 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. Annexation - 3302 Avenue B - Parcel ID: 2408-506-0002-000-5

   b. Annexation - Tall Pines Master PD - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

   c. Future Land Use Map Amendment - Tall Pines - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

   d. Master Planned Development - Tall Pines - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

   e. Master Planned Development - Franco & Sons - 1038 S. 37th Street

   f. Final Planned Development - Sunrise Residential (Phase 1) - At or near 9850 West Midway Road

   g. Site Plan (Development Review and Design Review) - The District Flex Space - (2) Parcels: 2419-241-0001-010-7 and 2419-244-0035-000-6

Technical Review Committee **1. a.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Annexation - 3302 Avenue B - Parcel ID: 2408-506-0002-000-5

SUMMARY

Project #: PZANN2024-00002

A voluntary application of annexation has been submitted to annex one (1) parcel of land. The parcel ID is 2408-506-0002-000-5. The property is located on approximately 0.30 acres. The current St. Lucie County Future Land Use designation is COM, Commercial and a St. Lucie County Zoning classification is CG, Commercial General.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

Please review the attached file and provide comments at least two days before the meeting date to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Should you require additional information, you may contact me at 772-467-379.

LOCATION

3302 Avenue B.; Parcel ID: 2408-506-0002-000-5

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

Applicant File

Form Review

Form Started By: Kerry Driver Started On: 08/29/2024 11:38 AM

Final Approval Date: 08/30/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

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

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

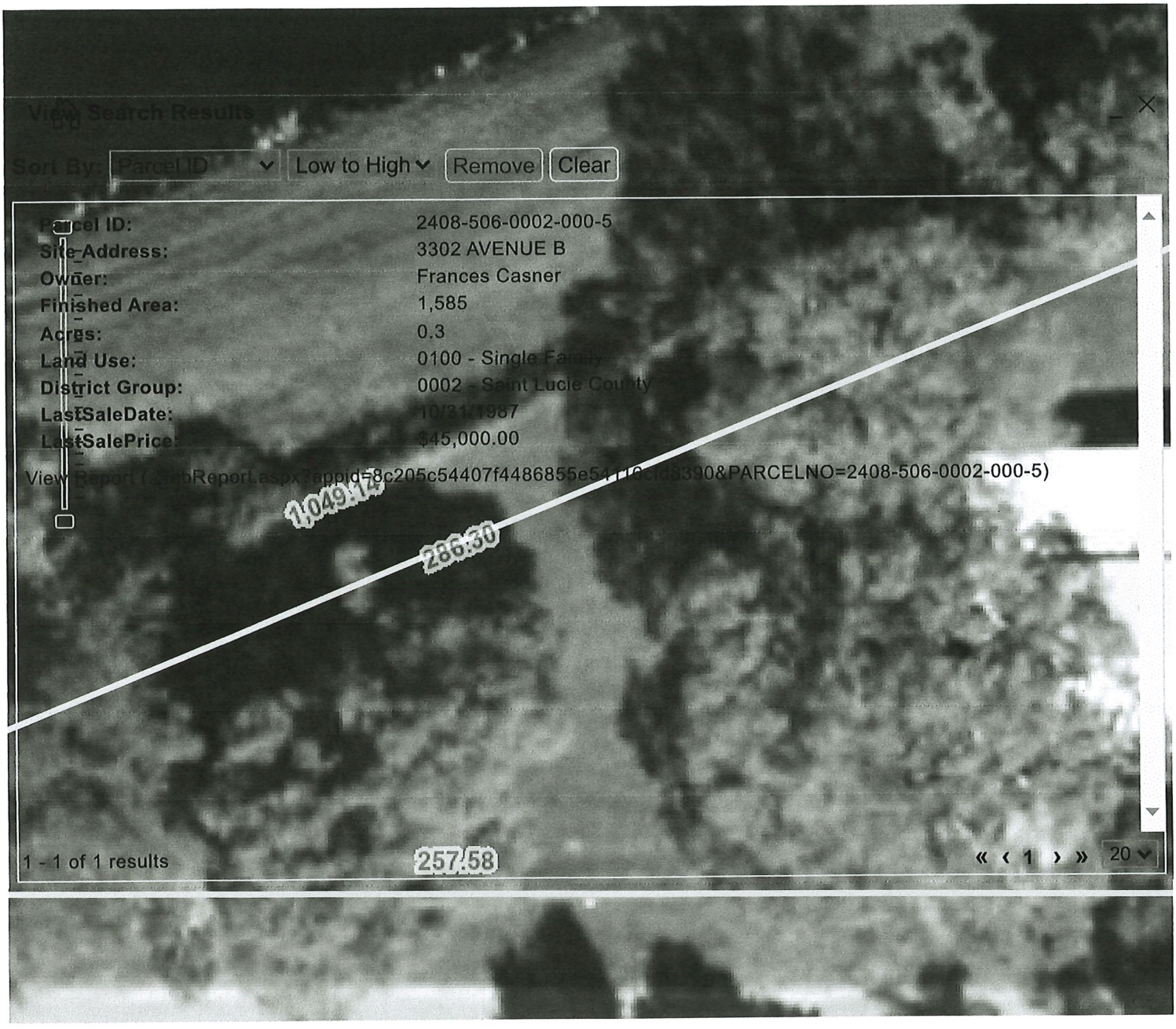
1. Address: 3302 AVENUE B Ft PIERCE
2. Legal description of real property for which annexation is being requested:
Revised Plat of Home Acres-Unit 2 That part of Lot A L46 Outside City Limits (0.30) AC OSJ 66-378

   Property Tax ID: 2408-506-0002-000/5
3. Size of described property: (0.30 AC) 13.068 SF
4. Project description: _____
5. Current St. Lucie County Future Land Use Designation: _____
6. Current St. Lucie County Zoning: Comm Genra
7. Is this a Historic property? NO
8. Appraised value: $58.266.00
9. Name of Owner(s): Frances CASNER

   Signature of Owner(s): Frances B Casner
   Mailing Address: POBox 880031
   City Pt St Lucie State FL Zip 34988
   Phone 772 240 1373
   E-mail: frankie31668@gmail.com
10. Name of Representative: Same as owner

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

(https://paslc.gov/) **Saint Lucie County Property Appraiser**
Michelle Franklin CFA



Export as: TXT Download

20ft

2024-07-31

Click here for Legal Dis

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

Property Identification

Site Address: 3302 AVENUE B
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-506-0002-000-5
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 20336
Map ID: 24/08N
Zoning: Comm Genra

Ownership

Frances Casner

PO Box 880031
Port St Lucie, FL 34988

Legal Description

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)



Current Values

Just/Market Value:	$157,500
Assessed Value:	$58,266
Exemptions:	$38,266
Taxable Value:	$20,000

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):	1,585
Gross Sketched Area (SF):	1,712
Land Size (acres):	0.3
Land Size (SF):	13,068

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 1, 1987	0566 / 0378	XX00	CV		$45,000

Building Information (1 of 1)

Finished Area: 1,585 SF

Gross Sketched Area: 1,712 SF

Exterior Data

View:
Building Type: SFF
Grade: SFF-High
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1958
Effective Year: 1958
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: Conc Block
Secondary Wall:

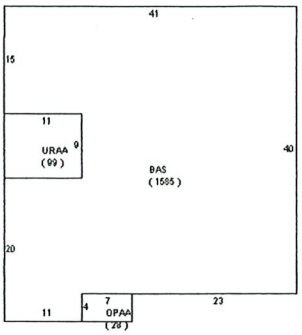
Interior Data

Bedrooms: 2
Full Baths: 1
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: N/A%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1585	1585	192
OPAA	Open Porch Attached Average	28	0	22
URAA	Utility Room Attached Average	99	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999

Current Year Values

Current Values Breakdown

Building:	$71,900
Land:	$85,600
Just/Market:	$157,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$99,234
Assessed:	$58,266
Exemption(s):	$38,266
Taxable:	$20,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	1999	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2023	2008	0550	Homestead Exemption over $ 50,000	$8,266
Tax Year	Grant Year	Code	Description	Amount
2023	2016	4000	Widow's Exemption	$5,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.3	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$157,500	$58,266	$38,266	$20,000
2022	$138,700	$56,569	$32,069	$24,500
2021	$62,300	$54,922	$30,422	$24,500

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Site Address: 3302 AVENUE B
Use Type: 0100

Parcel ID: 2408-506-0002-000-5
Jurisdiction: Saint Lucie County

Account #: 20336
Map ID: 24/08N

Sec/Town/Range: 08/35S/40E
Zoning: Comm Genra

Ownership

Frances Casner
PO Box 880031
Port St Lucie, FL 34988

Legal Description

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

Current Values

Just/Market:	$157,500	Assessed:	$58,266
Exemptions:	$38,266	Taxable:	$20,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$157,500	$58,266	$38,266	$20,000
2022	$138,700	$56,569	$32,069	$24,500
2021	$62,300	$54,922	$30,422	$24,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-01-1987	0566 / 0378	XX00	CV		$45,000

Primary Building Information

Finished Area of this building: 1,585 SF
Gross Sketched Area: 1,712 SF

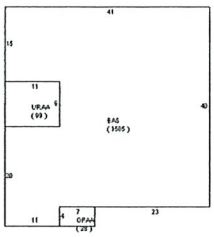
Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: SFF
Year Built: 1958	Frame:	Grade: SFF-High	Effective Year: 1958
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	1,585
Gross Sketched Area (SF):	1,712
Land Size (acres):	0.3
Land Size (SF):	13,068
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER

Clerk of Circuit Court & Comptroller
St. Lucie County

201 South Indian River Drive Fort Pierce, FL 34950
(772) 462-6900

Mailing Address:
P.O. Drawer 700, Fort Pierce, FL 34954

Pay by Phone: 1-866-253-7528
Pay Online: www.stlucieclerk.gov/payments

Sign up for Court Date Reminders at:
www.stlucieclerk.gov/textme

Receipt of Transaction

Date: 06/12/2024 11:32 am

Receipt # 2024000048758
Transaction # 3757172
Created by: brownc
Cashiered by: brownc

Received From: CASNER

On Behalf Of:

Fee Description		Fee	Prior Paid	Due	Paid	Balance
Small Photographic Copies		2.00	0.00	2.00	2.00	0.00
	Total	**2.00**	**0.00**	**2.00**	**2.00**	**0.00**
	Grand Total	**2.00**	**0.00**	**2.00**	**2.00**	**0.00**

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CASH	12345	OK	2.00	0.00	0.00	0.00	2.00
			2.00	**0.00**	**0.00**	**0.00**	**2.00**

Rec Fee $ 10.50 DOUGLAS DIXON
Add Fee $ _____ St. Lucie County
Doc Tax $ .55 Clerk of Circuit Court
Int Tax $ _____ By _____
Total $ 11.05 Deputy Clerk

1112034

DEED OF PERSONAL REPRESENTATIVE

THIS INDENTURE, made this 8th day of May, 1991, between PATRICIA L. CASNER, as personal representative of the Estate of Alexander T. Lawson, deceased, Grantor, and THOMAS H. CASNER, Grantee, whose post office address is: 3302 Avenue B, Fort Pierce, FL 34947;

WITNESSETH:

The Grantor, in consideration of the premises and the sum of $10.00, and other good and valuable considerations, in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and to his heirs and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

The West 53.02 feet of the following described real property:

Begin at the Southeast corner of Lot A of the Revised Plat of HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St. Lucie County, Florida, and run North along the East line of said Lot A 162.93 feet to the Northeast Corner of said Lot A, thence run Southwesterly along the northerly line of said Lot A, a distance of 164.6 feet, thence South 102.26 feet to the South line of said Lot A, thence run East 153.02 feet to the point of beginning.

Said land also being described as Lot A of Revised Plat of Home Acres Subdivision Unit 2, a recorded in Plat Book 7, at page 42, of the public records of St. Lucie County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

AND the Grantor does convenant to and with the Grantee, his heirs and assigns, that in all things preliminary to and in and about this conveyance the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia L. Casner (SEAL)
Patricia L. Casner
As Personal Representative of
Estate of Alexander T. Lawson,
deceased

STATE OF FLORIDA)
:
ST. LUCIE COUNTY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PATRICIA L. CASNER, as personal representative of the Estate of PERSONAL

LAW OFFICES
NEILL GRIFFIN JEFFRIES & LLOYD
CHARTERED
311 SOUTH SECOND STREET
POST OFFICE BOX 1270
FORT PIERCE, FL 33454

6-

860947

This Warranty Deed Made the 23rd day of November A. D. 1987 by PATRICIA CASNER, unremarried surviving spouse of John F. Casner, deceased hereinafter called the grantor, to THOMAS H. CASNER and FRANCES B. CASNER, his wife whose postoffice address is 3302 Avenue B, Ft. Pierce, FL 34947 hereinafter called the grantee:

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

247.50

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

Lot A, of REVISED PLAT OF HOMEACRES, UNIT No. 2, according to the Plat thereof as recorded in Plat Book 7, Page 42, of the Public Records of St. Lucie County, Florida.

Less and except the following:

Begin at the Southeast corner of Lot A of the Revised Plat of HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St. Lucie County, Florida, and run North along the East line of said Lot A, 162.93 feet to the Northeast corner of said Lot A, thence run Southwesterly along the northerly line of said Lot A, a distance of 164.6 feet, thence South 102.26 feet to the South line of said Lot A, thence run East 153.02 feet to the point of beginning.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 247.50 P.B. 10525
3 9 4 2 7 4
SAINT LUCIE COUNTY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987

In Witness Whereof, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in our presence:

[signature] Patricia Casner (Seal)
Lorene P. Spencer PATRICIA CASNER (Seal)
(Seal)
860947 (Seal)

This instrument prepared by ROBERT M. LLOYD, 311 South 2nd Street Fort Pierce, Florida

'87 NOV 30 P4:00

State of Florida,
County of ST. LUCIE

FILED AND [illegible]
DOUGLAS [illegible]

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared PATRICIA CASNER, unremarried surviving spouse of John F. Casner, to me known to be the person described in and who executed the foregoing instrument and she deceased acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23 day of November A. D. 1987

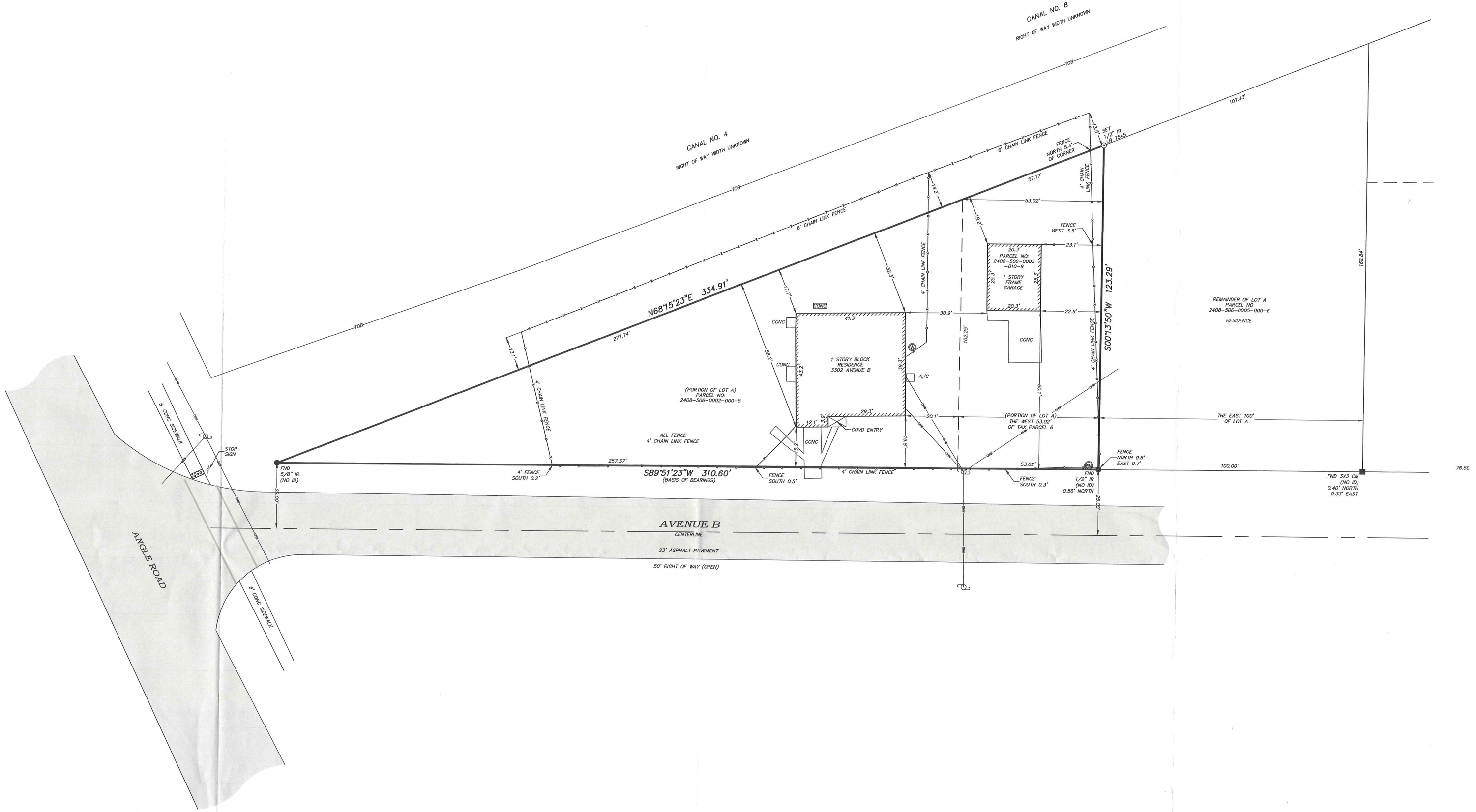
LORENE P. SPENCER NOTARY PUBLIC STATE OF

Lorene P. Spencer
Notary Public in and for State and County aforesaid.

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. MAR. 7, 1988 BONDED THRU GENERAL INS. UND.

O R BOOK 566 PAGE 378

DREW, MIAMI



LEGAL DESCRIPTION:

(BY SURVEYOR)

LOT A, REVISED PLAT OF HOME ACRES (UNIT No. 2), LESS THE EAST 100' THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF S89°51'23"W TO THE NORTH RIGHT OF WAY LINE OF AVENUE B
7. LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "A" , FLOOD INSURANCE RATE MAP NUMBER 12111C0178J, DATED FEBRUARY 16, 2012.

LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL. = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	
LB = LICENSED BUSINESS	
LS = LICENSED SURVEYOR	

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
0' 10' 20'
1" = 20'

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

REVISIONS	DATE
.	.

CERTIFIED TO:
FRANCES CASNER

FIELD BOOK	DRAWN
98	RJS
PAGE(S)	SCALE
1	1"=20'
FIELD DATE	JOB #

SHEET 1 1

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

7/26/24

G:\DRAWINGS\SURVEYS\PROJECTS\005-RIS-24\RIS-24-288-3302 Avenue B (Fort Pierce)\DWG\RIS-24-288.dwg Jul. 26, 2024 - 4:33pm - by JH.36 (Landscape10)

2023 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Parcel ID 2408-506-0002-000-5

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Account Number: 20336
Tax Code: 0002 Saint Lucie County
Location: 3302 Avenue B
Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

Frances Casner
PO Box 880031
Port St Lucie, FL 34988-0031

TAXING AUTHORITY	Column 1* Your Last Year's Tax Rate & Property Taxes		Column 2* Your Tax Rate & Taxes This Year If No Budget Change is Made		Column 3* Your Tax Rate & Taxes This Year If Budget Change is Made		A Public Hearing on the Proposed Taxes and Budget will be held:
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	103.09	3.7567	75.13	4.2840	85.68	September 7, 2023 6:00 PM
Jail,Law Enf	2.7294	66.87	2.4261	48.52	2.7294	54.59	2300 Virginia Ave 3rd Floor, Fort Pierce
Erosion Dist E	0.1763	4.32	0.1559	3.12	0.1000	2.00	(772) 462-1670
Mosquito Control	0.1352	3.31	0.1189	2.38	0.1352	2.70	
SLC Stormwater	0.4731	11.59	0.4320	8.64	0.4731	9.46	
Community Dev MSTU	0.4300	10.54	0.3926	7.85	0.4300	8.60	
Law Enforc MSTU	0.9103	22.30	0.8312	16.62	0.9103	18.21	
County Parks	0.1813	4.44	0.1603	3.21	0.0000	0.00	
County Transit	0.1269	3.11	0.1122	2.24	0.2500	5.00	
PUBLIC SCHOOLS							
By State Law	3.2310	100.38	2.8402	80.28	3.1640	89.43	September 12, 2023 5:01 PM
By Local Board	3.2480	100.91	2.8552	80.71	3.2480	91.81	9461 Brandywine Ln, PSL
							(772) 429-3970
MUNICIPALITY							
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.0948	2.32	0.0850	1.70	0.0948	1.90	September 14, 2023 5:15 PM
SFWMD-Okee Basin	0.1026	2.51	0.0920	1.84	0.1026	2.05	3301 Gun Club Rd Bldg B-1, WPB
Everglades Project	0.0327	0.80	0.0293	0.59	0.0327	0.65	(561) 686-8800
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	73.50	2.6555	53.11	3.0000	60.00	September 6, 2023 5:01 PM
							5160 NW Milner Dr, PSL
							(772) 621-3400
FL Inland Nav Dist	0.0320	0.78	0.0288	0.58	0.0288	0.58	September 7, 2023 5:05 PM
							1707 NE Indian River Dr, Jensen Beach
							(561) 627-3386
Children`s Services	0.4025	9.86	0.3563	7.13	0.3790	7.58	September 5, 2023 5:01 PM
							546 NW University Blvd, PSL
							(772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		$520.63		$393.65		$440.24	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**
This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**
This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
N Saint Lucie Wtr Mgmt	Drainage (772) 461-5050 Minimum $25.00	0.30000	23.000	25.00
Total Non-Ad Valorem Assessment				$25.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

TOTAL AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS IF BUDGET CHANGES ARE MADE $465.24

WEB PRINT 8/11/2024 3:36:45 PM **WEB PRINT**

DO NOT PAY - THIS IS NOT A BILL

Michelle Franklin
Certified Florida Appraiser

Parcel ID 2408-506-0002-000-5

Tax Code: 0002 Saint Lucie County
Location: 3302 Avenue B

Account Number: 20336
Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

Property Valuation

Market Value	Last Year	This Year
	138,700	157,500

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	56,569	58,266	32,069	38,266	24,500	20,000
Public Schools	56,569	58,266	25,500	30,000	31,069	28,266
Municipality						
Water Management	56,569	58,266	32,069	38,266	24,500	20,000
Independent Districts	56,569	58,266	32,069	38,266	24,500	20,000
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value
Save Our Homes	All Funds	99,234

Exemptions*	Applies to	Last Year	This Year
First Homestead	All Funds	25,000	25,000
Widow	All Funds	500	5,000
Additional Homestead	Non-School Funds	6,569	8,266

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed
ON OR BEFORE:
September 12, 2023

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions / Portability:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

Technical Review Committee **1. b.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Annexation - Tall Pines Master PD - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

SUMMARY

Project #: PZANN2024-00003

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

The most comparable City of Fort Pierce Future Land Use is RL, Low Density Residential and a Zoning of R-1, Low-Density Single Family Residential Zone.

This application is being submitted concurrently with Master Planned Development and Future Land Use Amendment (Minor) applications.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

(2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/05/2024 12:41 PM

Final Approval Date: 09/05/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

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

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

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

1. Address: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946

2. Legal description of real property for which annexation is being requested:
See attachment for legal descriptions.

Property Tax ID: 1433-210-0003-000-9 & 1433-310-0002-000-9

3. Size of described property: 41.63 ACRES

4. Project description: The existing use of the property is for manufactured homes and outdoor storage. The proposed development program includes eight additional manufactured home lots and 33 recreational vehicle parking spaces.

5. Current St. Lucie County Future Land Use Designation: Residential Medium (RM)

6. Current St. Lucie County Zoning: Residential, Mobile Home - 5 (RMH-5)

7. Is this a Historic property? No

8. Appraised value: $10,607,900

9. Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC

Signature of Owner(s):
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone 646-991-6950
E-mail: jmauldin@inspirecommunities.com

10. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)

Signature of representative:
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City) Phoenix State AZ Zip 85016
Phone (602) 717-9979
E-mail: rqjarvis@gmail.com

Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

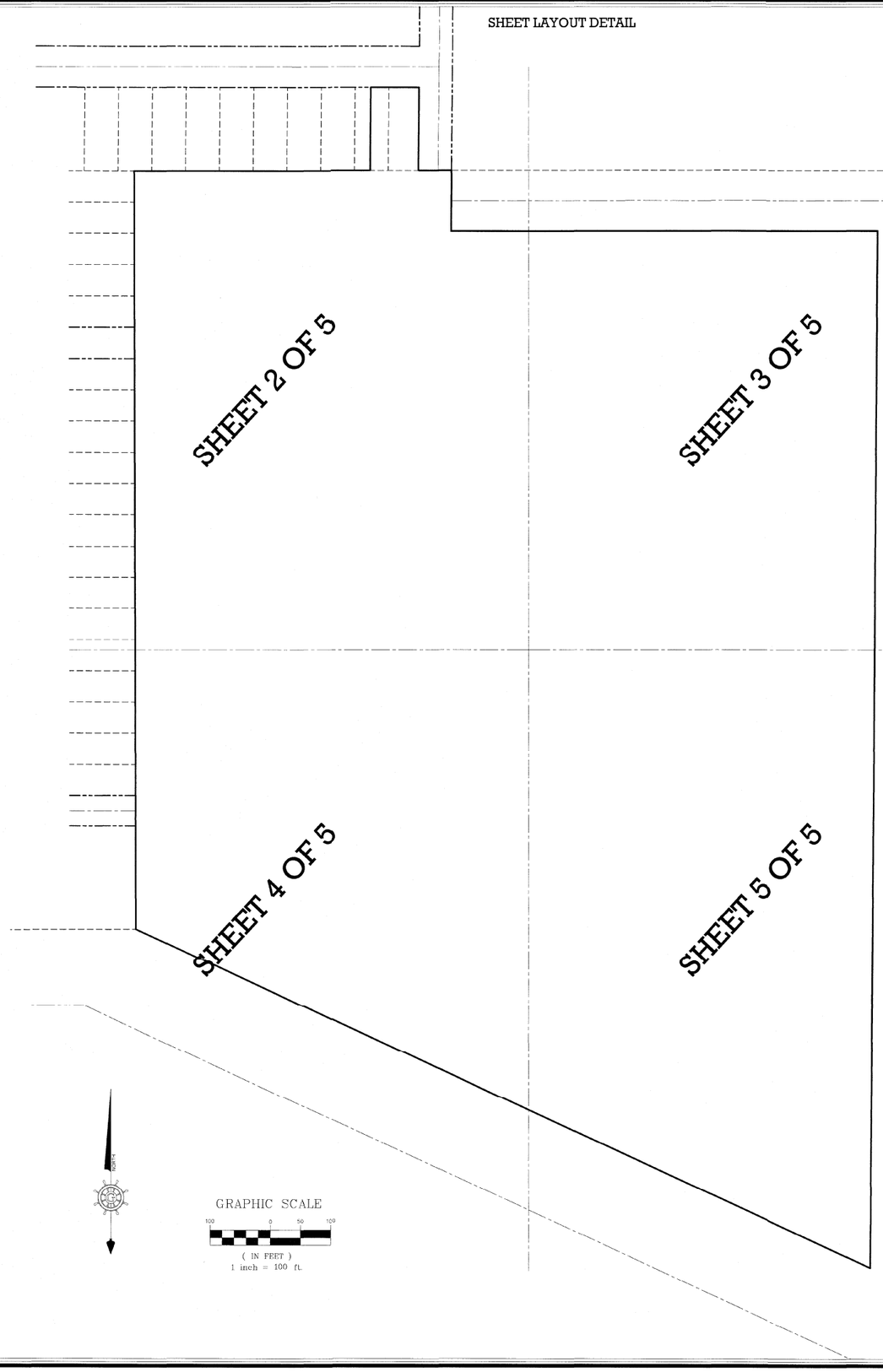
AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- CABLE BOX
- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
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LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM3945	RCP	REINFORCE CONCRETE PIPE	F.I.R.	FOUND IRON ROD
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	PVC	POLYVINYL CHLORIDE PIPE	F.I.P.	FOUND IRON PIPE
NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
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EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS

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PHONE: 863-385-6856. FAX: 863-382-4531
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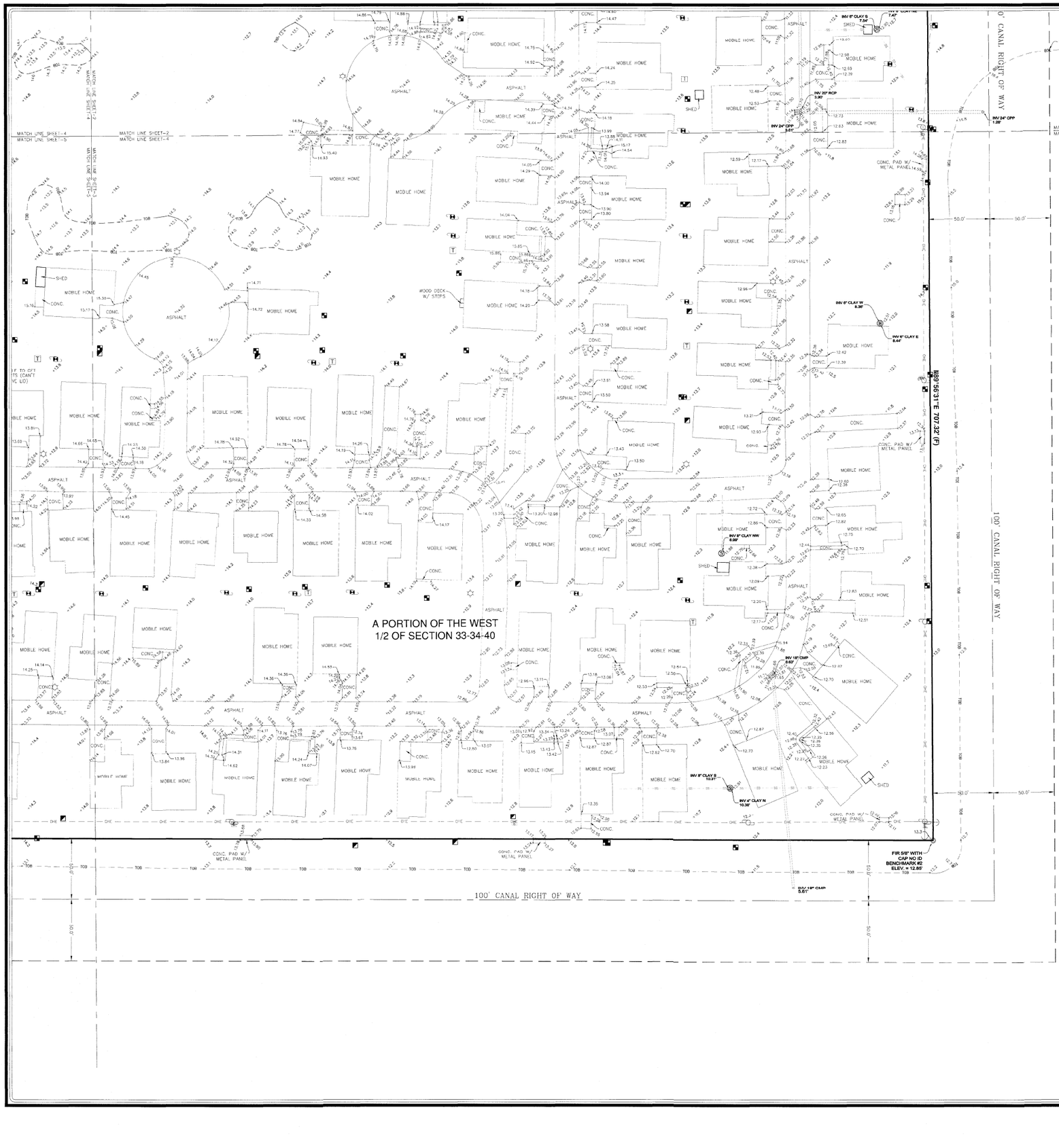

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
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RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
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S.N.D.	SET NAIL & DISK STAMPED PSM 3945
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C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
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C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
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ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK

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TOE OF SLOPE	TOS
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NORTH

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM



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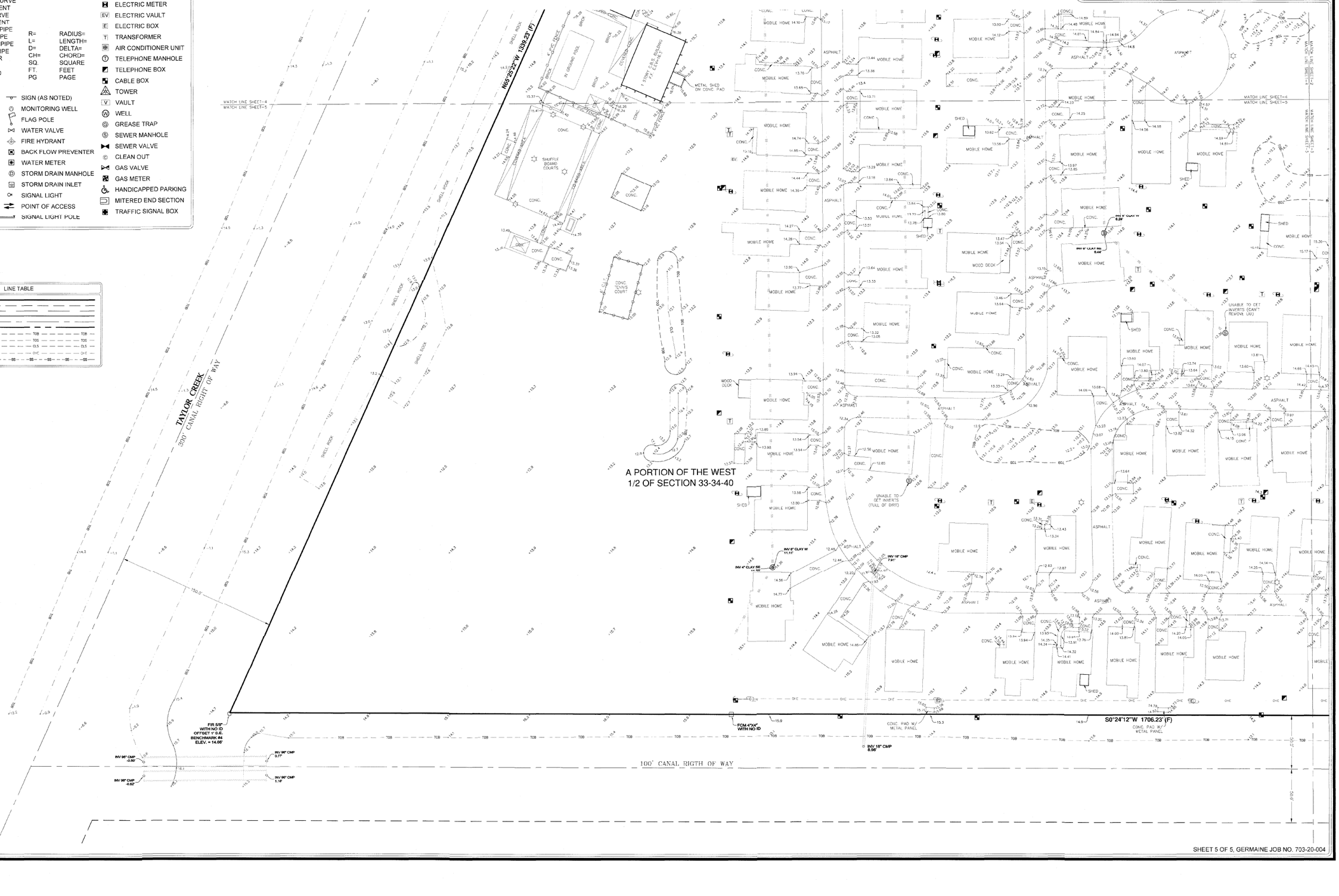

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4827362 OR BOOK 4566 PAGE 299, Recorded 03/05/2021 12:39:22 PM Doc Tax: $84583.80

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Signature of Witness

Leah Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By:
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL)

JOHN J. FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South 88°33'54" West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South 00°37'56" East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.

2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.

3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.

4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.

5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)

6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)

7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)

8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)

10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)

11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)

12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)

13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)

14. Any matters shown on the Survey.

15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of $7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2081, in the original principal amount of $8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

Technical Review Committee **1. c.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Future Land Use Map Amendment - Tall Pines - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

SUMMARY

Project #: PZFLU2024-00001

Future Land Use Map Amendment to amend the future land use from Residential Medium (RM) (St. Lucie County) to Low-Density Residential (RL) (Fort Pierce).

This application is being submitted concurrently with Annexation and Master PD Zoning applications.

SITE CHARACTERISTICS

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

(2) Parcels: 1433-210-0003-000-9 & 1433-310-0002-000-9

RESPONSIBLE STAFF

Vennis Gilmore, Assitant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/05/2024 12:58 PM

Final Approval Date: 09/05/2024

PROJECT NARRATIVE
TALL PINES PD
City of Fort Pierce
Initial Submittal: August 16, 2024

REQUEST

On behalf of the applicant, WGI respectfully requests the following:

- **Future Land Use Map Amendment** to amend the future land use from Residential Medium (RM) (St. Lucie County) to Low-Density Residential (RL) (Fort Pierce).

This application is being submitted concurrently with Annexation and Master PD Zoning applications.

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Subject Site Aerial



SURROUNDING PROPERTIES

The Tall Pines development is primarily surrounded by residential uses including mobile homes and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by a canal, are two mobile home parks – Colony Club Mobile Home Park and Ridgecoast Mobile – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the storagePUP self-storage facility, and the coolPUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce. **Table 1** below details the surrounding uses, including FLU, zoning, and jurisdiction.

Table 1. Surrounding Uses

	Jurisdiction	FLU	Zoning District	Existing Use
Subject Site	St. Lucie County	Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Manufactured Home Park
North	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Duplex
				Single-family
			Residential, Mobile Home-5 (RMH-5)	Mobile Home
East	St. Lucie County	Commercial (COM)	Commercial General (CG)	Vacant
				Automobile Sales & Rental
				Self-Storage
				Business Center
			Recreational Vehicle Park (RVP)	Mobile Home Park
		Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Mobile Home Park
			Planned Unit Development (PUD)	Vacant
South	St. Lucie County	Residential Urban (RU)	Residential, Single-Family-4 (RS-4)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single-Family Low Density (R-1)	
				Public Park
West	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single Family Low Density (R-1)	

DEVELOPMENT HISTORY

Table 2 below summarizes the Planning and Zoning approval history of the subject site.

Table 2. Approval History				
Date	**Petition No.**	**Request**	**Action**	**Resolution/ Ordinance No.**
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

DEVELOPMENT PROGRAM

Tall Pines consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the existing manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. An access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and key pad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue.

The Master PD Zoning Application proposes an additional eight manufactured homes in the center of the manufactured home development. Additionally, a 33-space recreational vehicle park is proposed on the southeast portion of the subject site. Further details are provided in the Master PD Zoning Project Narrative, submitted under separate cover.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed development is consistent with the following goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan.

- ***Policy 1.1.3:*** **"The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary."**

  The RL FLU is compatible with the surrounding properties which also have a FLU of RL and/or have uses that are consistent with low-density residential as shown in **Table 1**. The RL FLU is also consistent with St. Lucie's RM FLU designation.

- ***Policy 1.1.6.A:*** **"The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:**

  The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories."

  The development program has a proposed density of 6.29 units per acre, including the existing, unoccupied home sites shown for reference, meeting the RL FLU designation's intention of being "suited for lower density residential uses" and meeting the allowable density range. The proposed RV park meets the intent of limited commercial use intended to serve the neighborhood.

- ***Policy 1.11.5:*** **"Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission."**
  Policy 1.11.6: **"The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties."**

  The applicant is requesting a future land use amendment from RM (St. Lucie County) to RL (Fort Pierce). St. Lucie County and Fort Pierce's RM FLU designations share similar intentions – residential uses including single-family and multi-family. The permitted densities of the two, however, are different. As the proposed development program does not meet the minimum density range for Fort Pierce's RM FLU designation, a FLU designation of RL is being proposed, consistent with *Policy 1.11.5* and *1.11.6*.

- ***Policy 1.3.1:*** **"The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties**."

  The requested future land use amendment is consistent with the City's comprehensive plan as outlined in the policies above. The RL FLU is most similar to the existing RM FLU (St. Lucie County) in intention and standards, and the development program is compatible with adjacent properties.

CONCLUSION

The application request is for a Future Land Use Amendment (Minor) application to amend the future land use (FLU) from St. Lucie County's Residential Medium (RM) FLU to the City of Fort Pierce's Low-Density Residential (RL) FLU. The City's RL FLU is consistent with the County's RM FLU in that they share similar intentions, and the density of the development program is most consistent with the City's RL FLU as well. The RL FLU is compatible with the surrounding uses, which primarily consist of mobile homes or single-family homes and have a FLU of RL if under the City's jurisdiction, or RM if in the County's jurisdiction. This Future Land Use Amendment (Minor) application is being submitted concurrently with Annexation and Master PD Zoning applications.

Sincerely,



WGI, Inc.
Jerrod Purser, PLA
Senior Project Manager

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
****Proposed**	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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	895.67	896.08	0.41
Urban District	5 acres per 1,000 people	223.92	224.02	0.10
Community	2.5 acres per 1,000 people	111.96	112.01	0.05
Neighborhood	1.36 acres per 1,000 people	60.91	60.93	0.02

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	0	0
****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) RV lots were included in this calculation.	
Demand Analysis	Maximum
Current Zoning/FLU	28.5 yards
****Proposed Zoning/FLU**	39.33 yards
***Change in Demand**	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

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 Traffic is in progress and will be provided at a later time		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify) Mobile Homes	Phase I - Total	262	41.63	TBD	TBD

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
RV Park	Phase I - Total	33 lots	41.63	TBD	TBD

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? 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: None

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Large Scale (>50 acres) FL. Statute 163.3184 ■ Small Scale (≤50 acres) FL. Statute 163.3187

You are encouraged to schedule a Planning Discussion meeting with the Planning staff.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (2) 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 (2) 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
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD/Flash Drive of all documents submitted in PDF

1. Property Address/Location: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed FLU Designation: Low Density Residential (RL)
7. Other applications being submitted concurrent with this application, if any: Annexation and Master PD Zoning applications
8. Describe the existing uses, improvements, and structures on the amendment lands: The existing use of the property is manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.
9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: This application is being submitted concurrent with an Annexation and PD Rezoning & Plan Approval
The FLU of the property must be amended to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

Name of Owner(s): Granite Tall Pines, LLC c/o Inspire Communities, LLC
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone # 646-991-6950
E-mail: jmauldin@inspirecommunities.com

Name of Applicant: Jerrod Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC
Mailing Address: 3230 W Commercial Blvd, Suite 300
City Fort Lauderdale State FL Zip 33309
Phone # (954) 660-1660
E-mail: Jerrod.Purser@wginc.com

Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City Phoenix State AZ Zip 85016
Phone # (602) 717-9979
E-mail: rqjarvis@gmail.com

Applicant Acknowledgements

I certify that: (Check One)

X 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 8/15/24

3230 W Commercial Blvd, Suite 300 — Address
Fort Lauderdale, FL, 33309 — City, State, Zip

(954) 660-1660 — Phone
Jerrod.Purser@wginc.com — E-mail Address

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

Jonathan Mauldin on behalf of Granite Tall Pines, LLC c/o Inspire Communities, LLC — Property Owner's Name (Please Print)
646-991-6950 — Phone
4742 N 24th St Suite 325, Phoenix — Address
AZ — State
85016 — Zip
Property Owner's Signature
8/16/2024 — Date

Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Mobile homes and Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
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City	Fort Pierce	Fort Pierce
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Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

G. Transportation Analysis: Traffic is in progress and will be provided at a later time
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		

Surface Water Management Report

Tall Pines Mobile Home Park
Fort Pierce, Florida

Prepared for:
Tall Pines Mobile Home Park



Submitted by:

548 Mercantile Place
Port St. Lucie, FL 34986
772-408-5258
FL Cert. No. 6091

Engineer of Record:
Adam Schildmeier, PE

PE# 69218

Project No.: 10497.00
Prepared: August 16, 2024

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APPENDICES

Part II

APPENDIX A — **PRE-DEVELOPMENT DRAINAGE CALCULATIONS**
POST DEVELOPMENT DRAINAGE CALCULATIONS

APPENDIX B — **PROJECT AERIAL MAP**
USDA SOILS MAP
SFWMD RAINFALL MAPS
FEMA FLOOD INSURANCE RATE MAP

GENERAL SITE INFORMATION:

PROJECT DESCRIPTION

Tall Pines Mobile Home Park proposes to develop new infrastructure on 2 parcels, combining for a total 41.63-acre parcel of land (PCN: 1433-310-0002-000-9 and 1433-210-0003-000-9). The proposed development will consist of 8 mobile homes, 33 RV sites, redesigned parking for the clubhouse, and redesigning the main road to the clubhouse. The project site is located west of US Highway 1, approximately half a mile south of the US Highway 1 and St. Lucie Blvd intersection.

PRE-DEVELOPED CONDITIONS

The project is located west of US Highway 1, approximately half a mile south of St. Lucie Blvd. The site is developed with 214 mobile homes. The site currently has two driveway accesses, one at Bryant Road, and the other at Cherokee Avenue. The center portion of the site is undeveloped. Based on the topographic survey, the site varies between 10.00 and 16.30 NAVD. An existing surface water management system is utilized to convey runoff from the site to the point of discharge. The system is composed of existing catch basins and drainage pipes. The point of discharge for the site consists of the canal on the north and east sides, along with the canal south into the FPFWCD 001 canal.

POST DEVELOPED CONDITIONS

The proposed drainage improvements associated with the project include a system of inlets and either swales and/or exfiltration trenches to retain runoff onsite for water quality before discharging through the proposed onsite control structures. The site is currently split into four drainage basins with a proposed fifth basin. The project is located within the SFWMD North Coastal drainage basin, which has a maximum allowable discharge of 2.6”/24 hours for the 10-year 3-day storm event. The proposed drainage system will accommodate water quality requirements within either the exfiltration trenches or swales.

OFFSITE SURROUNDING FEATURES

Bordering the site on the northern and eastern property line is the Taylor canal, which is currently where three of the basins drain. The western property line borders residential, single-family lots. The site also drains to the south into the FPFWCD 001 canal.

SOILS

Based on the USDA Soil Survey Map. The geology of the site as mapped on the USDA Soil Survey website consists of Arents, 45 to 65 percent slopes (15), Lawnwood and Myakka sands (41), Pendarvis and Pomello sands, 0 to 5 percent slopes (12), Waveland and Immokalee fine sands (32). (Appendix B)

WATER TABLE

Based on an existing adjacent SFWMD permits #56-02010-P and #56-03302-P for a nearby site, the groundwater is assumed to be 7.75 NAVD. The groundwater table typically fluctuates seasonally depending on local rainfall and other site-specific and/or local influences, such as farm irrigation.

RECEIVING WATERBODY

The project site will ultimately discharge into the FPFWCD 001 Canal.

FLOODPLAIN CONSIDERATIONS

According to the currently adopted FEMA Flood Insurance Rate Maps, Panels 12111C0176K and 12111C0177K, Effective date February 19th, 2020, the entire site falls within Flood Zone X meaning it does not lie within the 100-year flood plain.

II. WATER QUALITY REQUIREMENTS (TREATMENT):

Water quality treatment is required by the South Florida Water Management District based on two criteria. Treatment is required for the greater of the first one (1) inch of runoff over the project area or the first two point five (2.5) inches of runoff over the impervious area excluding the building. SFWMD also requires that any project discharging into an impaired water body accommodates 150% of the required water quality treatment volume.

SFWMD criteria require that gravity control devices shall be sized based upon a maximum design discharge of one-half (1/2) inch of runoff over the project area within 24 hours. The drawdown device shall incorporate dimensions no smaller than 6 square inches of cross-sectional area, two inches minimum dimension, and 20 degrees for “V” notches.

For this project, the site ultimately discharges into the FPFWCD 001 Canal. The storage of the first inch over the project area for water quality is met within the proposed onsite swales and exfiltration trenches. Since the FPFWCD 001 Canal is an established FDEP impaired water body, the system must accommodate 150% of the required water quality treatment volume before discharging offsite. The site based on this criteria will require 3.47 ac-ft of water quality prior to discharging offsite. The proposed improvements provide an additional 1.01 ac-ft of water quality, which exceeds the design criteria for the proposed improvements.

III. WATER QUANTITY REQUIREMENTS:

DESIGN CRITERIA

The South Florida Water Management District (SFWMD) restricts peak discharge rates using either historical discharge rates, rates determined in previous district actions, or rates specified in district criteria based on one of two scenarios. These are outlined in the Environmental Resource Permit Applicants Handbook Volume II.

For this project, the site ultimately discharges into the FPFWCD 001 Canal. The storage of the first inch over the project area for water quality is met within the exfiltration trench. Since the FPFWCD 001 canal is an established FDEP impaired water body, the system must accommodate 150% of the required water quality treatment volume before discharging offsite and into the North Coastal basin. The site based on these criteria will require 3.47 ac-ft of water quality before discharging into the master storm system. The proposed improvements based on the 2.5" requirement create a need for an additional 1.00 ac-ft of water quality needs. The proposed improvements provide 1.01ac-ft of water quality, which exceeds the design criteria. After water quality has been met, the site is designed to discharge through an onsite control structure into a private canal and ultimately into the North Coastal basin matching the design of the existing system and the Fort Pierce Farms Water Control District maximum discharge of 2.6"/24 hours for the 10-year 3-day storm event.

The stormwater calculations are included in the Appendix of this report. A summary of the stage elevations and outflow rates can be found on page 10 of this report.

IV. OPERATION AND MAINTENANCE:

Introduction

The existing site is split into separate drainage basins with a stormwater management system designed for each basin. The stormwater management system was designed to collect runoff through stormwater inlets and convey the water into onsite exfiltration trenches. These exfiltration trenches are designed to detain runoff onsite before discharge via percolation and discharge through the onsite control structures into the Taylor Canal and FPFWCD in the North Coastal Basin located in the Fort Pierce Farms Water Control District.

The efficiency of a stormwater management system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. The following is a list of maintenance items that should be performed as necessary to ensure that the stormwater management system operates as designed. This list, or one similar, should be given to the property at the time they accept responsibility for the operation and maintenance of the stormwater management system.

Stormwater Inlets

Most stormwater inlets are fitted with a grate to prevent the introduction of debris into the stormwater pipe system. The grates should be inspected periodically, and any accumulated debris removed. Over a period, sediment can build up within the bottom of inlet structures. If the sediment is not removed, it can migrate into the pipe system. Sediment can be easily removed from the inlet structure, but once it begins to build up in the pipe system, flushing or vacuuming may be required to remove it.

V. SEDIMENT AND EROSION CONTROL:

Erosion and sediment runoff from the site will be controlled via a silt fence, a small temporary sediment trap, inlet and outlet protection, pipe inlet protection, and the stone construction entrance. Temporary and permanent seeding along with placement of sod will be utilized throughout construction in accordance with details and recommendations found in the Florida Department of Environmental Protection Manual. The erosion control measures will be implemented per the Florida Department of Environmental Protection Manual and the FDEP Stormwater Best Management Practices Manual. Erosion and Sedimentation Control Plans and Details, a generalized sequence of construction, and maintenance notes can be found in the Site Development Plans.

The Erosion and Sediment Control Plans (as part of the Stormwater Pollution Prevention Plan – SWPPP) will consist of the following: The stone construction entrance and concrete wash-out area will be installed to prevent any mud, sediment, or concrete wash from being tracked onto adjacent roadways or property. Silt fence will be placed as shown on the plans along with inlet protection to protect the exfiltration system. Inlet protection will also be installed on existing inlets before beginning construction. All disturbed areas will be stabilized with permanent vegetative stabilization and/or landscaping as shown on the plans.

VI. SUMMARY:

The following is a summary of the surface water management calculations for the project site:

Pre - Total:

Zero Discharge:
5 Year, 1 Day Peak Stage: 12.76 NAVD
10 Year, 3 Day Peak Stage: 13.64 NAVD
25 Year, 3 Day Peak Stage: 13.83 NAVD
100 Year, 3 Day Peak Stage: 14.16 NAVD

Post - Total:

Zero Discharge:
5 Year, 1 Day Peak Stage: 12.79 NAVD
10 Year, 3 Day Peak Stage: 13.75 NAVD
25 Year, 3 Day Peak Stage: 13.95 NAVD
100 Year, 3 Day Peak Stage: 14.30 NAVD

Required Water Quality volume: 1.00 acre – feet
Provided Water Quality volume: 1.01 acre – feet

Minimum Pavement Grade Elevation: 13.55 NAVD
Minimum Perimeter Elevation: 13.95 NAVD
Minimum Finished Floor Elevation: 16.30 NAVD

VII. CONCLUSION:

The pre-development conditions show that this site is slightly more pervious than impervious. The proposed drainage improvements, swales, and exfiltration trenches will accommodate the runoff created by the post-development conditions by storing the two and a half (2.5”) Inches plus an additional 50% onsite before discharge.

APPENDIX A

PRE-DEVELOPMENT DRAINAGE CALCULATIONS

Tall Pines Mobile Homes

St. Lucie County, Florida

10497.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

1) SITE DATA (Pre-Development):

	ACREAGE	
Building	9.054	Ac.
Pavement/Walks	7.402	Ac.
Detention (V)	0.000	Ac.
Detention (H)	0.000	Ac.
Open Space	25.173	Ac.
TOTAL AREA:	**41.630**	**Ac.**

Total Impervious: 16.457
39.53%

Total Pervious: 25.173
60.47%

2) STAGE ELEVATIONS:

	Percent:	From:	To:
Building	21.7%	16.30	UP
Pavement/Walks	17.8%	10.85	16.30
Detention (V)	0.0%	10.00	UP
Detention (H)	0.0%	10.00	11.00
Open Space	60.5%	11.50	15.80
	100.0%		

Average Existing Grade: 14.21

Water Table: 7.75

3) FLOOD AND RAINFALL CRITERIA:

Rainfall:	24 Hour:	72 Hour:	
			Min. Road Crown
5 Year	5.00 in.	N/A in.	10.85 NAVD
10 Year	N/A in.	9.00 in.	
25 Year	N/A in.	10.00 in.	Min. Floor Elev. :
100 Year	N/A in.	12.00 in.	16.30 NAVD

Maximum Available Soil Storage, SFWMD (#): 2 — 8.18 in. Coastal (1)
6.75 in. for Flatwoods (2)

4) COMPUTE STAGE STORAGE: (ac-ft)

Stage:	Pavement/Walks	Open Space	Detention (V)	Detention (H)	Exfiltration	Total:
10.50	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.02	0.00	0.00	0.00	0.00	0.02
11.50	0.29	0.00	0.00	0.00	0.00	0.29
12.00	0.90	0.73	0.00	0.00	0.00	1.63
12.50	1.85	2.93	0.00	0.00	0.00	4.78
13.00	3.14	6.59	0.00	0.00	0.00	9.73
13.50	4.77	11.71	0.00	0.00	0.00	16.48
14.00	6.74	18.29	0.00	0.00	0.00	25.03
14.50	9.05	26.34	0.00	0.00	0.00	35.39
15.00	11.70	35.86	0.00	0.00	0.00	47.55
15.50	14.68	46.83	0.00	0.00	0.00	61.52
16.00	18.01	59.16	0.00	0.00	0.00	77.17
16.50	21.65	71.74	0.00	0.00	0.00	93.40
17.00	25.35	84.33	0.00	0.00	0.00	109.68
17.50	29.05	96.92	0.00	0.00	0.00	125.97
18.00	32.76	109.50	0.00	0.00	0.00	142.26
18.50	36.46	122.09	0.00	0.00	0.00	158.55

5) WATER QUALITY:

Greater of the following (5A. & 5B.). Store the first inch for the entire site or the amount of 2.5 times the percentage of imperviousness.

A. First Inch:

V = 1 in. x Total Area x 1 ft./12 in.:

Total (Ac.):	V = (ac-ft)
41.63	3.47

B. 2.5 Times Percent Impervious:

1. Site Area = Total Area - (Lake Area + Bldg. Area):

Total (Ac.):	Lake:	Bldg.:	Site (Ac.):
41.63	0.00	9.05	32.58

2. Impervious Area = Site Area - Pervious Area:

Site (Ac.):	Pervious:	Imperv.:
32.58	25.17	7.40

3. 2.5 in. x Imperv./Site x (Total Area - Lake Area) x 1 ft./12 in.:

Imperv.:	V=(ac-ft)
7.40	1.97

Therefore, the total required detention is either the first inch or 2.5 times the percent impervious, whichever is greater. The total required detention is:

V=(ac-ft):
3.47

C. Actual Detention/Retention Provided:

1. Detention/Retention must be provided within the water quality depth which is to the height of the weir:

Ret, Bottom Elev.	Weir Elevation	Water Quality Height (ft)
10.85	12.50	1.65

2. Water Quality Volume = Retention Area x Water Quality Height:

Ret. Bottom Area (ac):	Ret. Bank: Area (ac):	Water Quality Height (ft)	Exfiltration Trench (ac-ft)	Tot. Water Quality Volume (ac-ft)
0.00	0.00	1.65	0.00	**0.00**

8) RUNOFF (ZERO DISCHARGE):

A. Soil Storage

1. Avg. Depth to Water Table = Avg. Proposed Grade - Water Level:

Avg. Grade:	Water Level:	D=(ft.):
14.21	7.75	6.46

2. Soil Storage (S) = Available Soil Storage x Pervious Area/Total Area:
(See C-35, SFWMD Vol.IV)

Av. Soil St.	Pervious:	Total (Ac.):	S = (in.):	CN:
6.75	25.17	41.63	4.08	71.01

B. 100 Yr.-3 Day Storm Event

Finished Floor Elevation: 16.30 NAVD

1. Rainfall - 3 Day Duration (P):
P72 = 12.00 in.

2. Runoff, Q (in.):
Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
12.00	4.08	8.19

3. Total Runoff Volume, V (ac-ft.):
V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
8.19	41.63	28.42

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	14.00	14.50
Interpolate Runoff between...	25.03	35.39

Stage: 14.16

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 10.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
10.00	4.08	6.36

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
6.36	41.63	22.06

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	16.48	25.03

Stage: 13.83

C. 10Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 9.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
9.00	4.08	5.46

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
5.46	41.63	18.94

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	16.48	25.03

Stage: 13.64

D. 5 Yr.-1 Day Storm Event

Min. Road Crown Elevation: 10.85 NAVD

1. Rainfall - 1 Day Duration (P):
   P24 = 5.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P24 (in.):	S = (in.):	Q (in.):
5.00	4.08	2.12

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V = (ac-ft):
2.12	41.63	7.35

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...		12.50	13.00
Interpolate Runoff between...		4.78	9.73
	Stage:	**12.76**	

9) SUMMARY:

Required Water Quality Storage:	**3.47**	ac-ft
Provided Water Quality Storage:	**0.00**	ac-ft
Soil Storage:	**4.08**	in

ZERO DISCHARGE

	Stage:		Runoff:	
5 Yr.-1 Day Storm:	**12.76**	NAVD Stage Elevation	**7.35**	ac-ft
10 Yr.-3 Day Storm:	**13.64**	NAVD Stage Elevation	**18.94**	ac-ft
25 Yr.-3 Day Storm:	**13.83**	NAVD Stage Elevation	**22.06**	ac-ft
100 Yr.-3 Day Storm:	**14.16**	NAVD Stage Elevation	**28.42**	ac-ft

DATE PRINTED:	DATE PREPARED:	DATES REVISED:
16-Aug-24	14-Aug-24 BY: GWK	

POST DEVELOPMENT DRAINAGE CALCULATIONS

Tall Pines Mobile Homes

St. Lucie County, Florida

10497.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

1) SITE DATA (Post-Development):

	ACREAGE		Percent:	From:	To:
Building	11.814	Ac.	28.4%	16.30	UP
Pavement/Walks	10.188	Ac.	24.5%	10.85	16.30
Detention (V)	0.147	Ac.	0.4%	9.00	UP
Detention (H)	0.281	Ac.	0.7%	9.00	11.00
Open Space	19.201	Ac.	46.1%	11.50	15.80
TOTAL AREA:	**41.630**	**Ac.**	100.0%		

Total Impervious: 22.148 (53.20%)

Total Pervious: 19.482 (46.80%)

2) STAGE ELEVATIONS:

Average Existing Grade: 14.21

Average Proposed Grade: 14.34

Lake, Water Table: 7.75

3) FLOOD AND RAINFALL CRITERIA:

Rainfall:	24 Hour:	72 Hour:
5 Year	5.00 in.	N/A in.
10 Year	N/A in.	9.00 in.
25 Year	N/A in.	10.00 in.
100 Year	N/A in.	12.00 in.

Min. Road Crown: 10.85 NAVD

Min. Floor Elev. : 16.30 NAVD

Maximum Available Soil Storage, SFWMD (#): 2 — 8.18 in. Coastal (1); 6.75 in. for Flatwoods (2)

Allowable Discharge Coefficient: NA

Calculated Allowable Discharge: 0.00 cfs

CSM for Basin: 0

4) COMPUTE STAGE STORAGE: (ac-ft)

Stage:	Pavement/Walks	Open Space	Detention (V)	Detention (H)	Exfiltration	Total:
10.50	0.00	0.00	0.22	0.16	0.00	0.38
11.00	0.02	0.00	0.29	0.28	0.00	0.60
11.50	0.39	0.00	0.37	0.42	0.00	1.18
12.00	1.24	0.56	0.44	0.56	0.00	2.80
12.50	2.54	2.23	0.51	0.70	0.00	5.99
13.00	4.32	5.02	0.59	0.84	0.00	10.77
13.50	6.56	8.93	0.66	0.98	0.00	17.14
14.00	9.27	13.95	0.74	1.12	0.00	25.09
14.50	12.45	20.09	0.81	1.26	0.00	34.62
15.00	16.10	27.35	0.88	1.40	0.00	45.73
15.50	20.21	35.72	0.96	1.54	0.00	58.43
16.00	24.79	45.12	1.03	1.68	0.00	72.62
16.50	29.80	54.72	1.10	1.82	0.00	87.45
17.00	34.89	64.32	1.18	1.96	0.00	102.36
17.50	39.99	73.92	1.25	2.10	0.00	117.26
18.00	45.08	83.52	1.32	2.24	0.00	132.17
18.50	50.17	93.12	1.40	2.39	0.00	147.08

5) WATER QUALITY:

Greater of the following (5A. & 5B.). Store the first inch for the entire site or the amount of 2.5 times the percentage of imperviousness.

A. First Inch:

V = 1 in. x Total Area x 1 ft./12 in.:

Total (Ac.):	V = (ac-ft)
41.63	3.47

B. 2.5 Times Percent Impervious:

1. Site Area = Total Area - (Lake Area + Bldg. Area):

Total (Ac.):	Lake:	Bldg.:	Site (Ac.):
41.63	0.15	11.81	29.67

2. Impervious Area = Site Area - Pervious Area:

Site (Ac.):	Pervious:	Imperv.:
29.67	19.48	10.19

3. 2.5 in. x Imperv./Site x (Total Area - Lake Area) x 1 ft./12 in.:

Imperv.:	V=(ac-ft)
10.19	2.97

Therefore, the total required detention is either the first inch or 2.5 times the percent impervious, whichever is greater. The total required detention is:

V=(ac-ft):
3.47

C. Actual Detention/Retention Provided:

1. Detention/Retention must be provided within the water quality depth which is to the height of the weir:

Ret, Bottom Elev.	Weir Elevation	Water Quality Height (ft)
9.00	12.50	3.50

2. Water Quality Volume = Retention Area x Water Quality Height:

Ret. Bottom Area (ac):	Ret. Bank: Area (ac):	Water Quality Height (ft)	Exfiltration Trench (ac-ft)	Tot. Water Quality Volume (ac-ft)
0.15	0.28	3.50	0.00	**1.01**

6) RUNOFF (ZERO DISCHARGE):

A. Soil Storage

1. Avg. Depth to Water Table = Avg. Proposed Grade - Water Level:

Avg. Grade:	Water Level:	D=(ft.):
14.34	7.75	6.59

2. Soil Storage (S) = Available Soil Storage x Pervious Area/Total Area:
(See C-35, SFWMD Vol.IV)

Av. Soil St.	Pervious:	Total (Ac.):	S = (in.):	CN:
6.75	19.48	41.63	3.16	75.99

B. 100 Yr.-3 Day Storm Event

Finished Floor Elevation: 16.30 NAVD

1. Rainfall - 3 Day Duration (P):
P72 = 12.00 in.

2. Runoff, Q (in.):
Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
12.00	3.16	8.90

3. Total Runoff Volume, V (ac-ft.):
V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
8.90	41.63	30.86

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	14.00	14.50
Interpolate Runoff between...	25.09	34.62

Stage: 14.30

The proposed Finish Floor Elevation is adequate.

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 10.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
10.00	3.16	7.01

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
7.01	41.63	24.30

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	17.14	25.09

Stage: 13.95

C. 10 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 9.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
9.00	3.16	6.08

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
6.08	41.63	21.08

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	17.14	25.09

Stage: 13.75

D. 5 Yr.-1 Day Storm Event

Min. Road Crown Elevation: 16.30 NAVD

1. Rainfall - 1 Day Duration (P):
   P24 = 5.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P24 (in.):	S = (in.):	Q (in.):
5.00	3.16	2.54

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V = (ac-ft):
2.54	41.63	8.79

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	12.50	13.00
Interpolate Runoff between...	5.99	10.77

Stage: 12.79

7) SUMMARY:

Required Water Quality Storage:	**3.47**	ac-ft
Provided Water Quality Storage:	**1.01**	ac-ft
Soil Storage:	**3.16**	in

ZERO DISCHARGE

	Stage:		Runoff:	
5 Yr.-1 Day Storm:	**12.79**	NAVD Stage Elevation	**8.79**	ac-ft
10 Yr.-3 Day Storm:	**13.75**	NAVD Stage Elevation	**21.08**	ac-ft
25 Yr.-3 Day Storm:	**13.95**	NAVD Stage Elevation	**24.30**	ac-ft
100 Yr.-3 Day Storm:	**14.30**	NAVD Stage Elevation	**30.86**	ac-ft

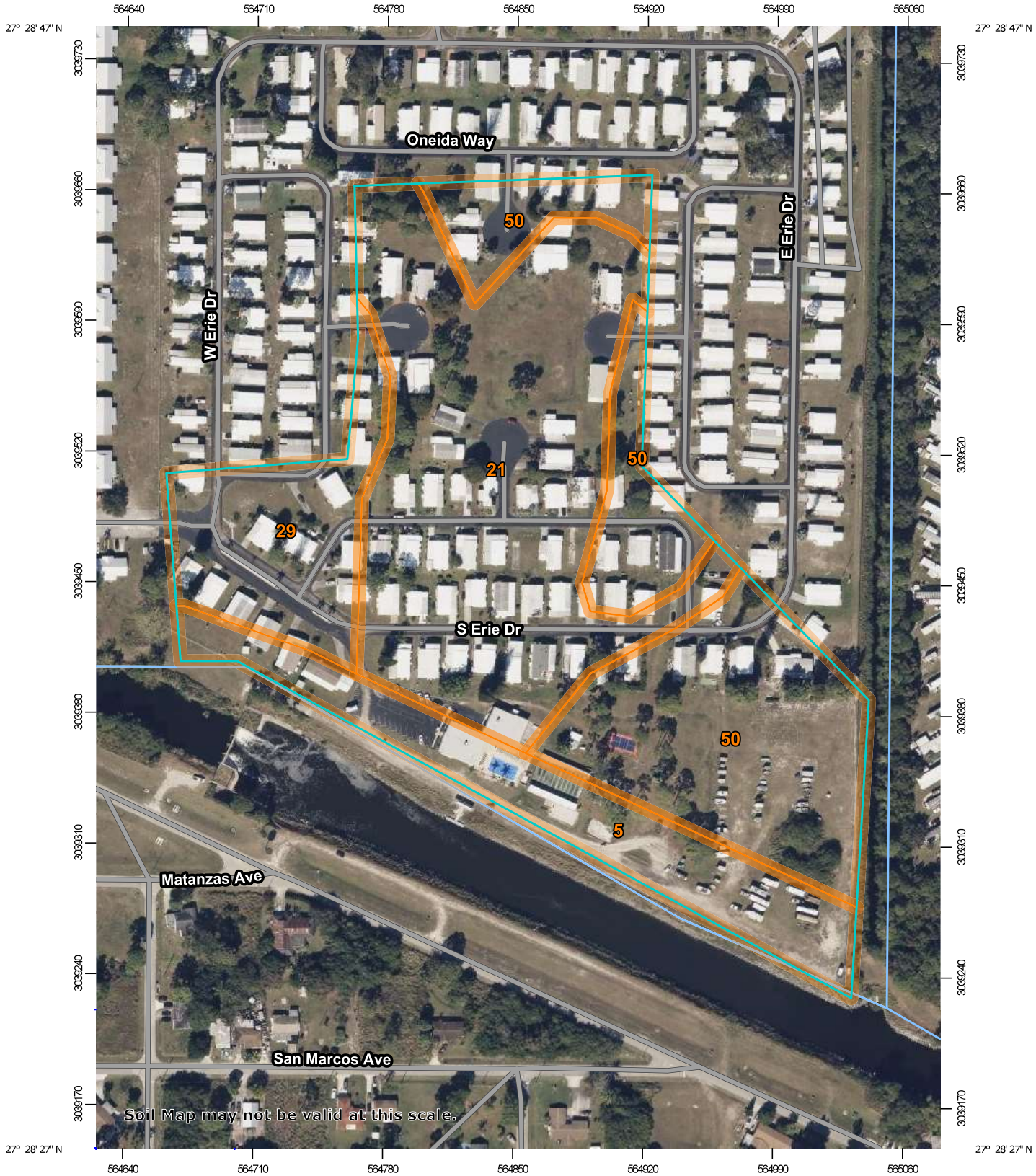
DATE PRINTED:	DATE PREPARED:	DATES REVISED:
16-Aug-24	14-Aug-24 BY: GWK	

APPENDIX B

PROJECT AERIAL MAP


St Lucie Blvd
County Rd 608 (East)
St Lucie Blvd
St Lucie Blvd
Navajo Ave
Iroquois Ave
Mohawk Ave
Seneca Ave
Niagara Ave
Betty J Bowe
Whispering Creek Co-Op
A St
1 St
2nd St
3rd St
5th St
6th St
C St
D St
E St
Hunt Ave
Olson Ave
605
Colony Club Mobile Home Pk
Positively You
Hugo Rd
N 25th St
Yuma Way
N Erie Dr
Oneida Way
W Erie Dr
Huron Way
Dakota Way
E Erie Dr
Ottawa Way
S Erie Dr
Project Site
Gaspar Body & Paint
DETAIL ADDICT
Naco Rd
Silverstream Cir
Livescan Fingerprints, Notary Services &...
Cashew Ln
Ridgecrest Mobile
Lilac Terrace
Acorn Way
Tall Pines
Recently viewed
SpillWay 1
615
Woodward Dr
N 23rd St
Bryant Rd
Bryant Rd
Google

USDA SOILS MAP



Map Scale: 1:2,930 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.2	14.9%
21	Lawnwood and Myakka sands	8.8	41.3%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	2.6	12.4%
50	Waveland and Immokalee fine sands	6.8	31.5%
Totals for Area of Interest		**21.4**	**100.0%**

SFWMD RAINFALL MAPS

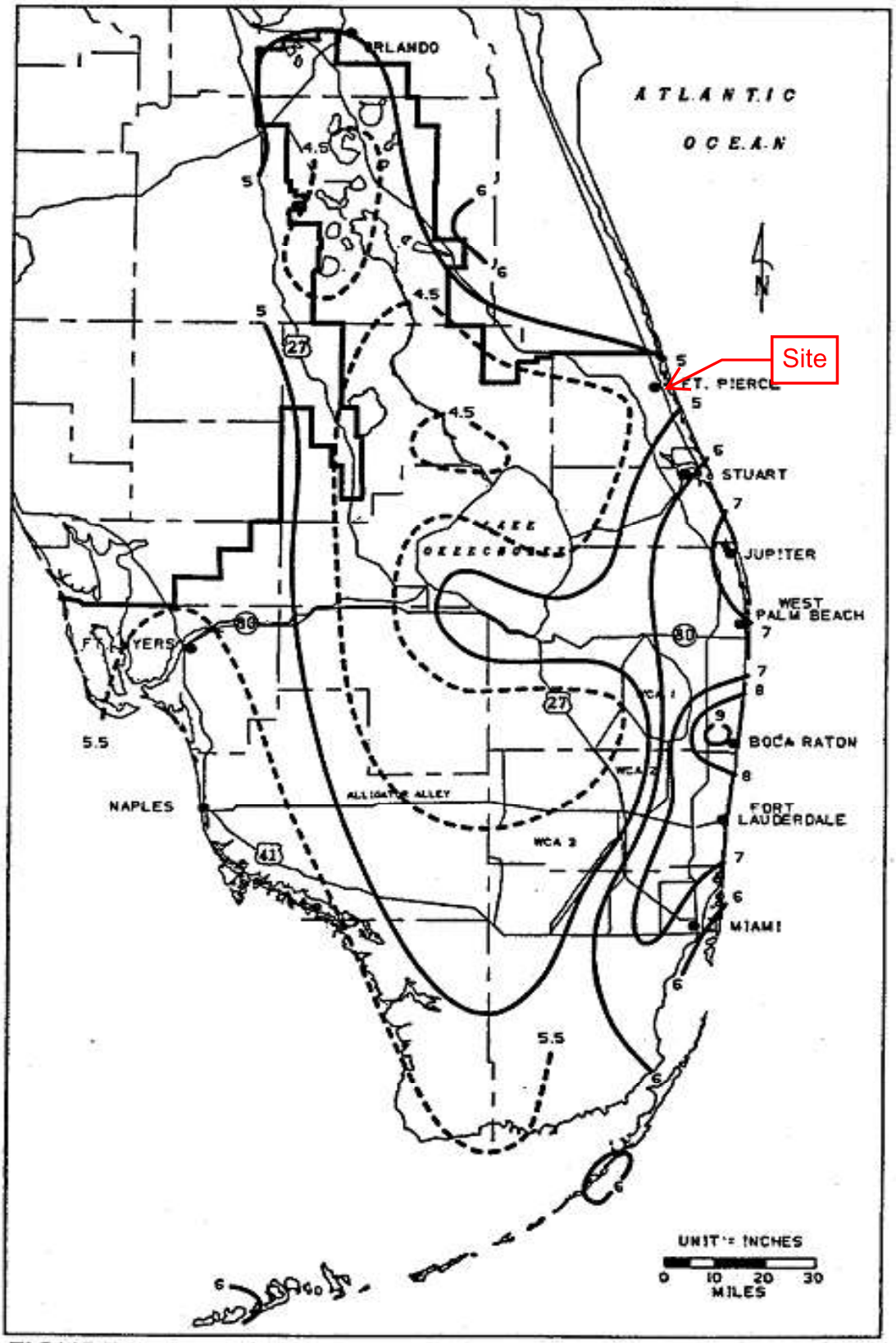


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

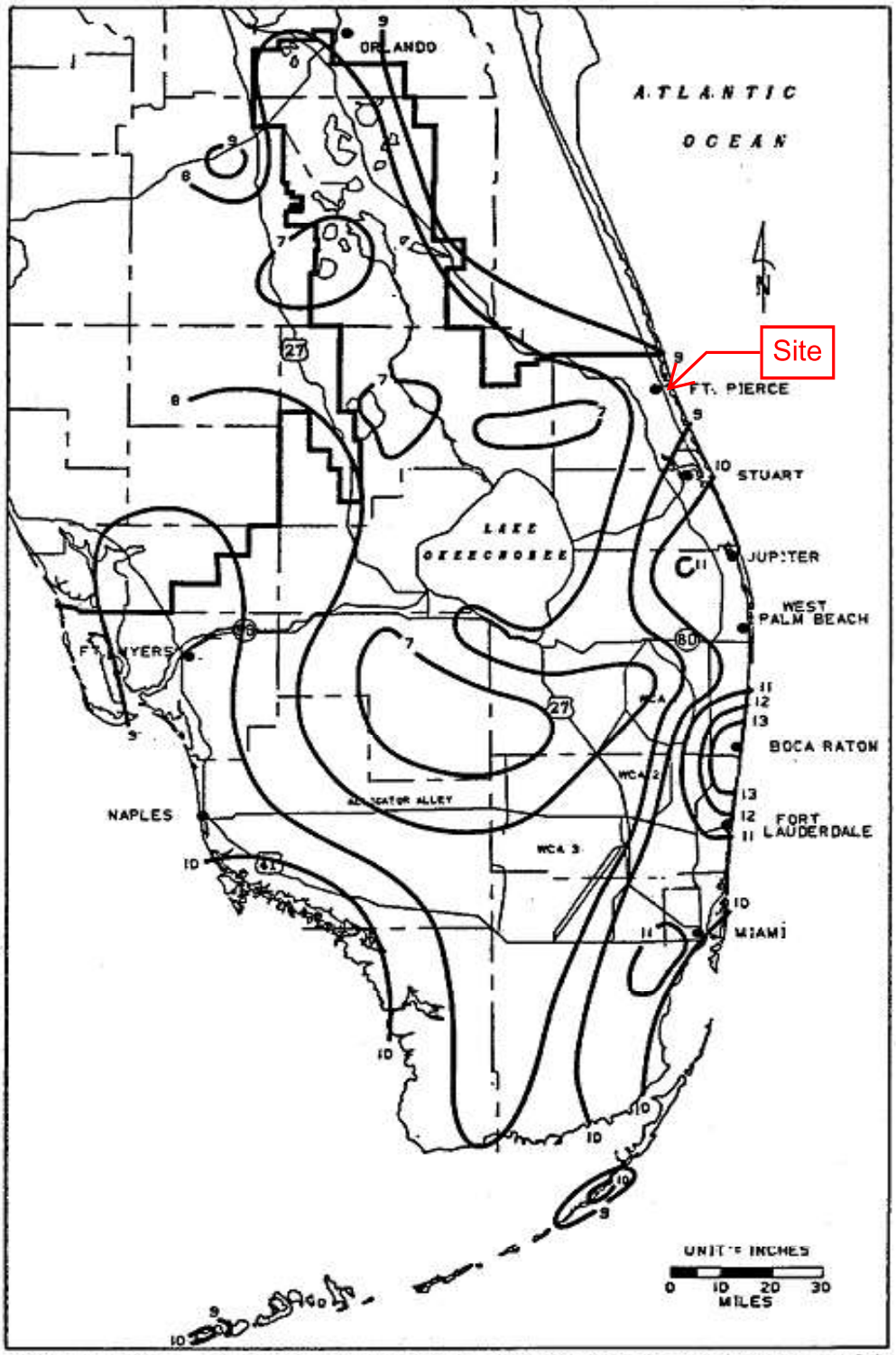


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

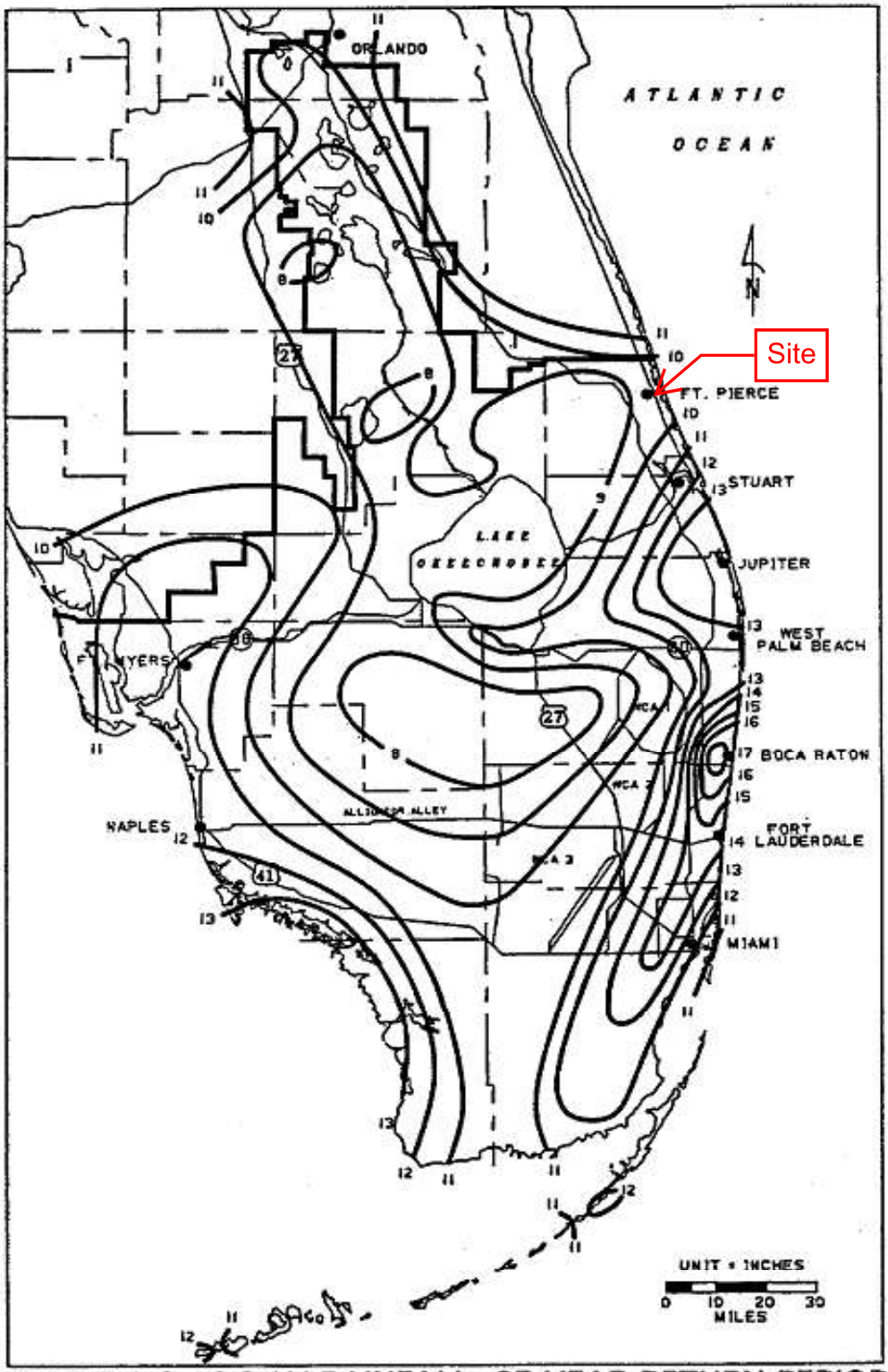


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

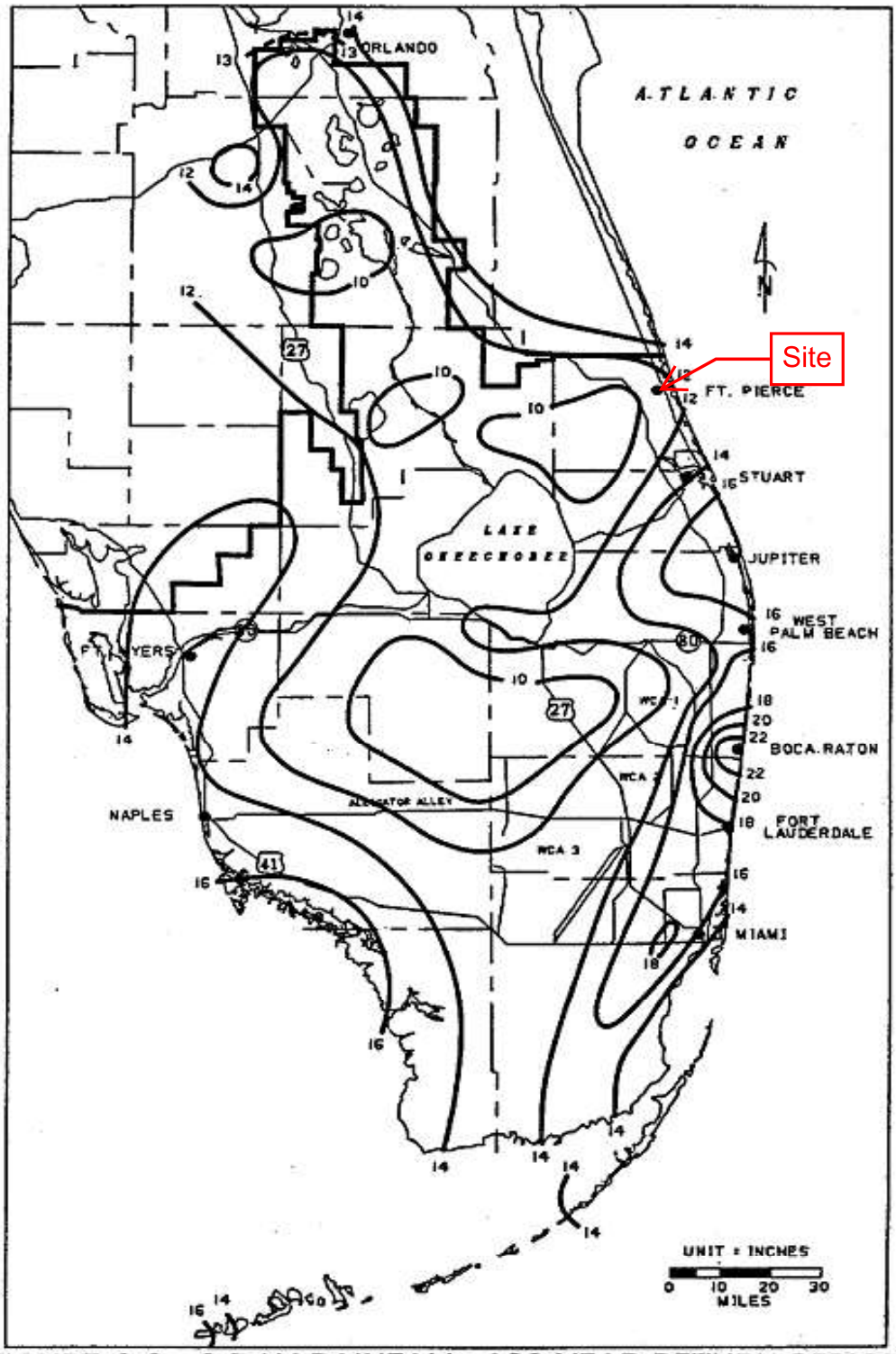


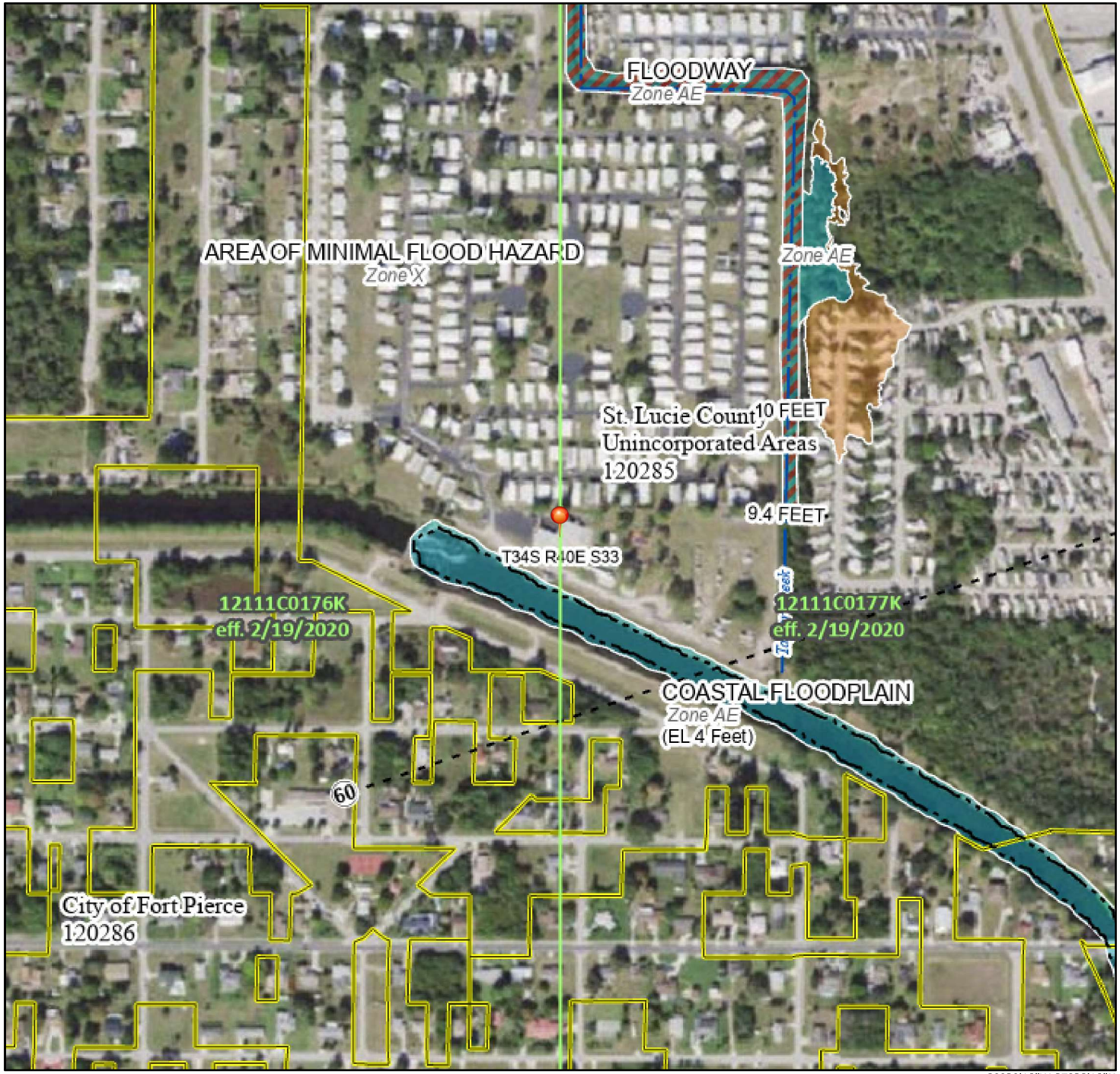
FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette

FEMA

80°20'56"W 27°28'51"N



80°20'19"W 27°28'19"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2024 at 9:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
CITY OF FT. PIERCE, FLORIDA

PREPARED BY:
WGI, Inc.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

PREPARED FOR:
INSPIRE COMMUNITIES, LLC.

August 2, 2024

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ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
City of Ft. Pierce, FL
August 2, 2024

INTRODUCTION

The intent of this environmental impact report is to provide a preliminary assessment of the natural features within the below identified property including wetlands, upland habitat, protected trees and other vegetation, and the potential for threatened and endangered species. Based upon the preliminary assessment of these natural features, WGI discusses the types of environmental permits that may apply and provides an opinion on the feasibility of obtaining the environmental permits.

The subject property consists of approximately 41.63 acres and is located west of US Highway 1 and north of the Taylor Creek Canal in the City of Ft. Pierce, St. Lucie County, Florida (folio number 1433-210-0003-000-9). Single family residences are located to the north of the subject property, to the east is a mobile home community. South of the subject property is the Taylor Creek Canal and then multi-family residences. To the west are single family residences. Please refer to Exhibit A (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (FWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- FWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- FWS Critical habitat for threatened and endangered species mapper
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- St. Lucie County Property Appraiser's Website; https://www.paslc.org/
- South Florida Water Management District ePermitting Website; https://my.sfwmd.gov/ePermitting/MainPage.do
- City of Ft. Pierce, Code of Ordinances; https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances

SITE DESCRIPTION

Prior to the field review, the approximate boundaries of upland and surface waters within the property were mapped on true color aerial photographs. Each community type was classified using FLUCFCS (FDOT 1999).

WGI scientists familiar with Florida natural communities conducted a field review on July 25, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the presence or potential for occurrence of threatened and endangered species. Based on in-house and the field review, one upland land use/ cover type was present. There were no surface waters or wetland habitat types that were determined to be present within the project area. Each of these habitat types, as well as soils within the property, are described below.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, four soil types are mapped within the property. A soils map is included as Exhibit B. Listed below are the soil types found within the property and general descriptions of their characteristics.

(5) Arents, 45-65 percent slopes - The natural drainage class is well drained. This component is on fills, ridges on marine terraces on coastal plains. This soil type is the result of heavy impact by human activity. These soils have typically been turned over, mixed, and compacted by development activities. The water table is typically at a depth of 80 inches or greater.

(21) Lawnwood and Myakka sands - This poorly drained, nearly level soil is in marine terraces on flatwoods. The water table is at a depth of 6 to 18 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

(29) Pendarvis and Pomello sands, 0 to 5 percent slopes – This moderately well drained, slowly permeable soil is found on low ridges and knolls in the flatwoods. The water table is at a depth of 24 to 42 inches during a typical year Vegetation consists of scattered longleaf pine and sand pine with a dense understory of myrtle oak, chapman oak, sand live oak, saw palmetto, and running oak. The most common native grass is Pineland threeawn.

(50) Waveland and Immokalee fine sands - This is a very poorly drained, nearly level soil is on broad areas on flatwoods and depressions. The water table is at a depth of 24 to 42 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

EXISTING LAND USE

Within the subject property, land use consists of a mobile home community. The subject property has been developed and features mobile home units and paved residential streets. Vegetation within the subject property consists of exotic and invasive vegetation. Species observed include Brazilian pepper, cogon grass, and Norfolk pines. Native vegetation includes slash pine, oaks, and St. Augustine grass. The subject property contains mobile home units throughout the parcel. Land use adjacent to the subject property consists of a mixture of single-family residential uses and a mobile home community.

Existing land uses and natural habitats within the subject property were classified using the

FLUCFCS (1999). A total of one upland land use/cover type and no surface water types were observed within the subject property. A map depicting the existing land use and habitat type encountered within the property is attached as Exhibit C (Existing Land Use Map). General descriptions of the land use and habitat type encountered within the subject property are provided in the following subsection.

UPLAND COMMUNITIES

The property consists entirely of a mobile home residential community and is best described as Residential, medium density (2 to 5 units per acre), mobile home units. The subject property has paved residential streets, amenity areas, and an open space in which residents appear to use as an area to park boats and RV's.

The following description of the upland habitat within the subject property is provided below.

122 – Residential, medium density, 2 to 5 units per acre – Mobile Home Units (41.63 acres)
This code describes the entire property.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

Common Name	Scientific Name	Designation
Live oak	*Quercus virginiana*	Native
Cabbage palm	*Sabal palmetto*	Native
Slash pine	*Pinus elliottii*	Native
St. Augustine grass	*Stenotaphrum secundatum*	Native
Brazilian pepper	*Schinus terebinthifolia*	Non-native
Australian pine	*Casuarina equisetifolia*	Non-native
Norfolk pine	*Araucaria heterophylla*	Non-native
Cogon grass	*Imperata cylindrica*	Non-native
Schefflera	*Heptapleurum*	Non-native
Bottlebrush	*Melaleuca viminalis*	Non-native

WETLANDS AND SURFACE WATERS

WGI scientists familiar with Florida wetland communities conducted a field review of the subject property on July 25, 2024. The purpose of the field review was to delineate the limits of, and gather pertinent information about, existing onsite wetlands and surface waters. These features were delineated in accordance with the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (ERDC/EL TR-10-20), and Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. During the field review, the lowest elevation location on the property according to the topographic survey was inspected for hydrologic indicators. No signs of hydrology, hydric soils, or hydrophytic vegetation were observed.

The field review identified no surface waters or wetlands located within the property.

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available site-specific data was collected and evaluated. In addition, a field review was conducted by WGI scientists on July 25, 2024. The purpose of the field review was to identify any listed species present within the subject property, to assess the potential for the occurrence of protected species within the subject property, and to identify any critical

habitat that might be located within or adjacent to the subject property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FWC database, there are no active wading bird rookeries within one mile of the project area. The closest known wading bird rookery is located 1.2 miles east of the subject property.

The FWC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FWC database, there are no active bald eagle nests within one mile of the project area. The closest known bald eagle nest (SL014) is located 1.7 miles northeast of the subject property.

The following species have FWS consultation areas that overlap with the subject property.

Wood Stork

The FWS wood stork colony website was searched for active wood stork colonies located within 15 miles of the project area. This 15-mile distance corresponds to the core foraging area (CFA) established by the FWS for the wood stork in the South Florida region. According to the FWS wood stork colony website, the project area is not located within the 15-mile CFA of a wood stork nesting colony. According to the Wood Stork Effect Determination Key prepared by FWS and the USACE, this project is not likely to adversely affect with a key path of A →"*no effect*".

Everglades Snail Kite

The following habitat description has been copied from the Multi-Species Recovery Plan for South Florida. Snail kite habitat consists of freshwater marshes and the shallow vegetated edges of lakes (natural and man-made) where apple snails can be found. These habitats occur in humid, tropical ecoregions (Bailey 1978) of peninsular Florida and are characterized as palustrine-emergent, long-hydroperiod wetlands (Cowardin et al. 1979) often on an organic peat substrate overlying oolitic limestone or sand or directly on limestone or marl (Davis 1946). Suitable foraging habitat for the snail kite is typically a combination of low profile (< 3 m) marsh with an interdigitated matrix of shallow (0.2-1.3 m deep) open water, which is relatively clear and calm. The marsh vegetation is dominated by spike rush (*Eleocharis cellulosa*), maidencane (*Panicum hemitomon*), sawgrass (*Cladium jamaicense*), and/or cattails (*Typha* spp.). The shallow open-water areas are with or without sparse vegetation, such as white-water lily (*Nymphaea odorata*), arrowhead (*Sagittaria lancifolia*), pickerel weed (*Pontederia lanceolata*), and floating heart (*Nymphoides aquatica*). Giant bulrush (*Scirpus validus*) often grows at the deep-water edge of marshes in the lakes. Low trees and shrubs also are often interspersed with the marsh and open water. These often include willow (*Salix caroliniana*), dahoon holly (*Ilex cassine*), pond apple (*Annona glabra*), bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*), and Melaleuca, an invasive exotic species. Snail kites require foraging areas that are relatively clear and open in order to visually search for apple snails. Therefore, dense growth of herbaceous or woody vegetation is not conducive to efficient foraging. The interspersed emergent vegetation enables apple snails to climb near the surface to feed, breathe, and lay eggs. Nearly continuous flooding of wetlands for > 1 year is needed to support apple snail populations that in turn sustain foraging by the snail kite (Sykes 1979, Beissinger 1988).

No nesting or foraging habitat is available on the subject project for the snail kite.

Audubon's Crested Caracara

The following habitat description has been copied from the FWS Crested Caracara Draft Survey Protocol (2017). The Florida caracara population commonly occurs on dry or wet prairies with scattered cabbage palms (*Sabal palmetto*). It may also be found in lightly wooded areas. Scattered saw palmetto (*Serenoa repens*), scrub oaks (*Quercus geminate, Q. minima, Q. pumila*), and cypress (*Taxodium* spp.) may also be present. Widespread changes in land use may have caused a change in habitat use in this species. Morrison and Humphrey (2001) found a strong association of caracara home ranges with improved pasture. The presence of seasonal wetlands, which may serve as foraging habitat, is an important factor in the attractiveness of these pastures to caracaras (Service 1999). Therefore, today we recognize caracara foraging habitat (and nesting territories) as those areas with short herbaceous vegetation. This includes native wet and dry prairies, but also improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. Juvenile caracaras may also use citrus and tree farms.

The primary nesting substrate is cabbage palm, although there have been rare reports of nesting in slash pine (pers. Obs.), cypress, oak, red cedar (Morrison 2007), Australian pine (*Casuarina* spp.), saw palmetto, and black gum (*Nyssa sylvatica*), and even more atypical locations such as an electrical substation, radio tower, and billboard (Dwyer and DallaRosa 2015).

The subject property does not contain suitable foraging or nesting habitat for the caracara as it is described above. Impacts to the caracara are not anticipated for the proposed activity within the subject property.

Florida Scrub Jay

The following habitat description has been copied from the FWS Species Conservation Guidelines for the Florida Scrub Jay (2004). Suitable habitats for the scrub jay are not only the more "classic" xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub, but also include: improved, unimproved, and woodland pastures (211-213); citrus groves (221); rangeland (310-330); pine flatwoods (411); longleaf pine xeric oak (412); sand pine (413); sand pine plantations (4411); forest regeneration areas (443); sand other than beaches (720); disturbed rural land in transition without positive indicators of intended activity (741); and disturbed burned areas (745). The presence of scrub oaks, no matter how sparsely distributed, is a key indicator of scrub habitat. Fitzpatrick et al. (1991) defined three classes of scrub jay habitat:

Type I – any upland plant community in which the percent cover of the substrate by scrub oak species is 15 percent or more.

Type II – any plant community, not meeting the definition of type I habitat, in which one or more scrub oak species is represented.

Type III – any upland or seasonally dry wetland within 400 m (0.25 mi) of any area designated as Type I or Type II habitats.

The subject property does not fall within any of the three classes of scrub jay habitat. There are no scrub oak species present on the property and there are none within a quarter mile.

Eastern Indigo Snake

According to the Eastern Indigo Snake Programmatic Effect Determination Key, the proposed project should be considered as not likely to adversely affect (NLAA) the Eastern Indigo Snake. The key path is A → B → C → D → NLAA.

The applicant is willing to follow the Standard Protection Measures and as such, this project should

be a NLAA finding.

Gopher Tortoise

A preliminary 15% gopher tortoise burrow survey was performed on July 25, 2024 by an Authorized Gopher Tortoise Agent covering the most likely places within the property to contain tortoise burrows. No burrows or evidence of gopher tortoise presence was observed during the survey.

Based upon the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.

The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	FWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake *Drymarchon corais couperi*	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise *Gopherus polyphemus*		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Low
AVIAN					
Audubon's Crested Caracara *Polyborus plancus*	T			Dry or wet prairies with scattered cabbage palms.	Low
Everglades Snail Kite *Rostrhamus socialbilis plumbeus*	E			Relatively shallow wetland vegetation, either within extensive marsh systems, or in lake littoral zones. Emergent aquatic vegetation are important because they allow apple snails to occupy the area.	Low
Eastern Black Rail *Laterallus jamaicensis spp. jamaicensis*	T			Favors very shallow water, or damp soil with scattered puddles. Natural habitats include Tidal marshes and grassy inland marshes: Found in dense stands of spartina and other marsh grasses, salicornia, rushes, and sedges.	Low
Florida Scrub Jay *Aphelocoma coerulescens*	T			Xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub. The presence of scrub oak is a key indicator.	Low
Wood stork *Mycteria Americana*	T			Fresh- and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Low
MAMMALS					

Florida Panther *Puma (=Felis) concolor coryi*	E			Sandhills (high pine), pine flatwoods, and pastures and other open, ruderal habitats with scattered pines and oaks.	Low
Southeastern Beach Mouse *Peromyscus polionotus niveiventris*	T			Inhabits sand dunes along the Atlantic Coast from Volusia to Martin County, Florida. They feed on primarily the seeds of dune plant species and insects.	Low

Legend:
FWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission
DOACS = Florida Department of Agriculture & Consumer Services
E = Endangered
T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
Low = Preferred habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.
*Observed onsite during the field reconnaissance.
**Wading birds were not observed onsite, and there is little to no suitable habitat for nesting and therefore no significant restriction to development is expected.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the property that are regulated by either federal, state, or local agencies which may require permits as part of the entitlement process. The following is a summary of the processes and environmental permits required for each component of this subject property.

Wetlands and Surface Waters

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established the Environmental Resource Program (ERP) under Chapter 62-330, F.A.C. that governs the "construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in chapter 62-340, F.A.C.)". The FDEP has delegated authority for certain ERP activities to the South Florida Water Management District (SFWMD) and this includes large scale residential developments.

It is the opinion of WGI that there are no wetlands or surface water features present on the property. An ERP from the SFWMD related to impacts to wetland and/or surface waters is not anticipated.

An ERP permit application with the SFWMD would still be required for the stormwater management system associated with new development of the property. WGI performed a records search on the SFWMD epermitting website for any previous permits related to the subject property. WGI found no previously issued ERP permits. However, one record (891024-10) was discovered. Further investigation of the listed record revealed that the permit application expired or was cancelled. There were no further records or documents available on the listing.

Threatened and Endangered Species

Listed species are afforded special protective status by federal and state agencies. This special protection is federally administered by the United States Department of the Interior, FWS pursuant to the Endangered Species act of 1973 (as amended). The FWS administers the federal list of animal species (50 CFR 17.11) and plant species (50 CFR 17.12). Federal protection of marine species is the responsibility of the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS).

The State of Florida affords special protection to animal species designated as State designated threatened or species of special concern, pursuant to Chapter 68A-27, F.A.C., which is administered by the FWC. In November 2010, a revision to the FWC threatened species rules changed the designation of federal listed species that occur in Florida to federally designated endangered or federally designated threatened species. Those species that are only state listed are now designated as State threatened or State species of special concern.

The State of Florida also protects and regulates plant species designated as endangered, threatened or commercially exploited as identified on the Regulated Plant Index (5B-40.0055, F.A.C.), which is administered by the Florida Department of Agriculture and Consumer Services (DOACS), Division of Plant Industry, pursuant to Chapter 5B-40, F.A.C.

All listed species with defined consultation areas that overlap the subject property have been discussed in the Threatened and Endangered Species section. None of the species are expected to

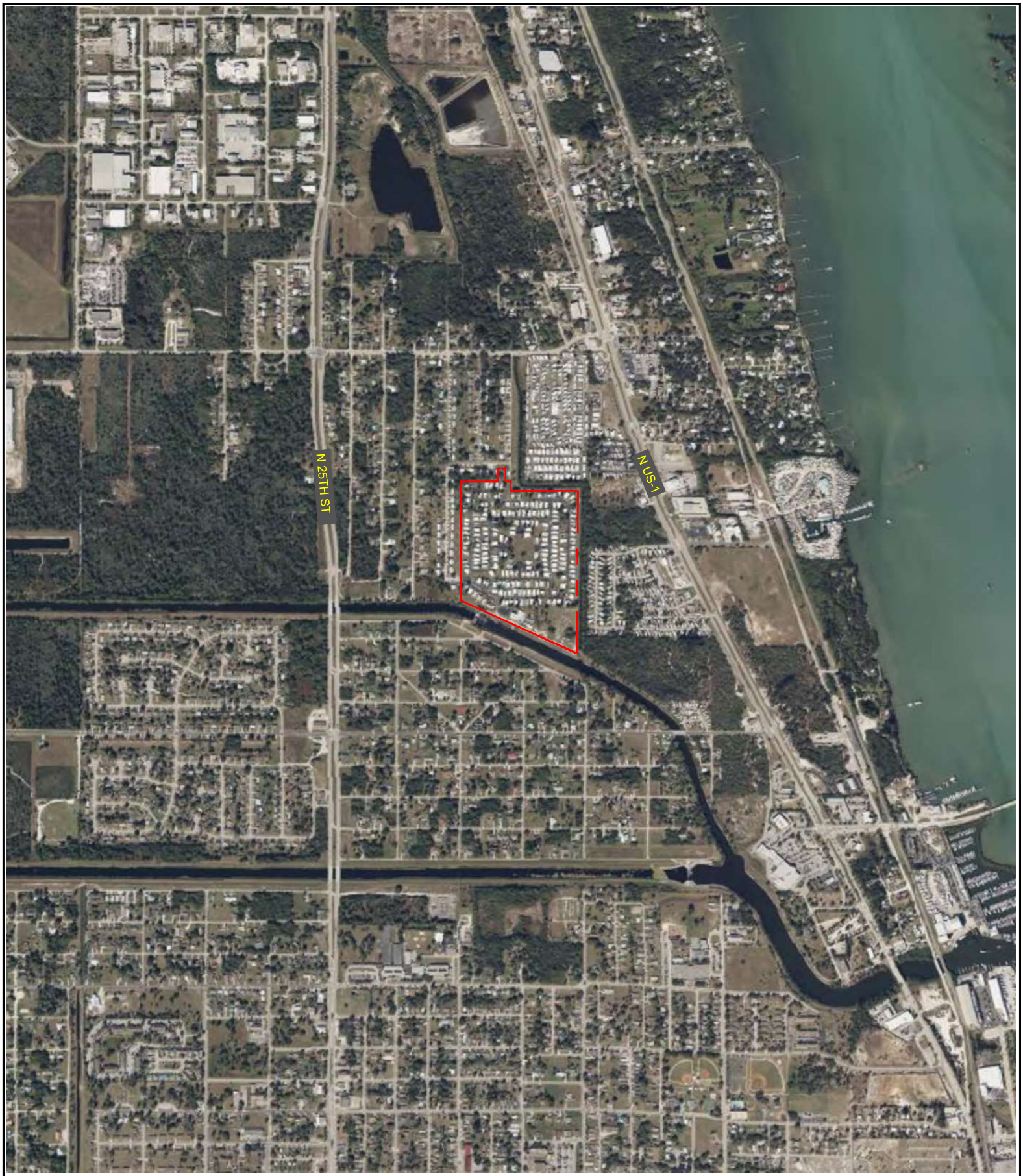
utilize the site as there is no suitable habitat available.

Protected Tree Species

The City of Ft. Pierce (City) has regulations for tree removal. All native trees with a diameter at breast height (DBH) of 14 inches and larger and native palms greater than 10 feet in clear trunk height are protected under Section 22-194 of the City's Code of Ordinances. The city will require a tree removal permit in order to remove any existing protected vegetation. Each protected tree removed must be replaced at a 1:1 ratio of DBH inches. Protected palms must be replaced on a palm for palm basis. The minimum size of planted replacement tree is 12' tall. Mitigation in the form of a payment in lieu of replacement may be accepted if replacement is not an option. The payment amount is based on a price per inch DBH removed.

CONCLUSION

- Wetlands and Surface Waters: It is WGI's opinion that there are no jurisdictional wetlands or surface waters on the subject property.
- An ERP permit from the SFWMD will be needed for the stormwater management system of the proposed development.
- Vegetation: A Tree Removal permit will be required by the City for the removal of existing protected vegetation prior to any site development that may impact existing native tree species.
- Listed Species: WGI did not observe protected species, their habitat, or signs of their presence within the subject property that would present a significant limitation on site development.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

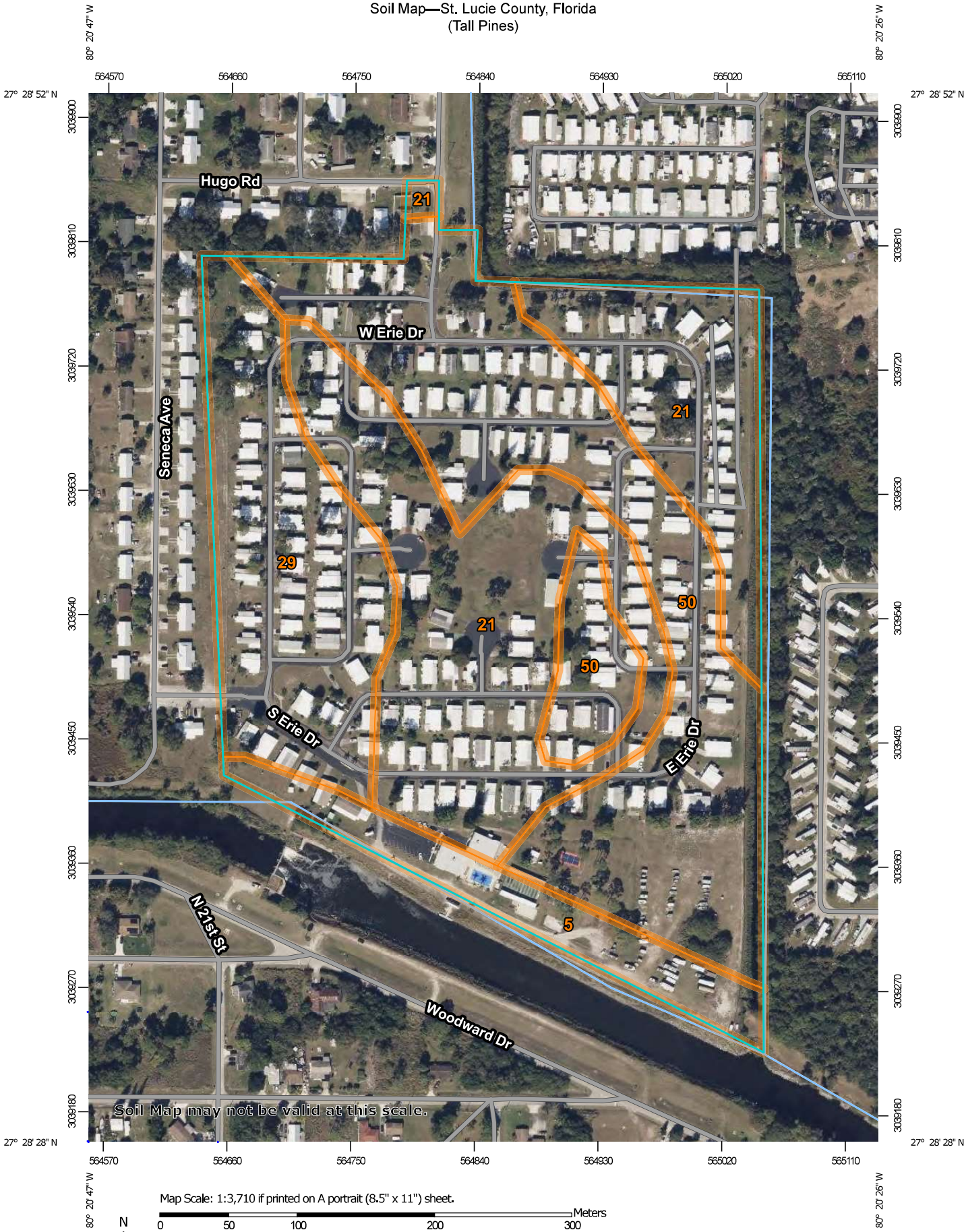
LOCATION MAP
EXHIBIT A

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Soil Map—St. Lucie County, Florida
(Tall Pines)



Map Scale: 1:3,710 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.4	7.4%
21	Lawnwood and Myakka sands	17.2	37.2%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	8.6	18.6%
50	Waveland and Immokalee fine sands	17.0	36.8%
Totals for Area of Interest		**46.3**	**100.0%**



LEGEND
122 - MOBILE HOME UNITS - 41.63 AC

0 220 440 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

ADJACENT SURFACE WATERS
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E
Site Photographs



Photo 1: View from center of site towards the southeast.



Photo 2: View from center of the site looking south.



Photo 3: View within the subject property.



Photo 4: View along western property line looking east. Photo credit: Google StreetView



Photo 5: View of southern property line facing north from Woodward Drive.
Photo credit: Google StreetView

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

Property Identification

Site Address: DAKOTA WAY
Sec/Town/Range: 33/34S/40E
Parcel ID: 1433-310-0002-000-9
Jurisdiction: Saint Lucie County

Use Type: 2800
Account #: 11507
Map ID: 14/33S
Zoning: RMH-5 - Co



Ownership

Granite Tall Pines LLC

c/o Apollo Global Management LLC
9 W 57th St FL 43
New York, NY 10019

Legal Description

33 34 40 W 229.09 FT OF E 329.09FT OF THAT PART OF SW 1/4 LYG N AND E OF TAYLOR CREEK (2.25 AC) (OR 4045-1283)

Current Values

Just/Market Value:	$13,500
Assessed Value:	$13,500
Exemptions:	$0
Taxable Value:	$13,500

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):	2.25
Land Size (SF):	98,010

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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HISTORICAL REPORT
TALL PINES PD

Tall Pines is a development consisting of manufactured homes and an outdoor storage area. The 41.63-acre site is located approximately 1,300 feet south of St Lucie Boulevard, between North 25th Street and North U.S. Highway 1.

Per the St. Lucie Property Appraiser, the development was constructed in the 1970s. **Table 1** below summarizes the Planning and Zoning approval history of the subject site. The applicant has no record of approved plans for the development.

Table 1. Approval History

Date	Petition No.	Request	Action	Resolution/ Ordinance No.
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

August 20, 2024

Kevin Freeman

kfreeman@cityoffortpierce.com

Re: Tall Pines Transportation Impact Analysis Methodology

This letter outlines the proposed methodology for the Tall Pines development in Fort Pierce, St. Lucie County, Florida. The Tall Pines methodology statement is being prepared for Granite Tall Pines LLC. The purpose of this study is to examine the traffic impacts of the manufactured home and RV camping spots development on the surrounding network. The proposed development will add 48 manufactured homes and 33 RV camping spots to the existing Tall Pines Mobile Home Park located off of Bryant Road approximately 2,000 feet southeast of the intersection of St. Lucie Boulevard and N 25th Street. The buildout for the project is expected in 2025.

PROJECT DESCRIPTION

The proposed Project will add 48 manufactured homes and 33 RV camping spots to the existing 214 manufactured home units located in Tall Pines Mobile Home Park. The site plan of the proposed Project is shown in **Figure 1**. The proposed site plan includes two access points, one on the northern portion at Cherokee Ave and another on the western portion with Bryant Road. RV Camping trips will only be permitted to access the site from Bryant Road. Per the City of Fort Pierce Municipal Code, the traffic study will follow St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria.

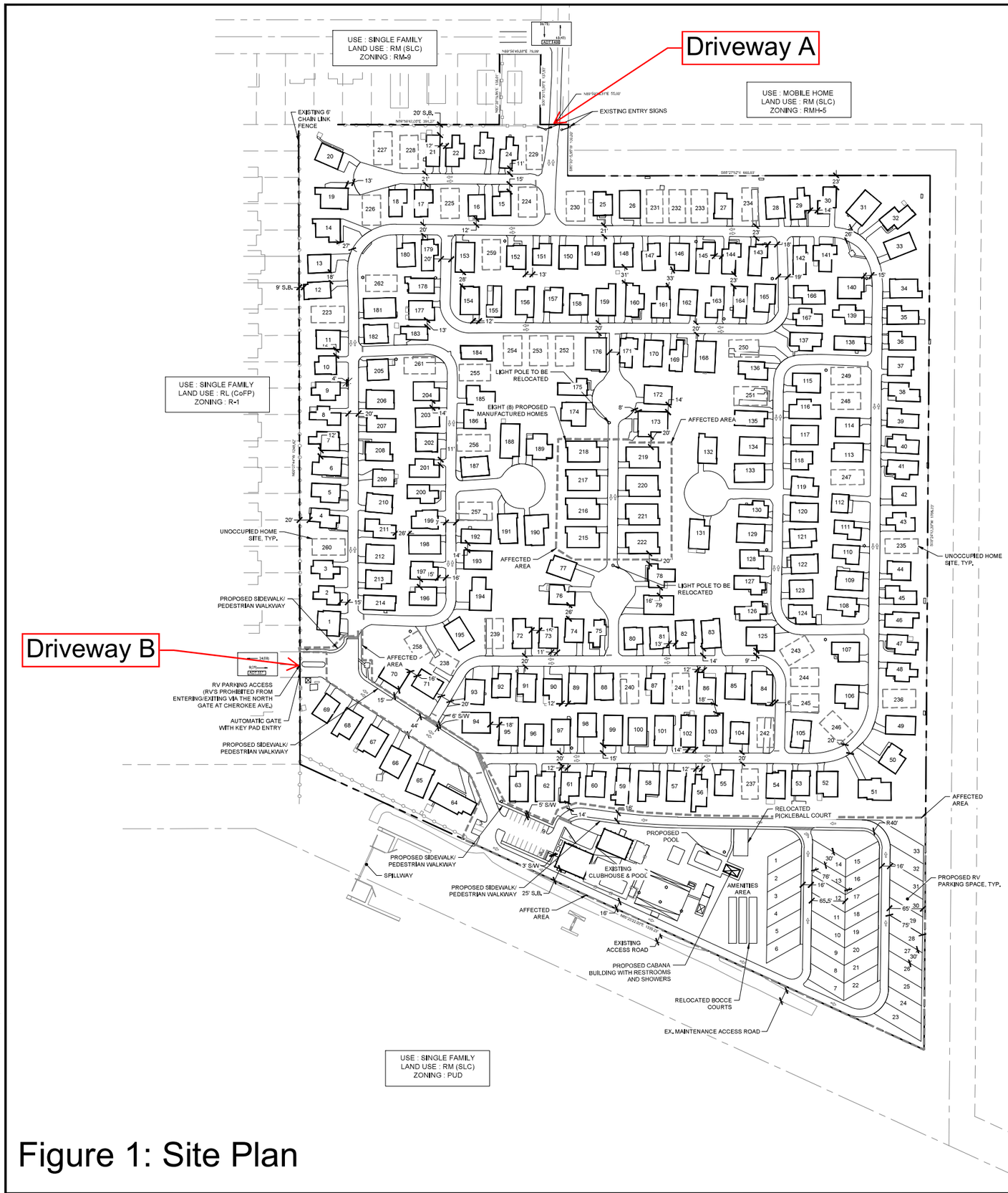
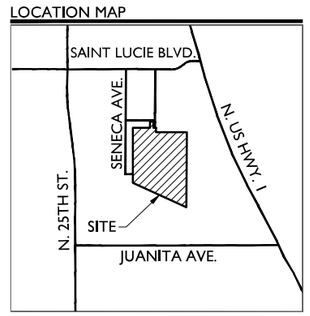
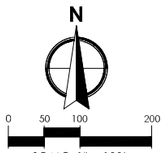


Figure 1: Site Plan

LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
C = COMPACT SPACE
CMPT. = COMPACT
CoFP = CITY OF FORT PIERCE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
F.P. = FOUNDATION PLANTING
GUE = GENERAL UTILITY EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SLC = ST. LUCY COUNTY
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

TRIP GENERATION METHODOLOGY

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time period. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, *11th Edition* was applied for the trip generation analysis because of its widely accepted methodology. The land use "Campground/Recreational Vehicle Park" (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use "Mobile Home Park" (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

Table 1 summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in **Table 1**, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.

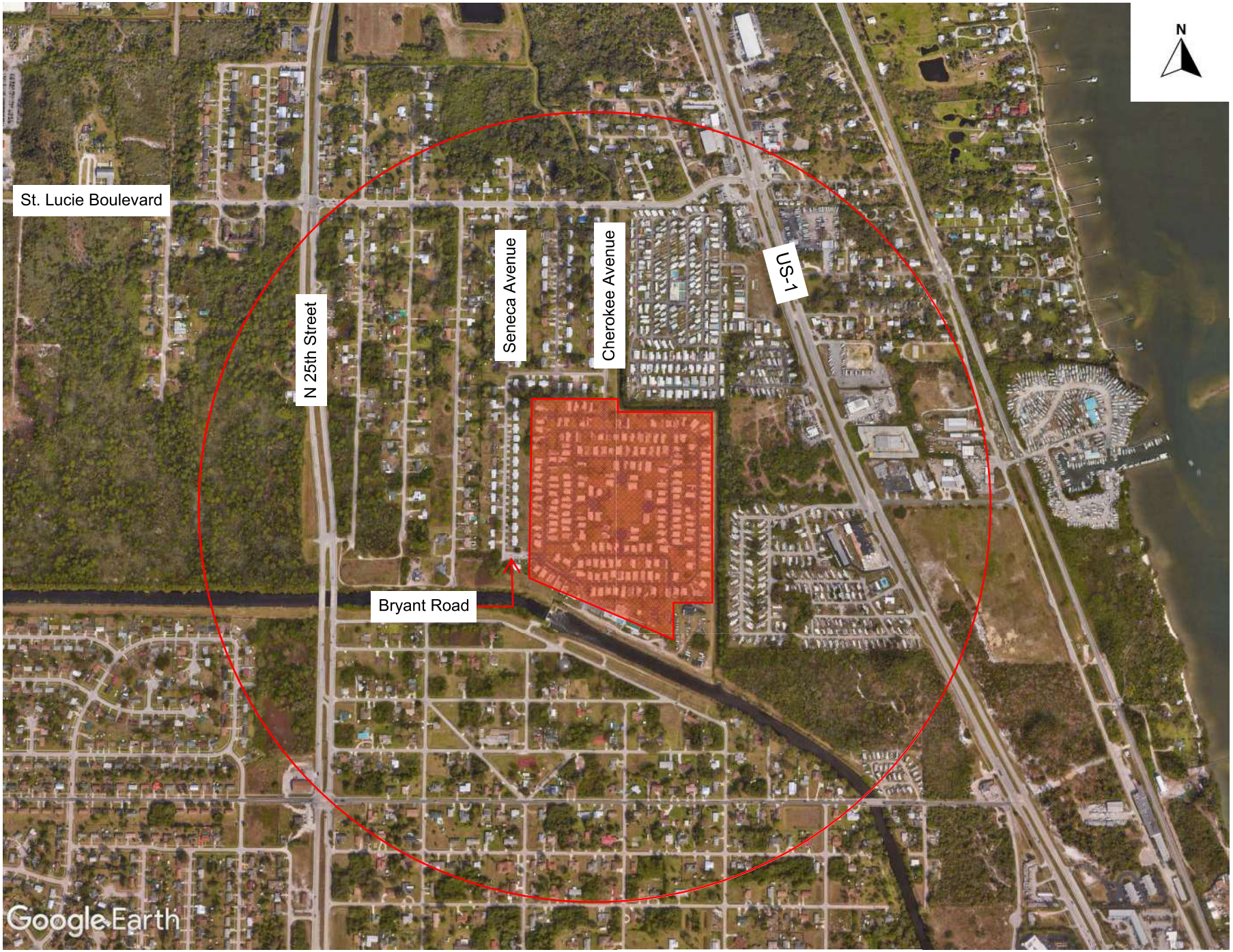
Table 1: Trip Generation Rates

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
[1]Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
[2]Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
Total External Net New Vehicle Trips					**442**	**7**	**19**	**26**	**23**	**14**	**37**

Notes:
1. ITE Land Use 416 Campground/Recreational Vehicle Park:
Daily T= PM Peak Hour/.09
AM Peak Hour T = 0.21*(X) (36% entering, 64% exiting)
PM Peak Hour T = 0.27*(X) + 20.55 (65% entering, 35% exiting)
2. ITE Land Use 240 Mobile Home Park:
Daily T= 7.12*(X)
AM Peak Hour T = 0.39*(X) (21% entering, 79% exiting)
PM Peak Hour T = 0.58*(X) (62% entering, 38% exiting)

Source: WGI, 2024.

According to St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria, "the area to be studied will be based on the New External Trip Generation of the proposed development." According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. **Figure 2 below** depicts the half-mile radius of influence.



Project Site

Half-Mile Radius

Figure 2: Half-Mile Radius

TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online**.** The project distribution can be seen below in **Table 2.**

Table 2: Directional Distribution

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
Total	**79900**	**100%**

Source: WGI, 2024.

Figures 3 and 4 below show the directional distribution and assignment throughout the study roadway network.

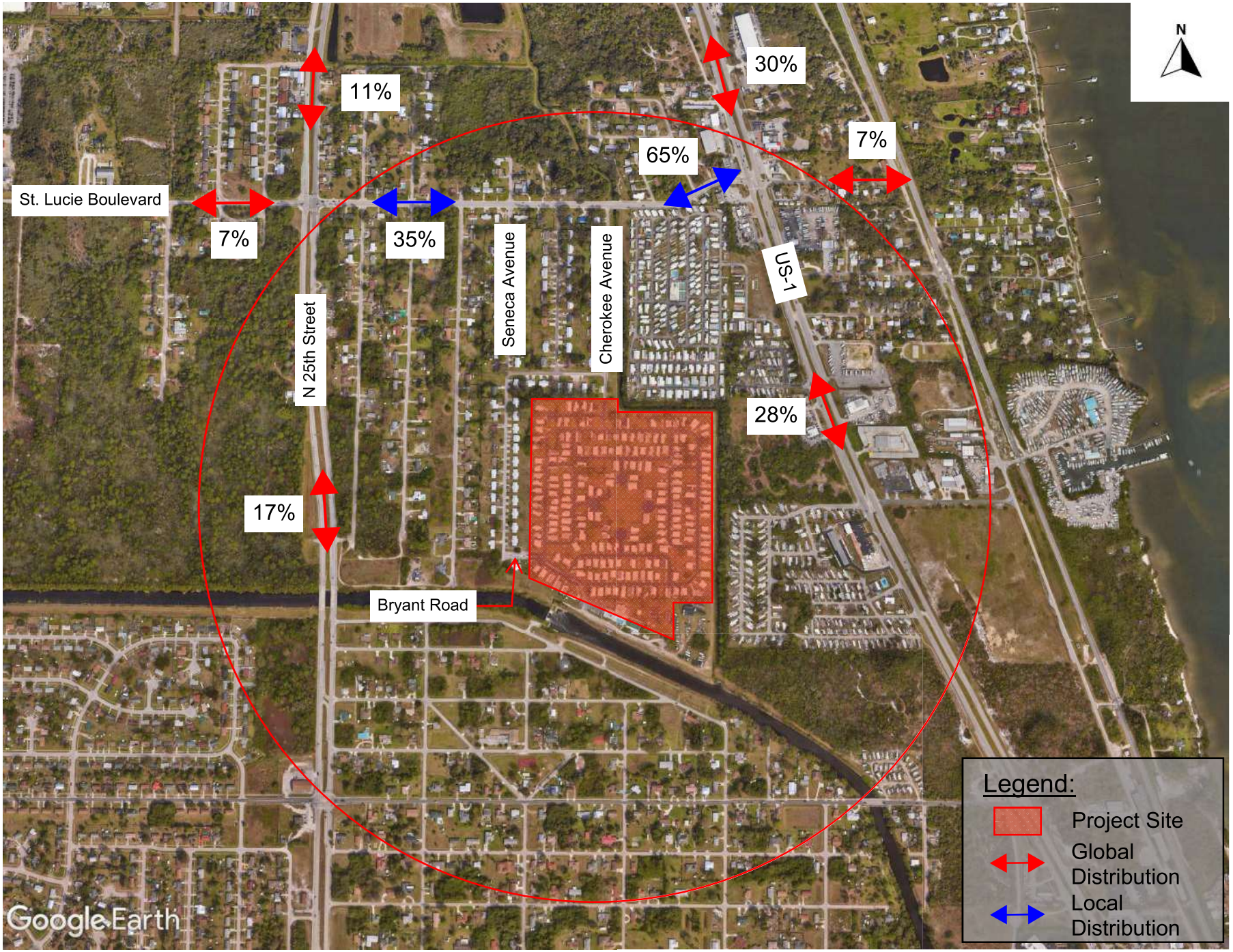


Figure 3: Traffic Distribution

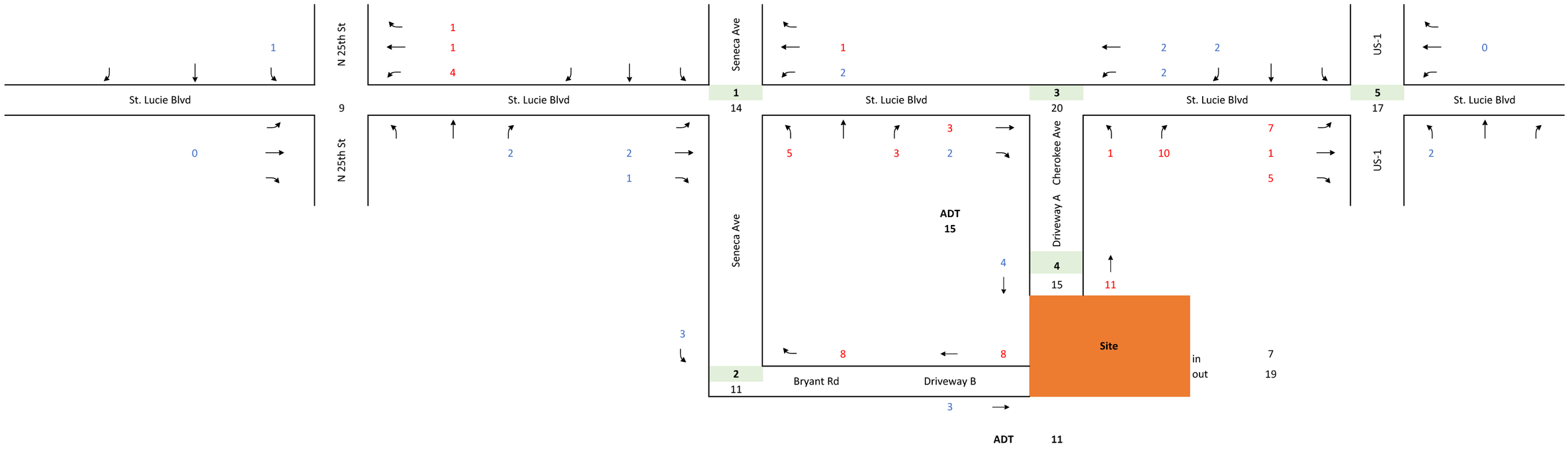


Figure 4: Trip Assignment AM

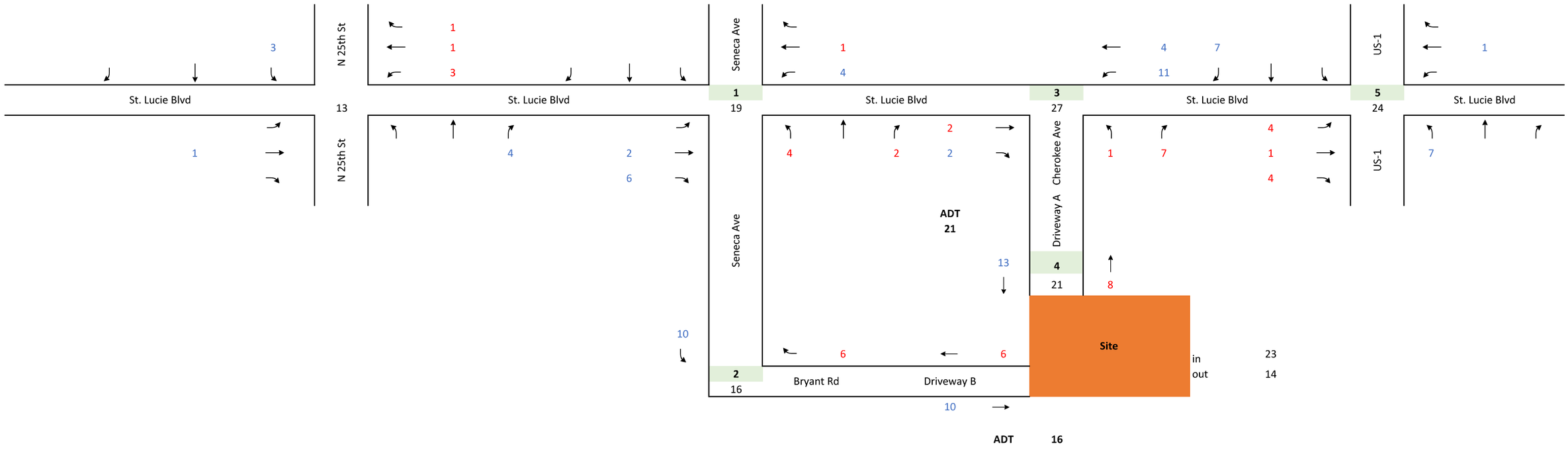


Figure 4: Trip Assignment PM

STUDY AREA

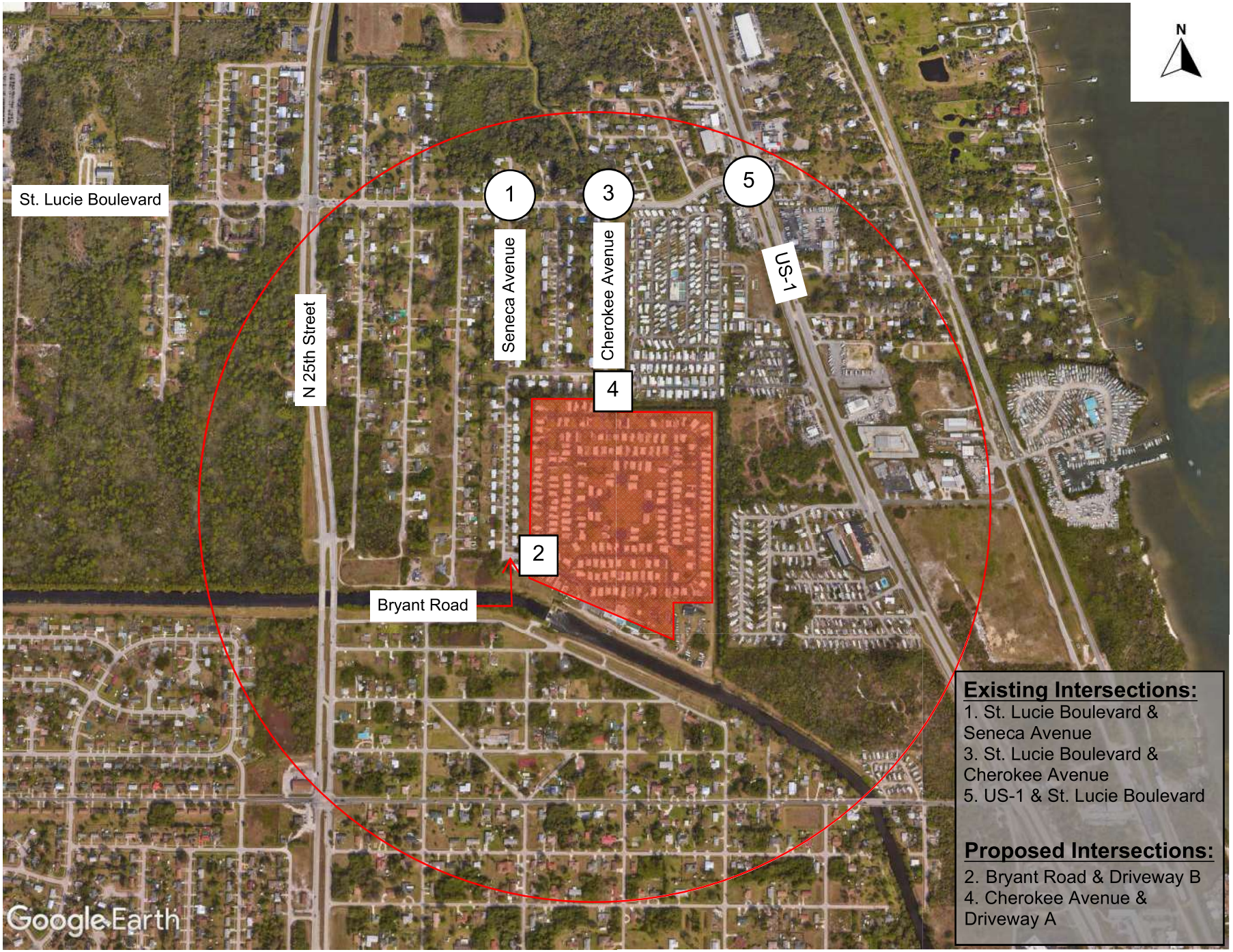
The following major intersections and roadway segments will be included in the traffic analysis:

Intersections:

- US-1 and St. Lucie Blvd.
- St. Lucie Blvd. and Seneca Ave.
- St. Lucie Blvd. and Cherokee Ave.
- Cherokee Ave and Driveway A
- Bryant Road and Driveway B

As per the *Standardized Traffic Impact Studies (TIS) Methodology and Procedures, Section 3: Impacted Roadways/ Intersections*, included in **Appendix B**, these study intersections were chosen because the peak hour traffic is more than 1% of the two-way peak-hour service capacity. The two-way peak-hour service capacity was found using the latest version of the Generalized Service Volumes tables from Florida Department of Transportation, which are based on Context classification area and number of lanes. **Appendix B** includes the significance test used to determine the study area and roadways. As seen in **Appendix B,** the intersections that connect the site to the major roadway network, St. Lucie Blvd. and Seneca Ave. and St. Lucie Blvd. and Cherokee Ave., will need to be analyzed. The intersection of US-1 and St. Lucie Blvd. from Cherokee Ave. to US-1 exceeds the 1% threshold, and therefore will be included in the intersection analysis as well. It should be noted that the available capacity on St. Lucie Blvd. changes directly adjacent to the site due to the context area transitioning from C2 to C4 directly in front of the site.

Figure 5 shows the study area intersections for this development.



(#) Study Intersection [#] Proposed Driveway

Figure 5: Study Area Intersections

BACKGROUND GROWTH

Five (5) years (2019-2023) AADTs from FDOT Florida Traffic Online were used to calculate the background growth. The background growth calculations are shown in **Table 3**. The average annual cumulative growth rate is 1.1% therefore a growth rate of **1%** will be assumed.

Table 3: Background Growth Calculation

Roadway	AADT		Annual Growth
	2019	2023	
N 25th Street North	9,800	9,100	-1.8%
N 25th Street South	11,800	13,200	2.8%
St. Lucie Blvd West	4,800	5,900	5.3%
St. Lucie Blvd East	5,600	5,200	-1.8%
US-1 North	24,500	24,000	-0.5%
US-1 South	20,500	22,500	2.4%
Average Annual Growth Rate			**1.1%**

Source: WGI, 2024.

DATA COLLECTION

The A.M. (7:00 A.M. to 9:00 A.M.) and the P.M. (4:00 P.M. to 6:00 P.M.) peak period turning movement counts will be collected at the study intersections. All traffic counts will be adjusted to peak season conditions using the appropriate FDOT peak season category factors. Turning movement counts will be collected in 15-minute intervals during the two (2) peak periods. Turning movement counts will also include pedestrians and bicyclists. Signal timing information will be obtained from St. Lucie County Traffic Engineering Division. All traffic data collected will be provided in the Appendix of the traffic impact study.

CAPACITY ANALYSIS

Capacity analyses will be conducted for the A.M. and P.M. peak hours at the study intersections and the driveways. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB's), *Highway Capacity Manual* (HCM), 2000, 2010, and 6th Editions. Capacity analyses will be conducted for existing and future conditions, and potentially for future conditions with mitigations, if needed. A build-out year of 2025 will be used in the analysis.

Documentation

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will include appropriate text and graphics necessary to summarize the analysis and conclusions.

Should you have any questions regarding this traffic study methodology please contact me via email at Ravali.Kosaraju@wginc.com or via telephone at (512) 582-5569 if you have any questions.

Respectfully submitted,

WGI, Inc.

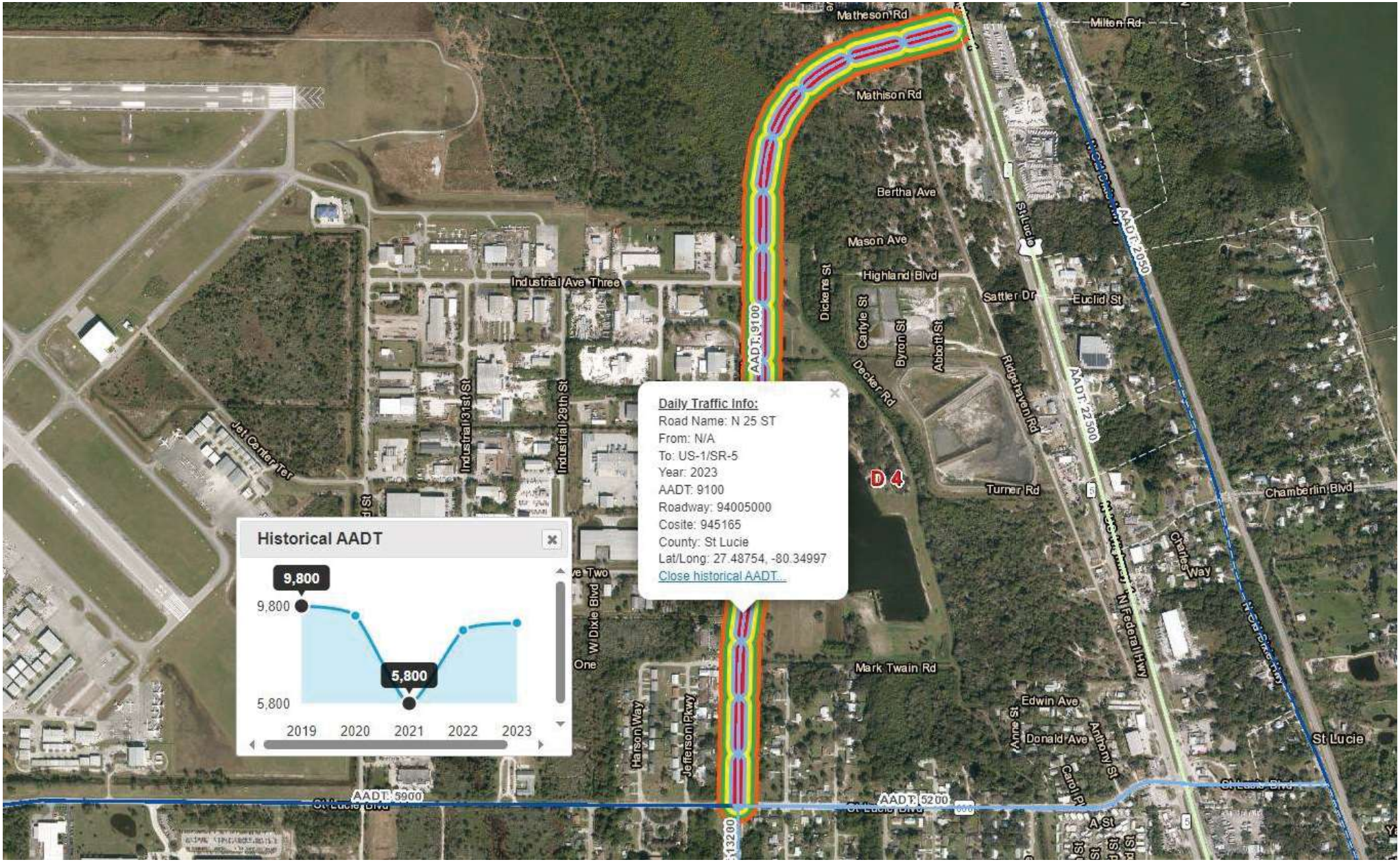


Ravali Kosaraju, P.E. (TX)

Appendix A: Historical AADT Data

Appendix B: Significance Testing

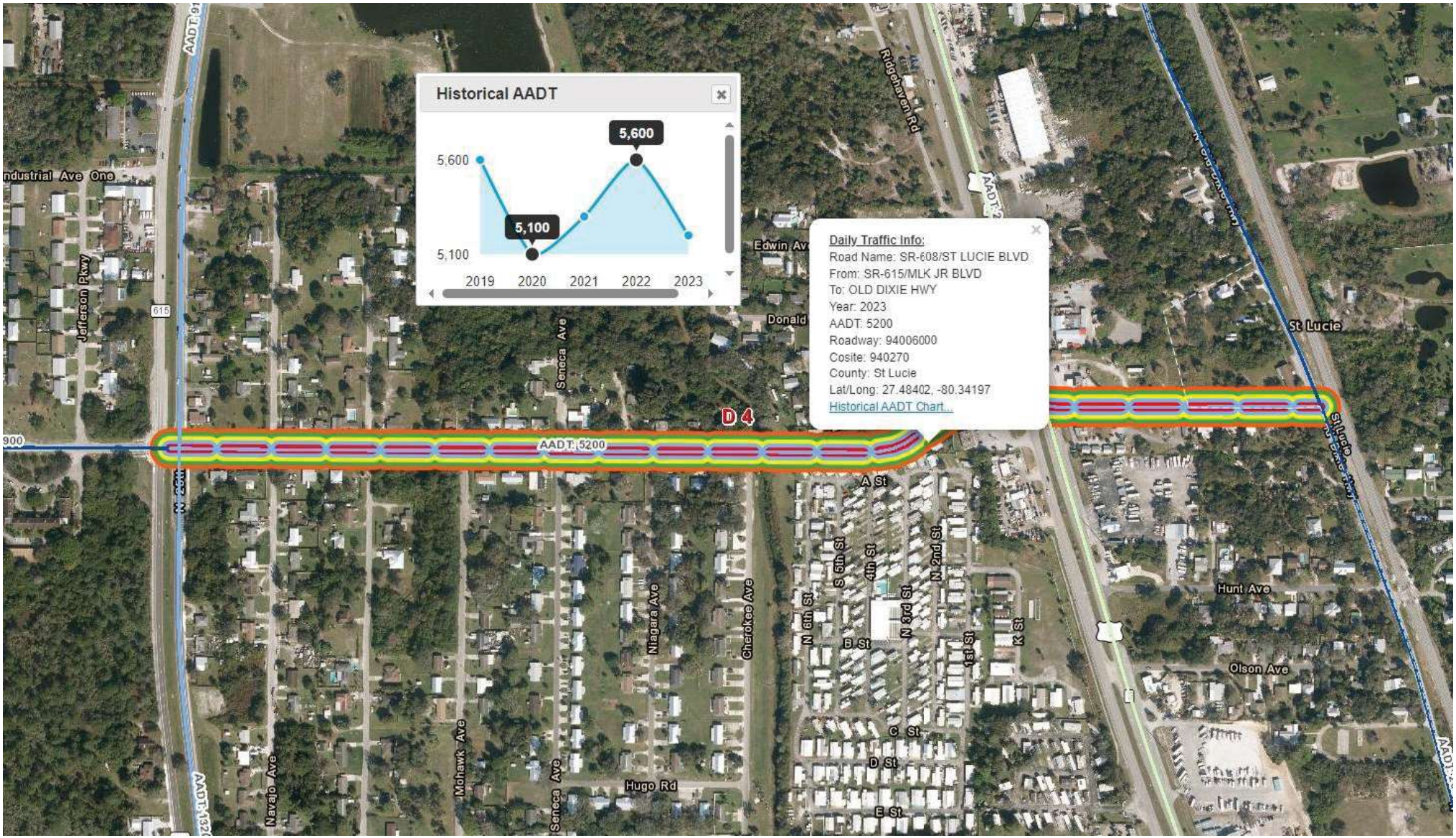
APPENDIX A: HISTORICAL AADT DATA



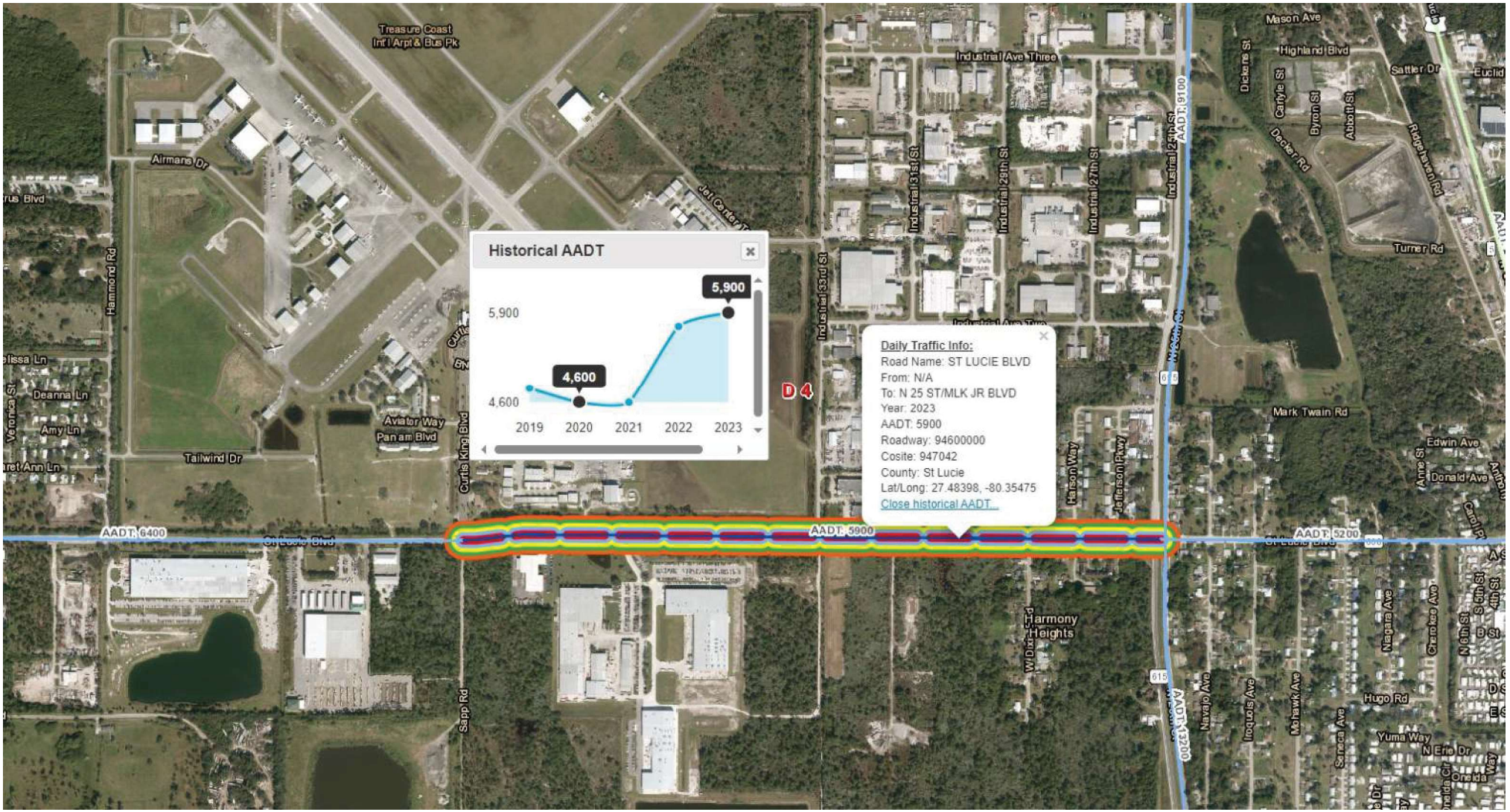
Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



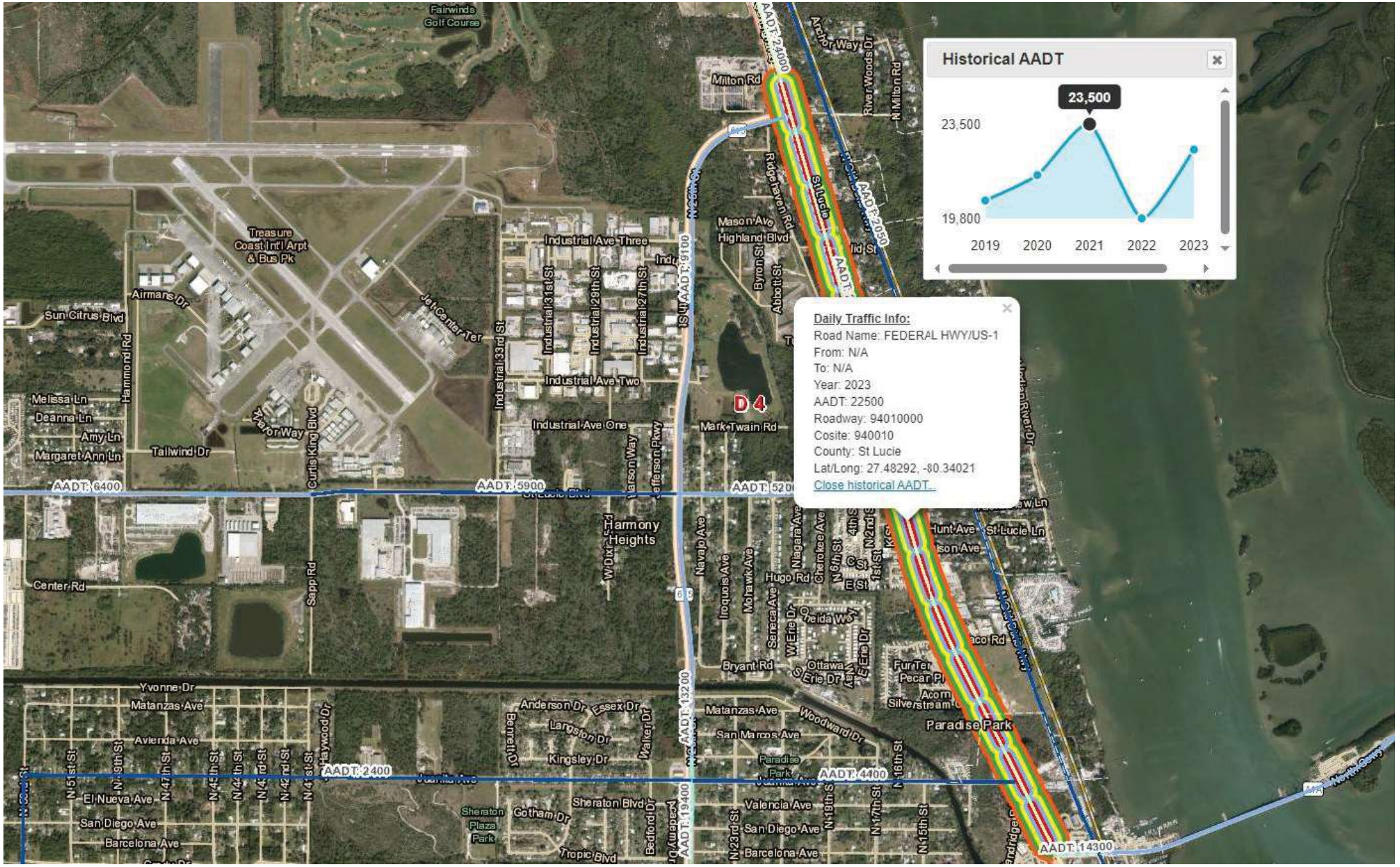
Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



Appendix A
Historical AADT Data



Appendix A
Historical AADT Data

APPENDIX B: SIGNIFICANCE TESTING

Roadway Segment	Number of Lanes	LOS D Service Volumes	Project Trips											
			% Assignment	AM Peak Hour					PM Peak Hour					
				Trips		% Impact			Trips		% Impact			
				Enter	Exit	Total Added Trips	Total %	Significance	Enter	Exit	Enter	Significance	Total %	Significance
Saint Lucie Boulevard	2U	1330	7%	0	1	1	0.1%	NO	1	1	2		0.2%	NO
From: Center Road To: North 25th Street														
Saint Lucie Boulevard	2U	1580	35%	3	6	9	0.6%	NO	8	5	13		0.8%	NO
From: North 25th Street To: Seneca Avenue														
Saint Lucie Boulevard	2U	1580	24%	4	4	8	0.5%	NO	6	3	9		0.6%	NO
From: Seneca Avenue To: Cherokee Avenue														
Saint Lucie Boulevard	2U	1580	65%	4	13	17	1.1%	YES	15	9	24		1.5%	YES
From: Cherokee Avenue To: US-1														
Saint Lucie Boulevard	2U	1580	7%	0	1	1	0.1%	NO	1	1	2		0.1%	NO
From: US-1 To: Old Dixie Highway														
Cherokee Avenue	2U	1330	59%	4	11	15	1.1%	YES	13	8	21		1.6%	YES
From: Driveway A To: Saint Lucie Boulevard														
Seneca Avenue	2U	1330	41%	3	8	11	0.8%	NO	10	6	16		1.2%	YES
From: Bryant Road To: Saint Lucie Boulevard														

Note: Significance Level 1% LOS D for any road segment to which development traffic makes its first connection to the Major Road Network.
Significance level 5% LOS D for all other major road segments per St Lucie TPO Standardized TIS Methodology & Procedures.

1. PURPOSE AND APPLICABILITY

The purpose is to provide a generally uniform methodology for identifying potential traffic impacts of new development and redevelopment on the transportation system and developing mitigation strategies to offset those impacts. However, the need to perform a Traffic Impact Study (TIS) will be determined in accordance with the applicable local government requirements and provisions.

The TIS is to be signed and sealed by a registered professional engineer licensed to practice in Florida.

Any reference to the "Local Government" in these guidelines shall mean the City of Ft. Pierce, City of Port St. Lucie, St. Lucie County, their consultants, sub-consultants, contractors, or employees, as applicable. Any reference to the "Applicant" in these guidelines shall mean the person or party making application to the Local Government, to include the Applicant's consultants, sub-consultants, and contractors.

Unless otherwise agreed to in an approved Methodology Statement, the procedures of this unified methodology document will be followed.

2. METHODOLOGY STATEMENT

Prior to conducting any study, a Methodology Statement shall be prepared by the Applicant and submitted to the Local Government for review and approval. The purpose of the Methodology Statement is to establish agreed upon methodologies and assumptions prior to the start of the study. The methodology shall address the following minimum elements:

- Description of land uses, site location, build-out schedule, and phasing
- Preliminary site plan
- Trip Generation
- Internal Capture
- Background Traffic Growth Procedure
- Distribution and Assignment
- Committed Network

It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government.

3. IMPACTED ROADWAYS/INTERSECTIONS

At a minimum, the following impacted roadway segments and intersections shall be analyzed in the TIS:

a. Any Road Segment to which development traffic makes its first connection to the Major Road Network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity,

b. Major Road Segment on which the two-way peak-hour project traffic consumes 5 (five) percent or more of the existing or committed two-way peak-hour service capacity,

c. Site driveway connections to public roads. In addition, if the development has no direct connection to the Major Road Network, the intersections of the local/non-major roads (that provides access to the development) with the Major Road Network shall be analyzed, and

d. Major Intersections that are part of the impacted roadways.

To determine whether peak-hour development traffic consumes one percent or five percent or more of the existing service capacity of a road, the generalized roadway service volumes from the latest version of the Generalized Service Volumes tables of the Florida Department of Transportation (FDOT) shall be used. Roadway functional classification shall be based on the St. Lucie TPO's Federal Functional Classification Map and, for roads that are not contained on the map, it shall be based on the Local Government's Comprehensive Plan.

An alternative study network identification methodology can be followed by the Applicant; this methodology is described in Appendix B. Agreement on the use of the alternative study network methodology shall be reached during the methodology phase and its use acceptance is at the Local Government's discretion.

4. ANALYSIS SCENARIOS

The Applicant shall be required to provide an analysis of the following scenarios:

e. **Existing scenario** is defined as the analysis of existing traffic on the Existing Network.

f. **Background scenario** is defined as the analysis of existing traffic plus background traffic on the committed network.

g. **Background scenario with mitigation** is defined as the analysis of existing traffic plus background traffic on the committed network with the inclusion of any other improvements that are required to restore a facility to its adopted level of service standard.

h. **Future scenario** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network.

i. **Future Scenario with mitigation** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements (if needed) that are required to restore a facility to its adopted level of service standard.

A detailed definition of the analysis scenarios is included in Appendix A.

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

Property Identification

Site Address: 314 S ERIE DR
Sec/Town/Range: 33/34S/40E
Parcel ID: 1433-210-0003-000-9
Jurisdiction: Saint Lucie County

Use Type: 2800
Account #: 11505
Map ID: 14/33N
Zoning: RMH-5 - Co

Ownership

Granite Tall Pines LLC

c/o Apollo Global Management LLC
9 W 57th St FL 43
New York, NY 10019



Legal Description

33 34 40 SE 1/4 OF NW 1/4-LESS N 100 FT LYG E OF E R/W CHEROKEE AV EXTENDED SOUTHWARD AND LESS E 100 FT-AND FROM CENTER OF SEC AT PT ON E SIDE OF CANAL RUN S 88 DEG 33 MIN 54 SEC W ALG E-W 1/4 SEC LI 329.9 FT FOR POB, TH CONT S 88 DEG 33 MIN 54 SEC W 789.66 FT TO NLY R/W MAIN CANAL LATERAL 20, TH S 66 DEG 29 MIN 23 SEC E ON R/W 864.12 FT, TH N 00 DEG 37 MIN 56 SEC W // TO N-S 1/4 SEC LI 364.48 FT TO E-W 1/4 SEC LI AND POB (38.96 AC) (OR 4045-1283

Total Areas

Finished/Under Air (SF):	4,921
Gross Sketched Area (SF):	14,122
Land Size (acres):	38.52
Land Size (SF):	1,677,882

Current Values

Just/Market Value:	$10,594,400
Assessed Value:	$10,594,400
Exemptions:	$0
Taxable Value:	$10,594,400

Property taxes are subject to change upon change of ownership.

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

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4827362 OR BOOK 4566 PAGE 299, Recorded 03/05/2021 12:39:22 PM Doc Tax: $84583.80

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Signature of Witness

Leah Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By:
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL)

JOHN J. FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South 88°33'54" West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South 00°37'56" East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.

2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.

3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.

4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.

5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)

6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)

7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)

8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)

10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)

11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)

12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)

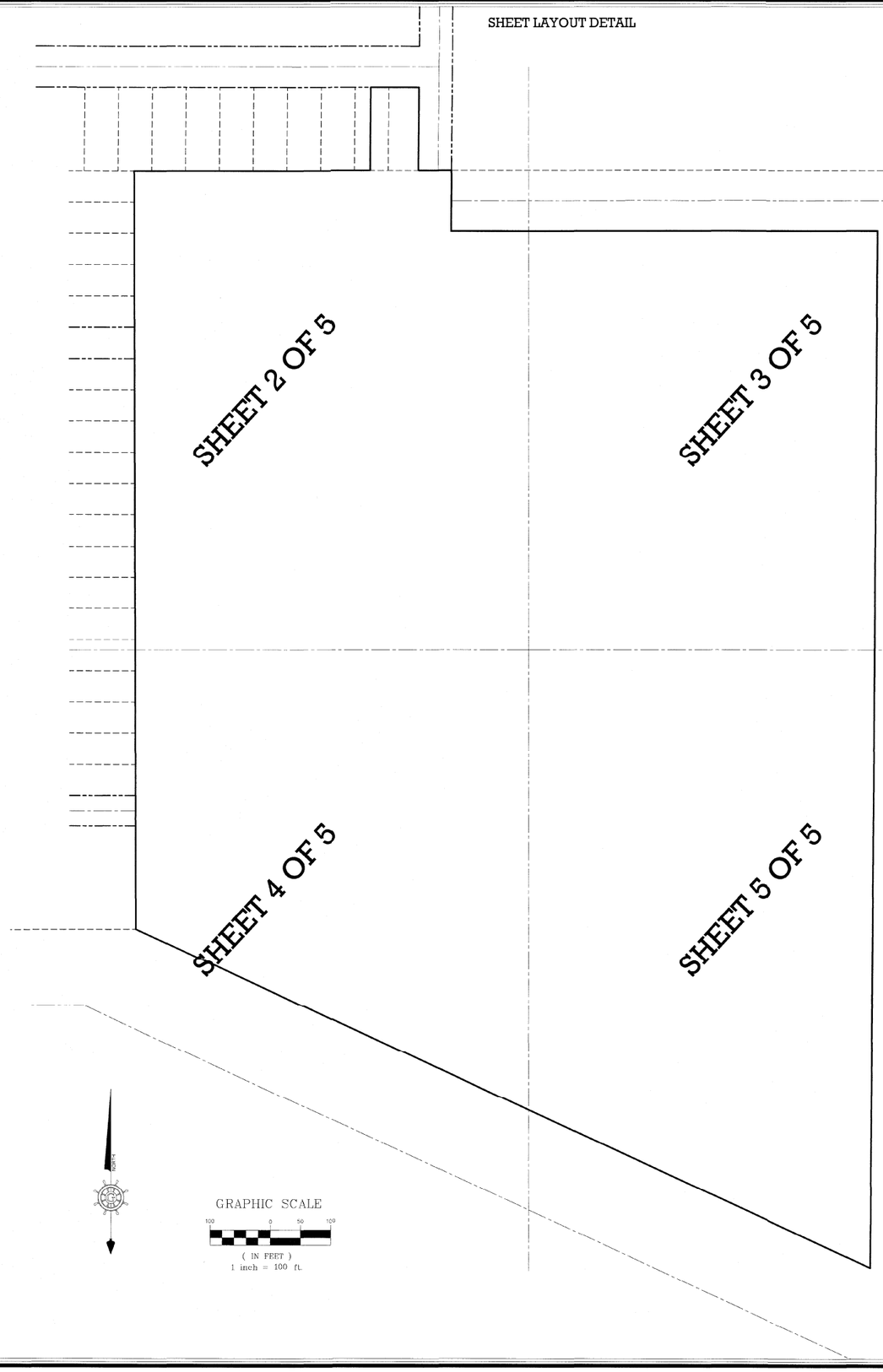
13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)

14. Any matters shown on the Survey.

15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of $7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2081, in the original principal amount of $8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
P.T.	POINT OF TANGENT
F.N.D.	FOUND NAIL & DISK
O.R.	OFFICIAL RECORD
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- CABLE BOX
- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY. ©

REVISIONS

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LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM3945	RCP	REINFORCE CONCRETE PIPE	F.I.R.	FOUND IRON ROD
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	PVC	POLYVINYL CHLORIDE PIPE	F.I.P.	FOUND IRON PIPE
NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- CABLE BOX
- TOWER
- VAULT
- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- SIGN (AS NOTED)
- MONITORING WELL
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EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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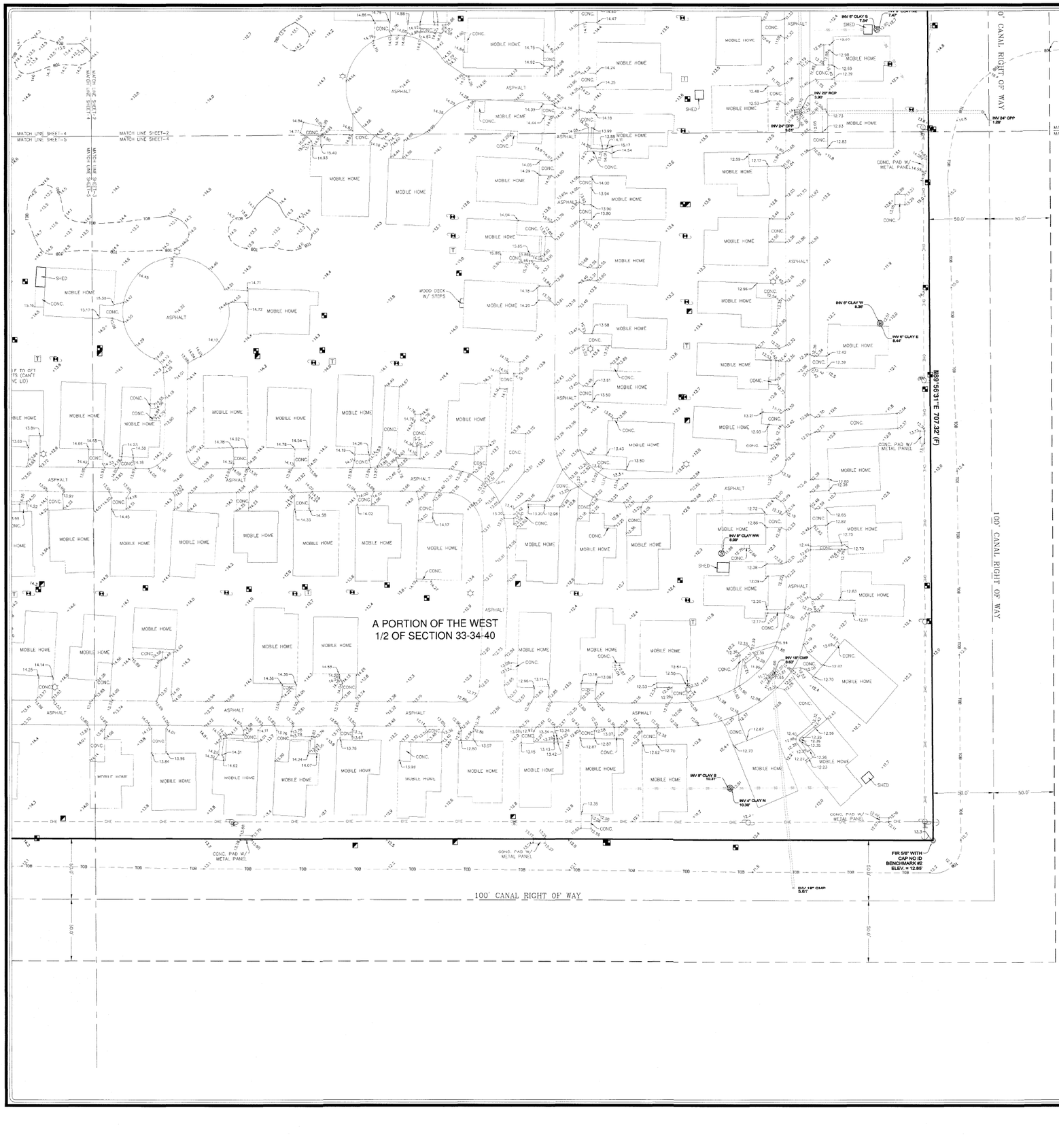

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

LEGEND OF SYMBOLS & ABBREVIATIONS

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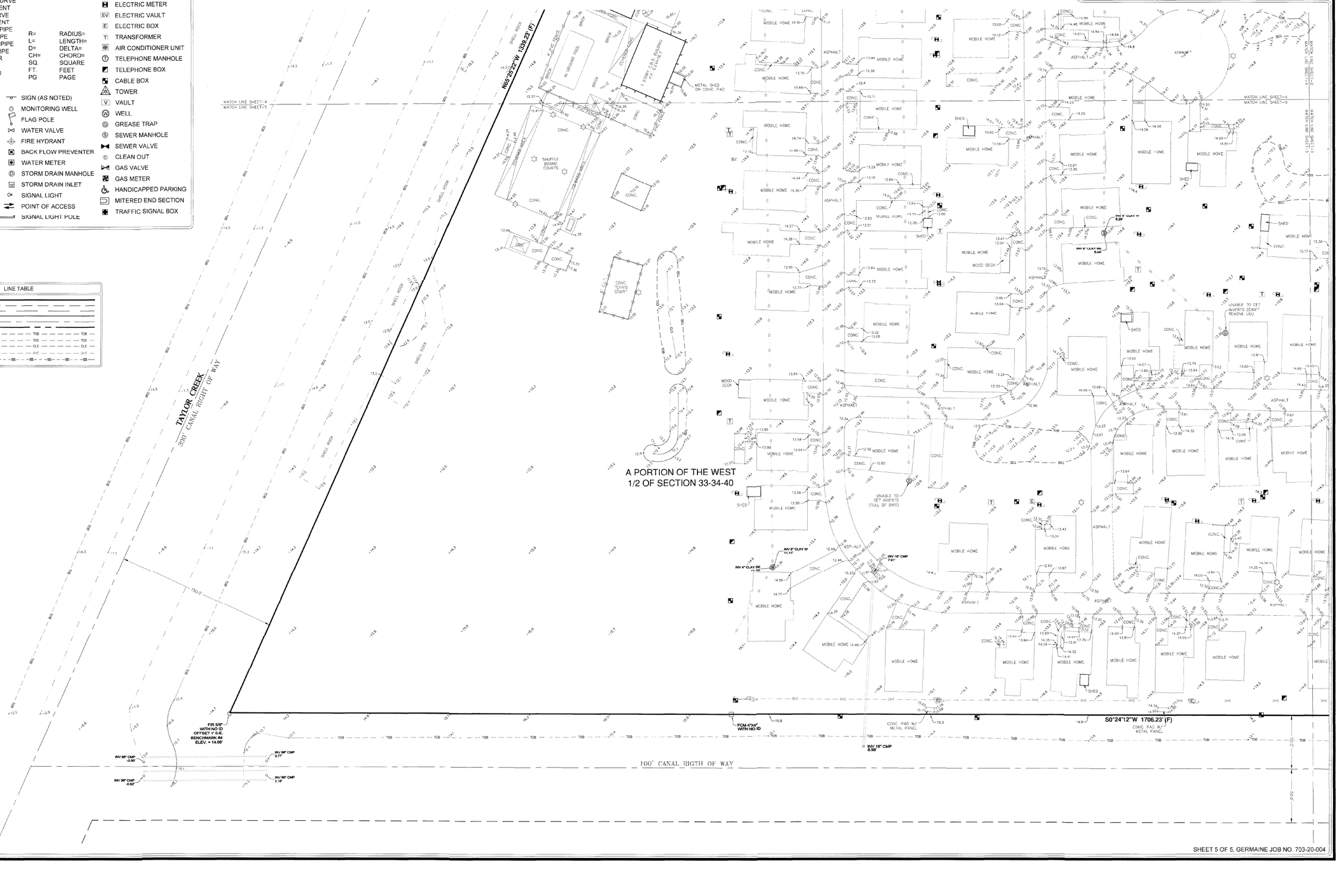

Traffic Impact Analysis will be provided at a later date.

Technical Review Committee **1. d.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Master Planned Development - Tall Pines - (2) Parcels: 1433-210-0003-000-9 and 1433-310-0002-000-9

SUMMARY

Project #PD2024-00005

Master PD Zoning Application to rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce) and to approve a 33-lot recreational vehicle park, and the addition of eight (8) manufactured homes in the center of the existing 254-lot development.

This application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

SITE CHARACTERISTICS

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

(2) Parcels: 1433-210-0003-000-9 & 1433-310-0002-000-9

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/05/2024 12:26 PM
Final Approval Date: 09/05/2024

PROJECT NARRATIVE
TALL PINES PD
City of Fort Pierce
Initial Submittal: August 16, 2024

REQUEST

On behalf of the applicant, WGI respectfully requests the following:

- **Master PD Zoning Application** to rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce) and to approve a 33-lot recreational vehicle park, and the addition of eight (8) manufactured homes in the center of the existing 254-lot development.

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Subject Site Aerial



SURROUNDING PROPERTIES

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridgecoast Mobile – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the storagePUP self-storage facility, and the coolPUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce. **Table 1** below details the surrounding uses, including FLU, zoning, and jurisdiction.

Table 1. Surrounding Uses

	Jurisdiction	FLU	Zoning District	Existing Use
Subject Site	St. Lucie County	Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Manufactured Home Park
North	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Duplex
				Single-family
			Residential, Mobile Home-5 (RMH-5)	Mobile Home
East	St. Lucie County	Commercial (COM)	Commercial General (CG)	Vacant
				Automobile Sales & Rental
				Self-Storage
				Business Center
			Recreational Vehicle Park (RVP)	Mobile Home Park
		Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Mobile Home Park
			Planned Unit Development (PUD)	Vacant
South	St. Lucie County	Residential Urban (RU)	Residential, Single-Family-4 (RS-4)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single-Family Low Density (R-1)	
				Public Park
West	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single Family Low Density (R-1)	

DEVELOPMENT HISTORY

Table 2 below summarizes the Planning and Zoning approval history of the subject site.

Table 2. Approval History				
Date	**Petition No.**	**Request**	**Action**	**Resolution/ Ordinance No.**
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

DEVELOPMENT PROGRAM

EXISTING

Tall Pines consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

PROPOSED

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and key pad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development. **Table 3** below lists non-conformities of the development program based on the R-3 zoning standards.

Table 3. Non-Conformity Chart

Code Section	Required	Provided	Existing Non-Conformity
SEC. 125-193.(b)(2)a. - YARD SETBACKS	25'	20’	5’

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package, are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines.

This section is intentionally blank.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The development program is consistent with the following goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan.

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

- ***Objective 6.3*: "The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households."**

- ***Policy 6.3.4*: "The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes."**

  The development program consists of an age-restricted manufactured home development. This assists the City in achieving *Policies 6.1.6* and *6.3.4* and *Objective 6.3* of the Comprehensive Plan in providing a variety of housing types including manufactured homes for retirement-age groups that are affordable for a range of lower income households.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

The development program is consistent with the following regulations and standards of the City of Fort Pierce Land Development Regulations.

- ***Sec. 125-212.(c) General standards for approval.***

  The development program proposes the addition of an RV park, a commercial use, near the existing manufactured home park (residential) on the 41.63-acre subject site. Per the "Consistency with the Comprehensive Plan" section of this narrative, the development is consistent with the comprehensive plan per *Sec. 125-212.(c)(1) Comprehensive plan consistency*.

  Per *Sec. 125-212.(c)(2) Density*, the development program proposes a maximum density of up to 6.5 dwelling units per acre, meeting the density requirements of the RL FLU.

  Due to the layout of the existing manufactured home development, there are existing conditions that do not comply with current standards. These are proposed to remain as existing non-conformities within the proposed Planned Development. A minimum ten-foot-wide perimeter setback cannot be met along all property boundaries, a factor that is considered in *Sec. 125-212(c)(3)b Perimeter setbacks*.

The development program provides approximately 52% open space within the development. This open space includes all areas of the subject site free of manufactured homes, unoccupied home sites, RV parking spaces, asphalt, sidewalks, and amenities as described in *Sec. 125-212.(c)(4) Open space*.

- ***Sec. 125-212.(d) Application requirements.***

  The following have been provided with the PD zoning application for Master PD (MPD) as required by *Sec. 125-212.(d) Application requirements*.
  - Approved Site Plan
  - PD Site Plan
  - Boundary Survey
  - Topographic Survey
  - Project Narrative
  - Recorded Deed
  - Legal Description
  - Statement of PD Benefits
  - Site Location Map
  - Master Stormwater Report
  - Traffic Impact Analysis – **to be provided upon approval of traffic methodology**.
  - Environmental Assessment

- ***Sec. 125-249. Combined mobile home and recreational vehicle parks***

  The development program proposes an RV park within an existing manufactured home development. Per *Sec. 125-249.(2)a. General layout standards*, RV park spaces are collocated and clustered on the southeast of the subject site, and an improved roadway buffers the RV park from the manufactured home park per *Sec. 125-249.(2)b.2. Implementation*.

CONCLUSION

The application request is for a Master PD Zoning application to rezone from St. Lucie County's Residential, Mobile Home – 5 (RMH-5) zoning district to the City of Fort Pierce's Planned Development (PD) zoning district, and propose the addition of a recreational vehicle park and eight additional manufactured homes in the existing development. The RV park consists of 33 spaces, and access from Bryant Road will be utilized to isolate RV traffic to one portion of the development. The existing and proposed manufactured homes bring the total potential unit count to 262 dwelling units for a gross density of up to 6.5 units per acre, consistent with the density range of the proposed Low-Density Residential (RL) future land use. This Master PD Zoning application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

Sincerely,



WGI, Inc.
Jerrod Purser, PLA
Senior Project Manager



The purpose of this adjustment is to add one 28 X 64 mobile home for a managers office.

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN
MINOR REVISION (S)
APPROVED
DATE: 3-7-94
SPTRC REP. D.P.K.

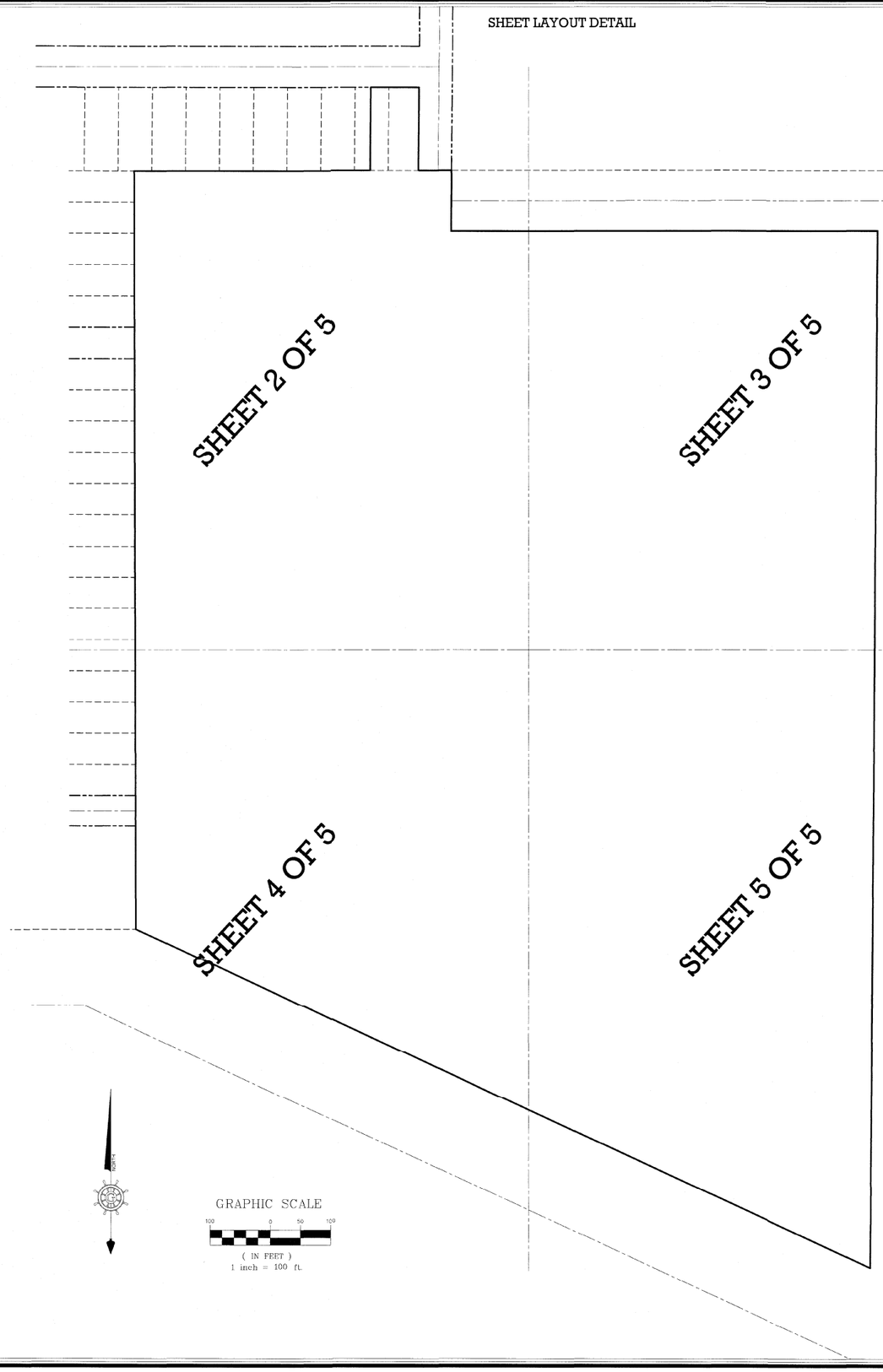
TALL PINES

RECEIVED
FEB 15 1994
COMMUNITY DEVELOPMENT
ST. LUCIE CO., FL

THE BOUNDARY HUNTER™

JAMES A. FOWLER
LAND SURVEYING COMPANY
929 7 TH AVENUE - 32960
P.O. BOX 1677 - VERO BEACH, FL.
(407) 562-4744

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"X4"X24" CONCRETE MONUMENT PSM 3945
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM
NAVD 88	NORTH AMERICAN VERTICAL DATA
S.N.D.	SET NAIL & DISK STAMPED PSM3945
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P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
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CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
(P)	AS RECORDED ON PLAT
(D)	AS RECORDED ON DEED
(F)	AS MEASURED IN FIELD
(C)	AS CALCULATED
F.I.R.	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
NO ID	NO IDENTIFICATION
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O.R.	OFFICIAL RECORD
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F.I.P.	FOUND IRON PIPE
C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
P.C.	POINT OF CURVE
F.C.	FENCE CORNER
F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
D=	DELTA=
CH=	CHORD=
SQ.	SQUARE
FT.	FEET
PG	PAGE

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- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
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- WELL
- GREASE TRAP
- SEWER MANHOLE
- SEWER VALVE
- CLEAN OUT
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
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NAVD 88	NORTH AMERICAN VERTICAL DATA	B.F.P.	BACK FLOW PREVENTOR	C.L.F.	CHAIN LINK FENCE
S.N.D.	SET NAIL & DISK STAMPED PSM3945	(P)	AS RECORDED ON PLAT	CB=	CHORD BEARING=
S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
P.C.C.	POINT OF COMPOUND CURVE	F.I.R.	FOUND 1/2" IRON ROD	R/W	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT	P.O.B.	POINT OF BEGINNING	ELEV.=	ELEVATION=
P.R.C.	POINT OF REVERSE CURVE	NO ID	NO IDENTIFICATION	F.L.	FENCE LINE
(PRO)	PRORATED MEASUREMENT	P.T.	POINT OF TANGENT	CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE	F.N.D.	FOUND NAIL & DISK	P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE	O.R.	OFFICIAL RECORD	R=	RADIUS=

POINT OF ACCESS

L=	LENGTH=	PG	PAGE
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT	FEET		

- METER POST
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- ELECTRIC BOX
- TRANSFORMER
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- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
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LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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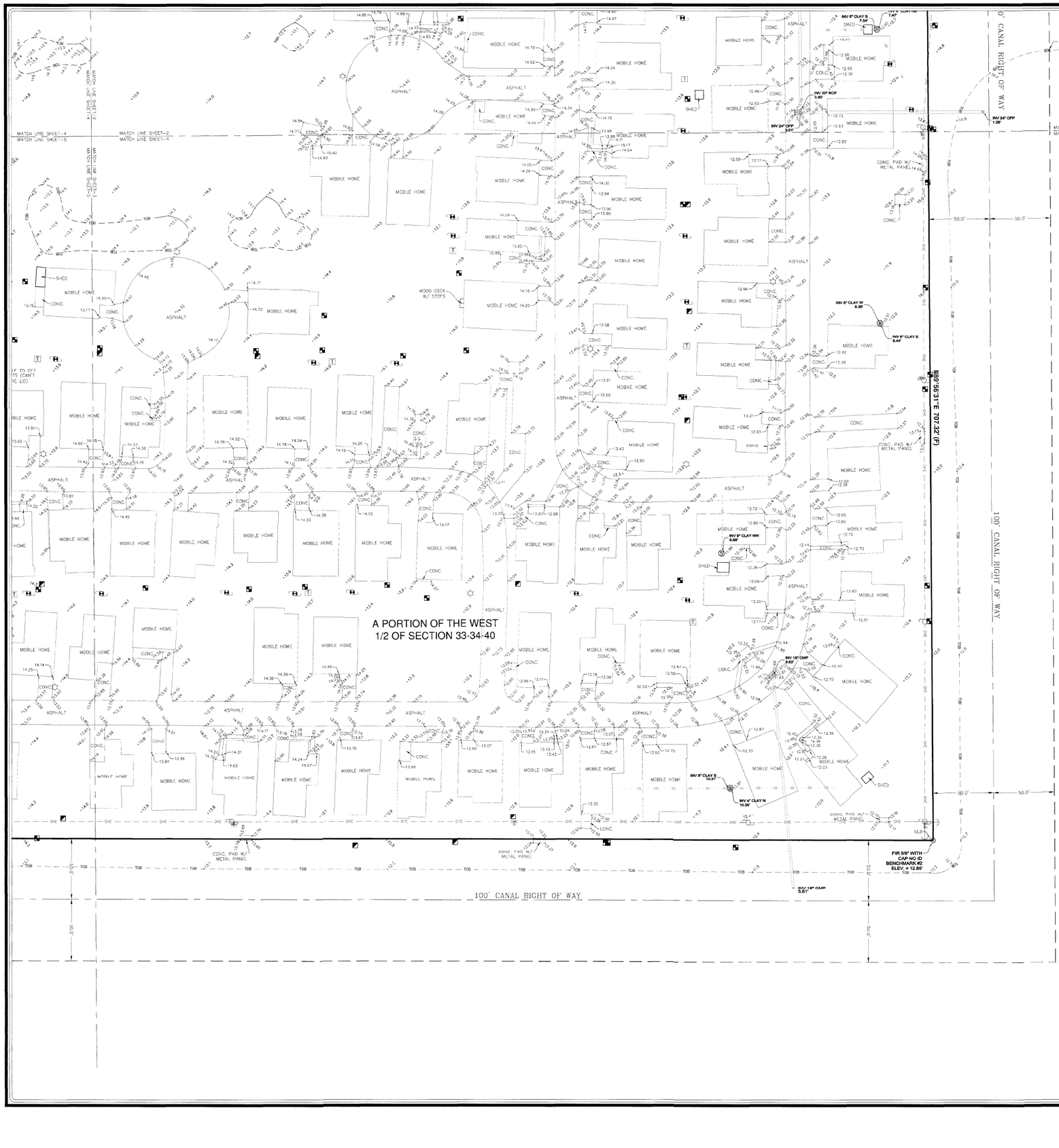

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

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GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
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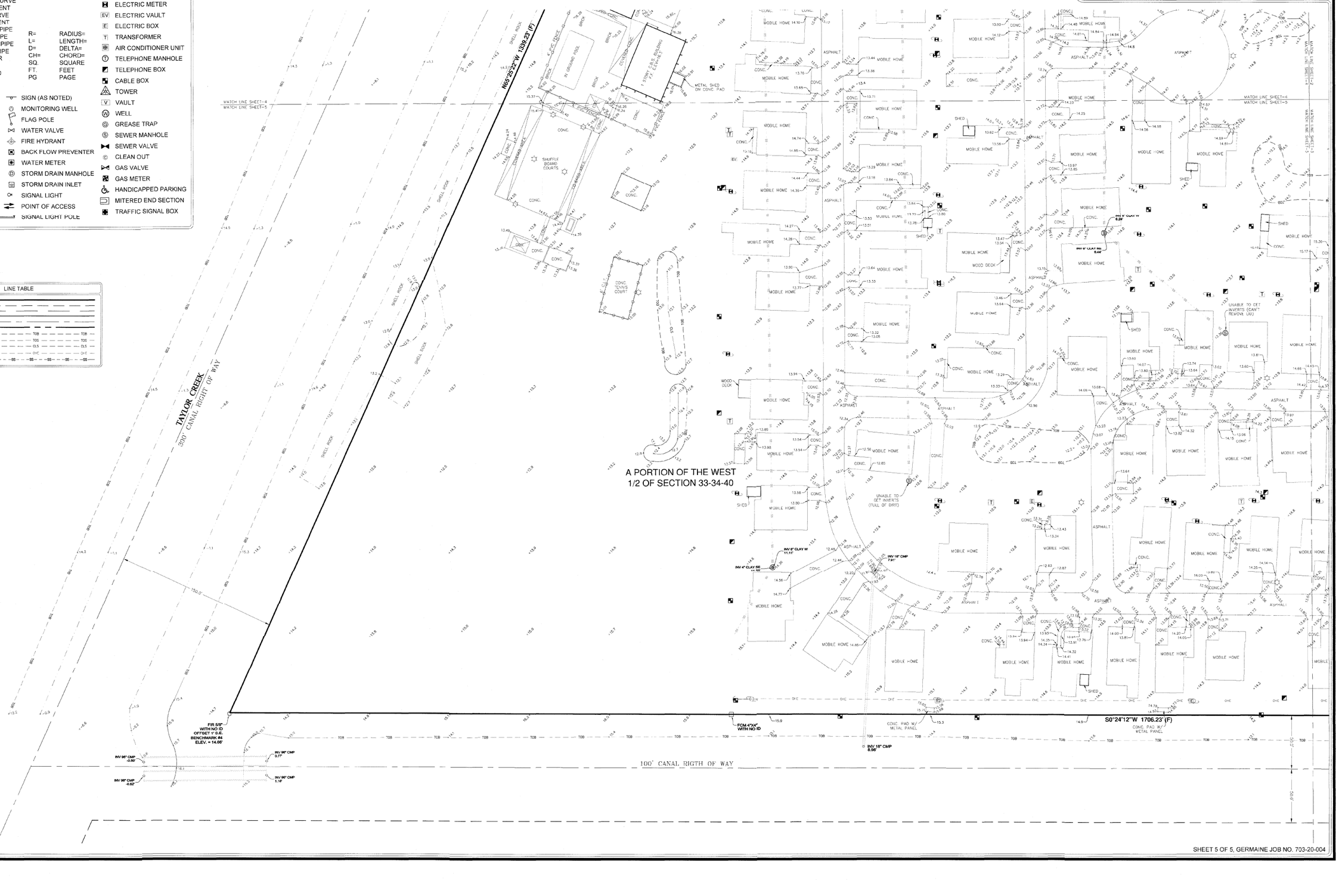

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
****Proposed**	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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	895.67	896.08	0.41
Urban District	5 acres per 1,000 people	223.92	224.02	0.10
Community	2.5 acres per 1,000 people	111.96	112.01	0.05
Neighborhood	1.36 acres per 1,000 people	60.91	60.93	0.02

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)
Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	0	0
****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) RV lots were included in this calculation.

Demand Analysis	Maximum
Current Zoning/FLU	28.5 yards
****Proposed Zoning/FLU**	39.33 yards
***Change in Demand**	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

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 Traffic is in progress and will be provided at a later time		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify) Mobile Homes	Phase I - Total	262	41.63	TBD	TBD

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
RV Park	Phase I - Total	33 lots	41.63	TBD	TBD

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? 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: None

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

Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS



Tall Pines

LOCATION MAP

Surface Water Management Report

Tall Pines Mobile Home Park
Fort Pierce, Florida

Prepared for:
Tall Pines Mobile Home Park



Submitted by:

548 Mercantile Place
Port St. Lucie, FL 34986
772-408-5258
FL Cert. No. 6091

Engineer of Record:
Adam Schildmeier, PE

PE# 69218

Project No.: 10497.00
Prepared: August 16, 2024

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Part II

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USDA SOILS MAP
SFWMD RAINFALL MAPS
FEMA FLOOD INSURANCE RATE MAP

GENERAL SITE INFORMATION:

PROJECT DESCRIPTION

Tall Pines Mobile Home Park proposes to develop new infrastructure on 2 parcels, combining for a total 41.63-acre parcel of land (PCN: 1433-310-0002-000-9 and 1433-210-0003-000-9). The proposed development will consist of 8 mobile homes, 33 RV sites, redesigned parking for the clubhouse, and redesigning the main road to the clubhouse. The project site is located west of US Highway 1, approximately half a mile south of the US Highway 1 and St. Lucie Blvd intersection.

PRE-DEVELOPED CONDITIONS

The project is located west of US Highway 1, approximately half a mile south of St. Lucie Blvd. The site is developed with 214 mobile homes. The site currently has two driveway accesses, one at Bryant Road, and the other at Cherokee Avenue. The center portion of the site is undeveloped. Based on the topographic survey, the site varies between 10.00 and 16.30 NAVD. An existing surface water management system is utilized to convey runoff from the site to the point of discharge. The system is composed of existing catch basins and drainage pipes. The point of discharge for the site consists of the canal on the north and east sides, along with the canal south into the FPFWCD 001 canal.

POST DEVELOPED CONDITIONS

The proposed drainage improvements associated with the project include a system of inlets and either swales and/or exfiltration trenches to retain runoff onsite for water quality before discharging through the proposed onsite control structures. The site is currently split into four drainage basins with a proposed fifth basin. The project is located within the SFWMD North Coastal drainage basin, which has a maximum allowable discharge of 2.6”/24 hours for the 10-year 3-day storm event. The proposed drainage system will accommodate water quality requirements within either the exfiltration trenches or swales.

OFFSITE SURROUNDING FEATURES

Bordering the site on the northern and eastern property line is the Taylor canal, which is currently where three of the basins drain. The western property line borders residential, single-family lots. The site also drains to the south into the FPFWCD 001 canal.

SOILS

Based on the USDA Soil Survey Map. The geology of the site as mapped on the USDA Soil Survey website consists of Arents, 45 to 65 percent slopes (15), Lawnwood and Myakka sands (41), Pendarvis and Pomello sands, 0 to 5 percent slopes (12), Waveland and Immokalee fine sands (32). (Appendix B)

WATER TABLE

Based on an existing adjacent SFWMD permits #56-02010-P and #56-03302-P for a nearby site, the groundwater is assumed to be 7.75 NAVD. The groundwater table typically fluctuates seasonally depending on local rainfall and other site-specific and/or local influences, such as farm irrigation.

RECEIVING WATERBODY

The project site will ultimately discharge into the FPFWCD 001 Canal.

FLOODPLAIN CONSIDERATIONS

According to the currently adopted FEMA Flood Insurance Rate Maps, Panels 12111C0176K and 12111C0177K, Effective date February 19th, 2020, the entire site falls within Flood Zone X meaning it does not lie within the 100-year flood plain.

II. WATER QUALITY REQUIREMENTS (TREATMENT):

Water quality treatment is required by the South Florida Water Management District based on two criteria. Treatment is required for the greater of the first one (1) inch of runoff over the project area or the first two point five (2.5) inches of runoff over the impervious area excluding the building. SFWMD also requires that any project discharging into an impaired water body accommodates 150% of the required water quality treatment volume.

SFWMD criteria require that gravity control devices shall be sized based upon a maximum design discharge of one-half (1/2) inch of runoff over the project area within 24 hours. The drawdown device shall incorporate dimensions no smaller than 6 square inches of cross-sectional area, two inches minimum dimension, and 20 degrees for “V” notches.

For this project, the site ultimately discharges into the FPFWCD 001 Canal. The storage of the first inch over the project area for water quality is met within the proposed onsite swales and exfiltration trenches. Since the FPFWCD 001 Canal is an established FDEP impaired water body, the system must accommodate 150% of the required water quality treatment volume before discharging offsite. The site based on this criteria will require 3.47 ac-ft of water quality prior to discharging offsite. The proposed improvements provide an additional 1.01 ac-ft of water quality, which exceeds the design criteria for the proposed improvements.

III. WATER QUANTITY REQUIREMENTS:

DESIGN CRITERIA

The South Florida Water Management District (SFWMD) restricts peak discharge rates using either historical discharge rates, rates determined in previous district actions, or rates specified in district criteria based on one of two scenarios. These are outlined in the Environmental Resource Permit Applicants Handbook Volume II.

For this project, the site ultimately discharges into the FPFWCD 001 Canal. The storage of the first inch over the project area for water quality is met within the exfiltration trench. Since the FPFWCD 001 canal is an established FDEP impaired water body, the system must accommodate 150% of the required water quality treatment volume before discharging offsite and into the North Coastal basin. The site based on these criteria will require 3.47 ac-ft of water quality before discharging into the master storm system. The proposed improvements based on the 2.5" requirement create a need for an additional 1.00 ac-ft of water quality needs. The proposed improvements provide 1.01ac-ft of water quality, which exceeds the design criteria. After water quality has been met, the site is designed to discharge through an onsite control structure into a private canal and ultimately into the North Coastal basin matching the design of the existing system and the Fort Pierce Farms Water Control District maximum discharge of 2.6"/24 hours for the 10-year 3-day storm event.

The stormwater calculations are included in the Appendix of this report. A summary of the stage elevations and outflow rates can be found on page 10 of this report.

IV. OPERATION AND MAINTENANCE:

Introduction

The existing site is split into separate drainage basins with a stormwater management system designed for each basin. The stormwater management system was designed to collect runoff through stormwater inlets and convey the water into onsite exfiltration trenches. These exfiltration trenches are designed to detain runoff onsite before discharge via percolation and discharge through the onsite control structures into the Taylor Canal and FPFWCD in the North Coastal Basin located in the Fort Pierce Farms Water Control District.

The efficiency of a stormwater management system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. The following is a list of maintenance items that should be performed as necessary to ensure that the stormwater management system operates as designed. This list, or one similar, should be given to the property at the time they accept responsibility for the operation and maintenance of the stormwater management system.

Stormwater Inlets

Most stormwater inlets are fitted with a grate to prevent the introduction of debris into the stormwater pipe system. The grates should be inspected periodically, and any accumulated debris removed. Over a period, sediment can build up within the bottom of inlet structures. If the sediment is not removed, it can migrate into the pipe system. Sediment can be easily removed from the inlet structure, but once it begins to build up in the pipe system, flushing or vacuuming may be required to remove it.

V. SEDIMENT AND EROSION CONTROL:

Erosion and sediment runoff from the site will be controlled via a silt fence, a small temporary sediment trap, inlet and outlet protection, pipe inlet protection, and the stone construction entrance. Temporary and permanent seeding along with placement of sod will be utilized throughout construction in accordance with details and recommendations found in the Florida Department of Environmental Protection Manual. The erosion control measures will be implemented per the Florida Department of Environmental Protection Manual and the FDEP Stormwater Best Management Practices Manual. Erosion and Sedimentation Control Plans and Details, a generalized sequence of construction, and maintenance notes can be found in the Site Development Plans.

The Erosion and Sediment Control Plans (as part of the Stormwater Pollution Prevention Plan – SWPPP) will consist of the following: The stone construction entrance and concrete wash-out area will be installed to prevent any mud, sediment, or concrete wash from being tracked onto adjacent roadways or property. Silt fence will be placed as shown on the plans along with inlet protection to protect the exfiltration system. Inlet protection will also be installed on existing inlets before beginning construction. All disturbed areas will be stabilized with permanent vegetative stabilization and/or landscaping as shown on the plans.

VI. SUMMARY:

The following is a summary of the surface water management calculations for the project site:

Pre - Total:

Zero Discharge:
5 Year, 1 Day Peak Stage: 12.76 NAVD
10 Year, 3 Day Peak Stage: 13.64 NAVD
25 Year, 3 Day Peak Stage: 13.83 NAVD
100 Year, 3 Day Peak Stage: 14.16 NAVD

Post - Total:

Zero Discharge:
5 Year, 1 Day Peak Stage: 12.79 NAVD
10 Year, 3 Day Peak Stage: 13.75 NAVD
25 Year, 3 Day Peak Stage: 13.95 NAVD
100 Year, 3 Day Peak Stage: 14.30 NAVD

Required Water Quality volume: 1.00 acre – feet
Provided Water Quality volume: 1.01 acre – feet

Minimum Pavement Grade Elevation: 13.55 NAVD
Minimum Perimeter Elevation: 13.95 NAVD
Minimum Finished Floor Elevation: 16.30 NAVD

VII. CONCLUSION:

The pre-development conditions show that this site is slightly more pervious than impervious. The proposed drainage improvements, swales, and exfiltration trenches will accommodate the runoff created by the post-development conditions by storing the two and a half (2.5”) Inches plus an additional 50% onsite before discharge.

APPENDIX A

PRE-DEVELOPMENT DRAINAGE CALCULATIONS

Tall Pines Mobile Homes

St. Lucie County, Florida

10497.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

1) SITE DATA (Pre-Development):

	ACREAGE	
Building	9.054	Ac.
Pavement/Walks	7.402	Ac.
Detention (V)	0.000	Ac.
Detention (H)	0.000	Ac.
Open Space	25.173	Ac.
TOTAL AREA:	**41.630**	**Ac.**

Total Impervious: 16.457
39.53%

Total Pervious: 25.173
60.47%

2) STAGE ELEVATIONS:

	Percent:	From:	To:
Building	21.7%	16.30	UP
Pavement/Walks	17.8%	10.85	16.30
Detention (V)	0.0%	10.00	UP
Detention (H)	0.0%	10.00	11.00
Open Space	60.5%	11.50	15.80
	100.0%		

Average Existing Grade: 14.21

Water Table: 7.75

3) FLOOD AND RAINFALL CRITERIA:

Rainfall:	24 Hour:	72 Hour:	
			Min. Road Crown
5 Year	5.00 in.	N/A in.	10.85 NAVD
10 Year	N/A in.	9.00 in.	
25 Year	N/A in.	10.00 in.	Min. Floor Elev. :
100 Year	N/A in.	12.00 in.	16.30 NAVD

Maximum Available Soil Storage, SFWMD (#): 2 — 8.18 in. Coastal (1)
6.75 in. for Flatwoods (2)

4) COMPUTE STAGE STORAGE: (ac-ft)

Stage:	Pavement/Walks	Open Space	Detention (V)	Detention (H)	Exfiltration	Total:
10.50	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.02	0.00	0.00	0.00	0.00	0.02
11.50	0.29	0.00	0.00	0.00	0.00	0.29
12.00	0.90	0.73	0.00	0.00	0.00	1.63
12.50	1.85	2.93	0.00	0.00	0.00	4.78
13.00	3.14	6.59	0.00	0.00	0.00	9.73
13.50	4.77	11.71	0.00	0.00	0.00	16.48
14.00	6.74	18.29	0.00	0.00	0.00	25.03
14.50	9.05	26.34	0.00	0.00	0.00	35.39
15.00	11.70	35.86	0.00	0.00	0.00	47.55
15.50	14.68	46.83	0.00	0.00	0.00	61.52
16.00	18.01	59.16	0.00	0.00	0.00	77.17
16.50	21.65	71.74	0.00	0.00	0.00	93.40
17.00	25.35	84.33	0.00	0.00	0.00	109.68
17.50	29.05	96.92	0.00	0.00	0.00	125.97
18.00	32.76	109.50	0.00	0.00	0.00	142.26
18.50	36.46	122.09	0.00	0.00	0.00	158.55

5) WATER QUALITY:

Greater of the following (5A. & 5B.). Store the first inch for the entire site or the amount of 2.5 times the percentage of imperviousness.

A. First Inch:

V = 1 in. x Total Area x 1 ft./12 in.:

Total (Ac.):	V = (ac-ft)
41.63	3.47

B. 2.5 Times Percent Impervious:

1. Site Area = Total Area - (Lake Area + Bldg. Area):

Total (Ac.):	Lake:	Bldg.:	Site (Ac.):
41.63	0.00	9.05	32.58

2. Impervious Area = Site Area - Pervious Area:

Site (Ac.):	Pervious:	Imperv.:
32.58	25.17	7.40

3. 2.5 in. x Imperv./Site x (Total Area - Lake Area) x 1 ft./12 in.:

Imperv.:	V=(ac-ft)
7.40	1.97

Therefore, the total required detention is either the first inch or 2.5 times the percent impervious, whichever is greater. The total required detention is:

V=(ac-ft):
3.47

C. Actual Detention/Retention Provided:

1. Detention/Retention must be provided within the water quality depth which is to the height of the weir:

Ret, Bottom Elev.	Weir Elevation	Water Quality Height (ft)
10.85	12.50	1.65

2. Water Quality Volume = Retention Area x Water Quality Height:

Ret. Bottom Area (ac):	Ret. Bank: Area (ac):	Water Quality Height (ft)	Exfiltration Trench (ac-ft)	Tot. Water Quality Volume (ac-ft)
0.00	0.00	1.65	0.00	**0.00**

8) RUNOFF (ZERO DISCHARGE):

A. Soil Storage

1. Avg. Depth to Water Table = Avg. Proposed Grade - Water Level:

Avg. Grade:	Water Level:	D=(ft.):
14.21	7.75	6.46

2. Soil Storage (S) = Available Soil Storage x Pervious Area/Total Area:
(See C-35, SFWMD Vol.IV)

Av. Soil St.	Pervious:	Total (Ac.):	S = (in.):	CN:
6.75	25.17	41.63	4.08	71.01

B. 100 Yr.-3 Day Storm Event

Finished Floor Elevation: 16.30 NAVD

1. Rainfall - 3 Day Duration (P):
P72 = 12.00 in.

2. Runoff, Q (in.):
Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
12.00	4.08	8.19

3. Total Runoff Volume, V (ac-ft.):
V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
8.19	41.63	28.42

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	14.00	14.50
Interpolate Runoff between...	25.03	35.39

Stage: 14.16

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 10.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
10.00	4.08	6.36

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
6.36	41.63	22.06

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	16.48	25.03

Stage: 13.83

C. 10Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 9.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
9.00	4.08	5.46

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
5.46	41.63	18.94

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	16.48	25.03

Stage: 13.64

D. 5 Yr.-1 Day Storm Event

Min. Road Crown Elevation: 10.85 NAVD

1. Rainfall - 1 Day Duration (P):
   P24 = 5.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P24 (in.):	S = (in.):	Q (in.):
5.00	4.08	2.12

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V = (ac-ft):
2.12	41.63	7.35

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...		12.50	13.00
Interpolate Runoff between...		4.78	9.73
	Stage:	**12.76**	

9) SUMMARY:

Required Water Quality Storage:	**3.47**	ac-ft
Provided Water Quality Storage:	**0.00**	ac-ft
Soil Storage:	**4.08**	in

ZERO DISCHARGE

	Stage:		Runoff:	
5 Yr.-1 Day Storm:	**12.76**	NAVD Stage Elevation	**7.35**	ac-ft
10 Yr.-3 Day Storm:	**13.64**	NAVD Stage Elevation	**18.94**	ac-ft
25 Yr.-3 Day Storm:	**13.83**	NAVD Stage Elevation	**22.06**	ac-ft
100 Yr.-3 Day Storm:	**14.16**	NAVD Stage Elevation	**28.42**	ac-ft

DATE PRINTED:	DATE PREPARED:	DATES REVISED:
16-Aug-24	14-Aug-24 BY: GWK	

POST DEVELOPMENT DRAINAGE CALCULATIONS

Tall Pines Mobile Homes

St. Lucie County, Florida

10497.00

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

1) SITE DATA (Post-Development):

	ACREAGE		Percent:	From:	To:
Building	11.814	Ac.	28.4%	16.30	UP
Pavement/Walks	10.188	Ac.	24.5%	10.85	16.30
Detention (V)	0.147	Ac.	0.4%	9.00	UP
Detention (H)	0.281	Ac.	0.7%	9.00	11.00
Open Space	19.201	Ac.	46.1%	11.50	15.80
TOTAL AREA:	**41.630**	**Ac.**	100.0%		

Total Impervious: 22.148 (53.20%)

Total Pervious: 19.482 (46.80%)

2) STAGE ELEVATIONS:

Average Existing Grade: 14.21

Average Proposed Grade: 14.34

Lake, Water Table: 7.75

3) FLOOD AND RAINFALL CRITERIA:

Rainfall:	24 Hour:	72 Hour:
5 Year	5.00 in.	N/A in.
10 Year	N/A in.	9.00 in.
25 Year	N/A in.	10.00 in.
100 Year	N/A in.	12.00 in.

Min. Road Crown: 10.85 NAVD

Min. Floor Elev. : 16.30 NAVD

Maximum Available Soil Storage, SFWMD (#): 2 — 8.18 in. Coastal (1); 6.75 in. for Flatwoods (2)

Allowable Discharge Coefficient: NA

Calculated Allowable Discharge: 0.00 cfs

CSM for Basin: 0

4) COMPUTE STAGE STORAGE: (ac-ft)

Stage:	Pavement/Walks	Open Space	Detention (V)	Detention (H)	Exfiltration	Total:
10.50	0.00	0.00	0.22	0.16	0.00	0.38
11.00	0.02	0.00	0.29	0.28	0.00	0.60
11.50	0.39	0.00	0.37	0.42	0.00	1.18
12.00	1.24	0.56	0.44	0.56	0.00	2.80
12.50	2.54	2.23	0.51	0.70	0.00	5.99
13.00	4.32	5.02	0.59	0.84	0.00	10.77
13.50	6.56	8.93	0.66	0.98	0.00	17.14
14.00	9.27	13.95	0.74	1.12	0.00	25.09
14.50	12.45	20.09	0.81	1.26	0.00	34.62
15.00	16.10	27.35	0.88	1.40	0.00	45.73
15.50	20.21	35.72	0.96	1.54	0.00	58.43
16.00	24.79	45.12	1.03	1.68	0.00	72.62
16.50	29.80	54.72	1.10	1.82	0.00	87.45
17.00	34.89	64.32	1.18	1.96	0.00	102.36
17.50	39.99	73.92	1.25	2.10	0.00	117.26
18.00	45.08	83.52	1.32	2.24	0.00	132.17
18.50	50.17	93.12	1.40	2.39	0.00	147.08

5) WATER QUALITY:

Greater of the following (5A. & 5B.). Store the first inch for the entire site or the amount of 2.5 times the percentage of imperviousness.

A. First Inch:

V = 1 in. x Total Area x 1 ft./12 in.:

Total (Ac.):	V = (ac-ft)
41.63	3.47

B. 2.5 Times Percent Impervious:

1. Site Area = Total Area - (Lake Area + Bldg. Area):

Total (Ac.):	Lake:	Bldg.:	Site (Ac.):
41.63	0.15	11.81	29.67

2. Impervious Area = Site Area - Pervious Area:

Site (Ac.):	Pervious:	Imperv.:
29.67	19.48	10.19

3. 2.5 in. x Imperv./Site x (Total Area - Lake Area) x 1 ft./12 in.:

Imperv.:	V=(ac-ft)
10.19	2.97

Therefore, the total required detention is either the first inch or 2.5 times the percent impervious, whichever is greater. The total required detention is:

V=(ac-ft):
3.47

C. Actual Detention/Retention Provided:

1. Detention/Retention must be provided within the water quality depth which is to the height of the weir:

Ret, Bottom Elev.	Weir Elevation	Water Quality Height (ft)
9.00	12.50	3.50

2. Water Quality Volume = Retention Area x Water Quality Height:

Ret. Bottom Area (ac):	Ret. Bank: Area (ac):	Water Quality Height (ft)	Exfiltration Trench (ac-ft)	Tot. Water Quality Volume (ac-ft)
0.15	0.28	3.50	0.00	**1.01**

6) RUNOFF (ZERO DISCHARGE):

A. Soil Storage

1. Avg. Depth to Water Table = Avg. Proposed Grade - Water Level:

Avg. Grade:	Water Level:	D=(ft.):
14.34	7.75	6.59

2. Soil Storage (S) = Available Soil Storage x Pervious Area/Total Area:
(See C-35, SFWMD Vol.IV)

Av. Soil St.	Pervious:	Total (Ac.):	S = (in.):	CN:
6.75	19.48	41.63	3.16	75.99

B. 100 Yr.-3 Day Storm Event

Finished Floor Elevation: 16.30 NAVD

1. Rainfall - 3 Day Duration (P):
P72 = 12.00 in.

2. Runoff, Q (in.):
Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
12.00	3.16	8.90

3. Total Runoff Volume, V (ac-ft.):
V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
8.90	41.63	30.86

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	14.00	14.50
Interpolate Runoff between...	25.09	34.62

Stage: 14.30

The proposed Finish Floor Elevation is adequate.

C. 25 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 10.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
10.00	3.16	7.01

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
7.01	41.63	24.30

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	17.14	25.09

Stage: 13.95

C. 10 Yr.-3 Day Storm Event

1. Rainfall - 3 Day Duration (P):
   P72 = 9.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P72 (in.):	S = (in.):	Q (in.):
9.00	3.16	6.08

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V=(ac-ft):
6.08	41.63	21.08

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	13.50	14.00
Interpolate Runoff between...	17.14	25.09

Stage: 13.75

D. 5 Yr.-1 Day Storm Event

Min. Road Crown Elevation: 16.30 NAVD

1. Rainfall - 1 Day Duration (P):
   P24 = 5.00 in.

2. Runoff, Q (in.):
   Q = {(P - 0.2 x S)^2}/(P + 0.8 x S)

P24 (in.):	S = (in.):	Q (in.):
5.00	3.16	2.54

3. Total Runoff Volume, V (ac-ft.):
   V = Q x Total Area x 1 ft. /12 in.

Q (in.):	Total (Ac.):	V = (ac-ft):
2.54	41.63	8.79

4. From the Stage - Storage Curve, the zero discharge elevation is:

Interpolate Stage between...	12.50	13.00
Interpolate Runoff between...	5.99	10.77

Stage: 12.79

7) SUMMARY:

Required Water Quality Storage:	**3.47**	ac-ft
Provided Water Quality Storage:	**1.01**	ac-ft
Soil Storage:	**3.16**	in

ZERO DISCHARGE

	Stage:		Runoff:	
5 Yr.-1 Day Storm:	**12.79**	NAVD Stage Elevation	**8.79**	ac-ft
10 Yr.-3 Day Storm:	**13.75**	NAVD Stage Elevation	**21.08**	ac-ft
25 Yr.-3 Day Storm:	**13.95**	NAVD Stage Elevation	**24.30**	ac-ft
100 Yr.-3 Day Storm:	**14.30**	NAVD Stage Elevation	**30.86**	ac-ft

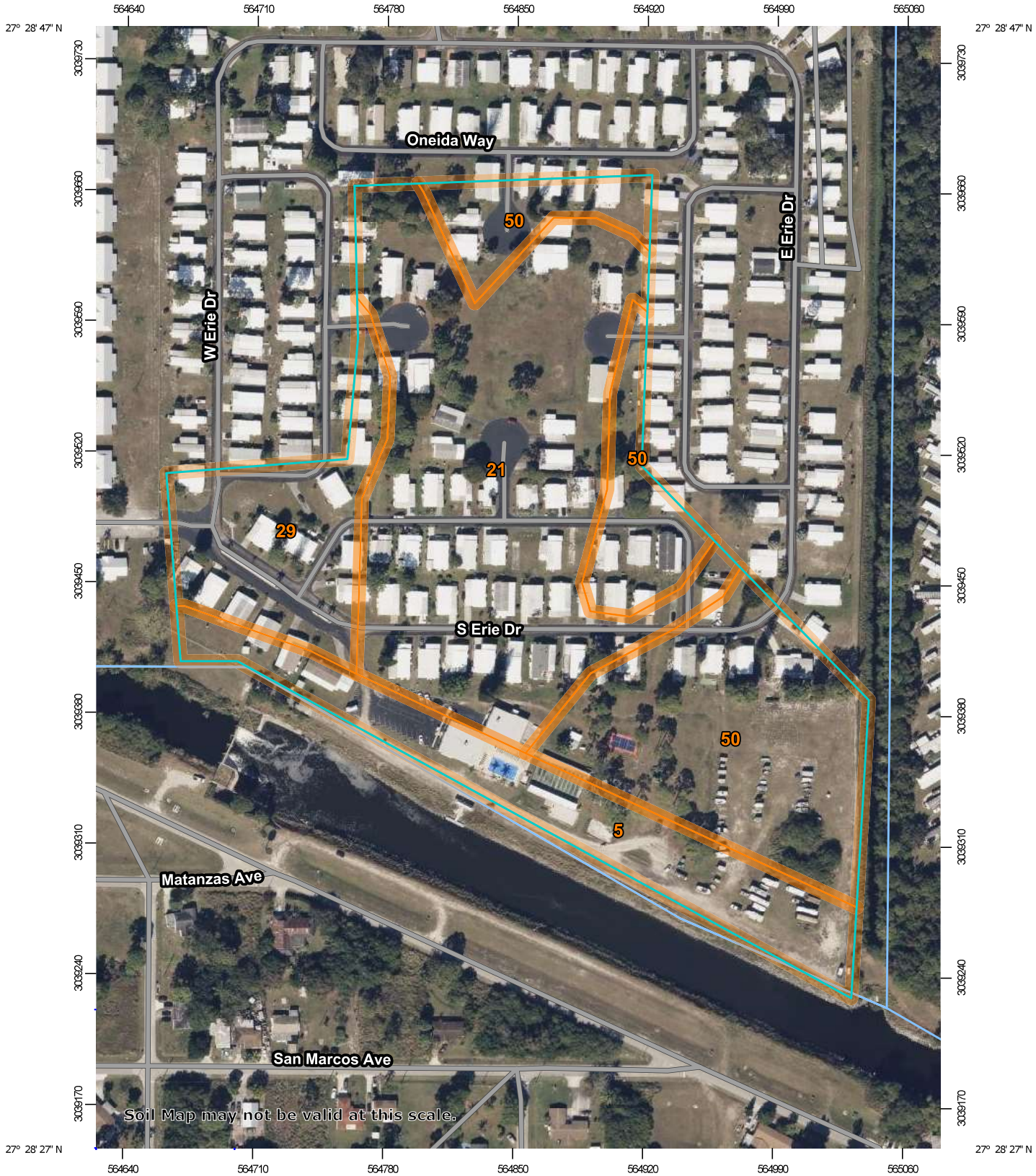
DATE PRINTED:	DATE PREPARED:	DATES REVISED:
16-Aug-24	14-Aug-24 BY: GWK	

APPENDIX B

PROJECT AERIAL MAP


St Lucie Blvd
County Rd 608 (East)
St Lucie Blvd
St Lucie Blvd
Navajo Ave
Iroquois Ave
Mohawk Ave
Seneca Ave
Niagara Ave
Betty J Bowe
Whispering Creek Co-Op
A St
1 St
2nd St
3rd St
5th St
6th St
C St
D St
E St
Hunt Ave
Olson Ave
605
Colony Club Mobile Home Pk
Positively You
Hugo Rd
N 25th St
Yuma Way
N Erie Dr
Oneida Way
W Erie Dr
Huron Way
Dakota Way
E Erie Dr
Ottawa Way
S Erie Dr
Project Site
Gaspar Body & Paint
DETAIL ADDICT
Naco Rd
Silverstream Cir
Livescan Fingerprints, Notary Services &...
Cashew Ln
Ridgecrest Mobile
Lilac Terrace
Acorn Way
Tall Pines
Recently viewed
SpillWay 1
615
Woodward Dr
N 23rd St
Bryant Rd
Bryant Rd
Google

USDA SOILS MAP



Map Scale: 1:2,930 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.2	14.9%
21	Lawnwood and Myakka sands	8.8	41.3%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	2.6	12.4%
50	Waveland and Immokalee fine sands	6.8	31.5%
Totals for Area of Interest		**21.4**	**100.0%**

SFWMD RAINFALL MAPS

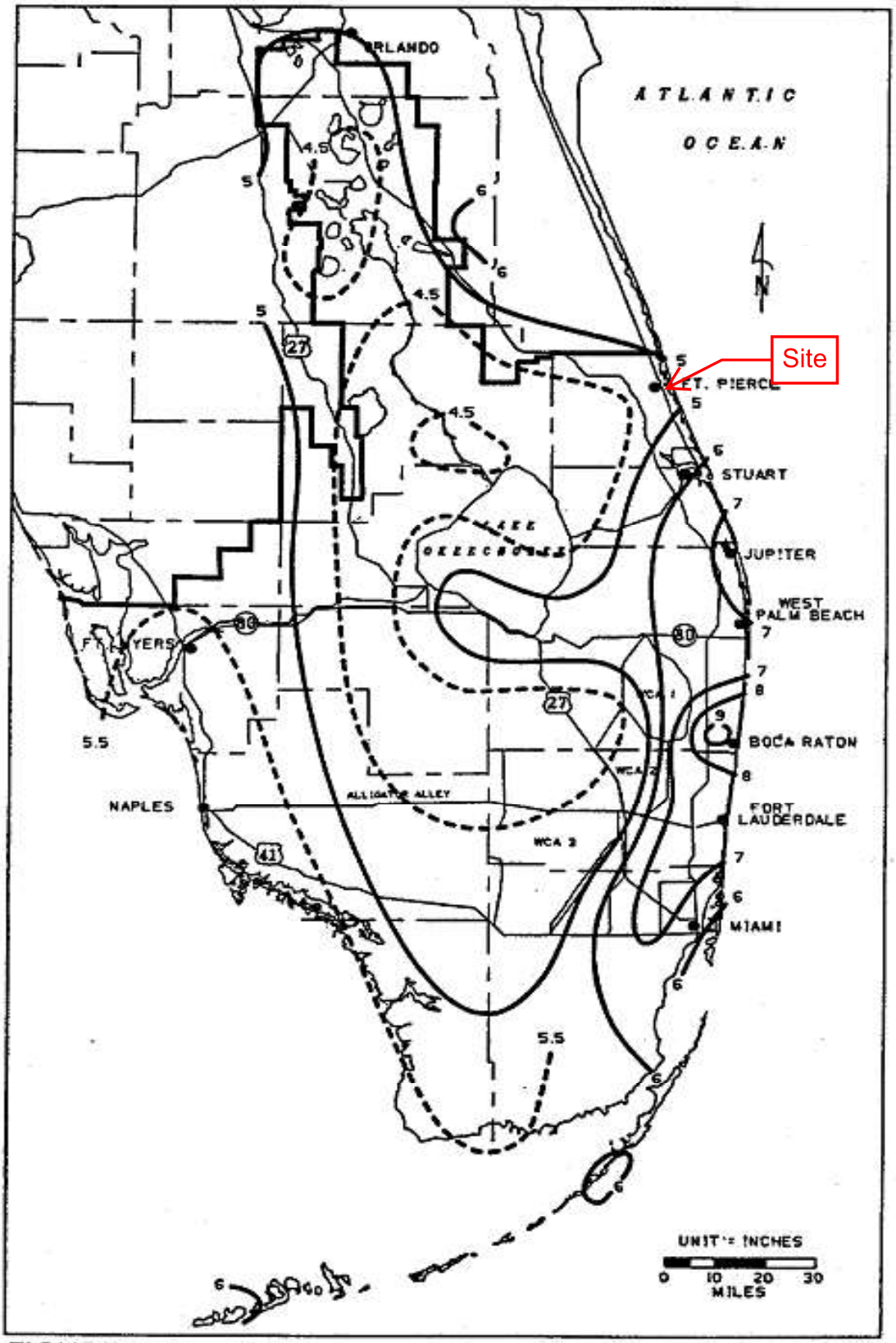


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

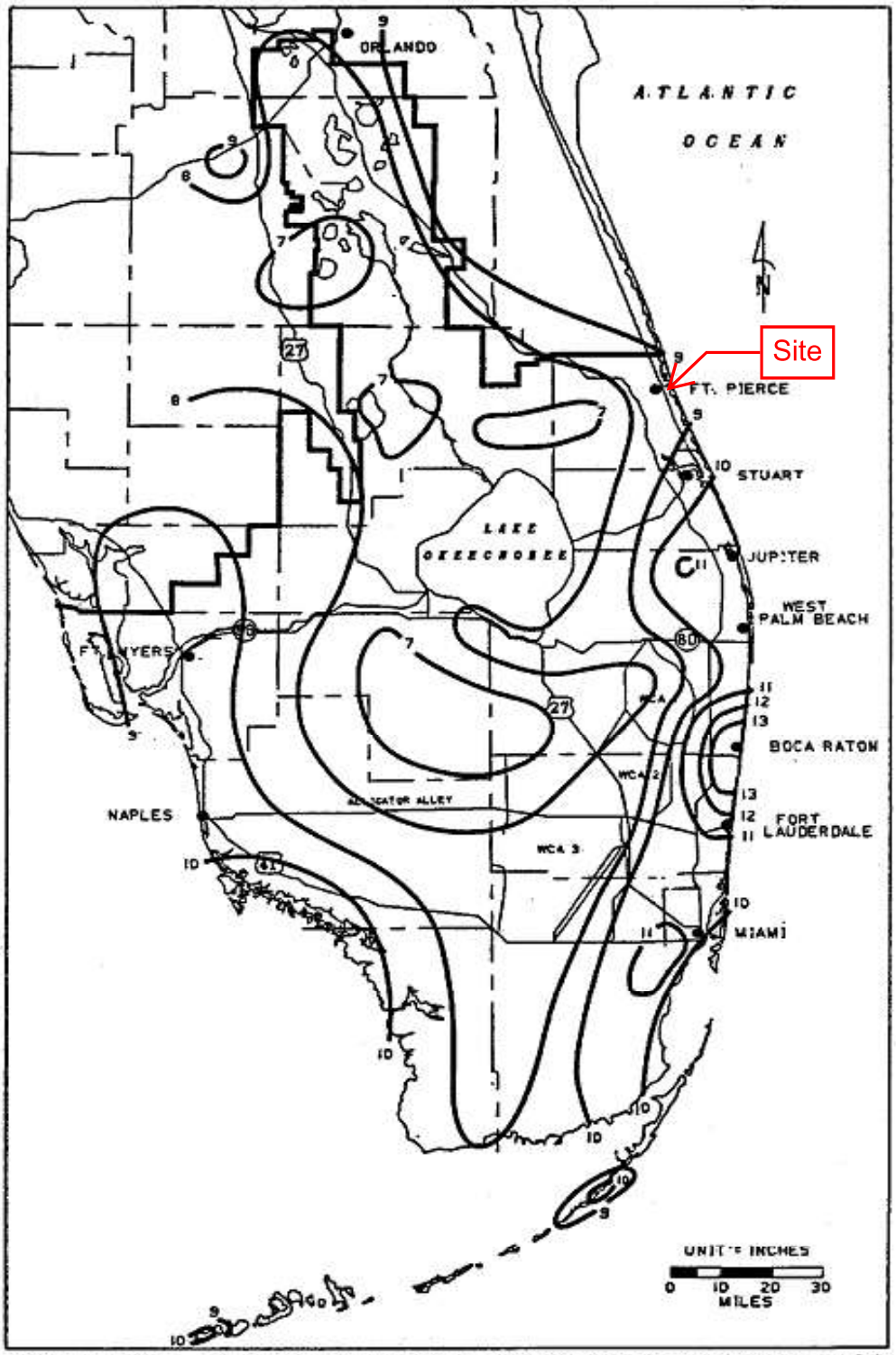


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

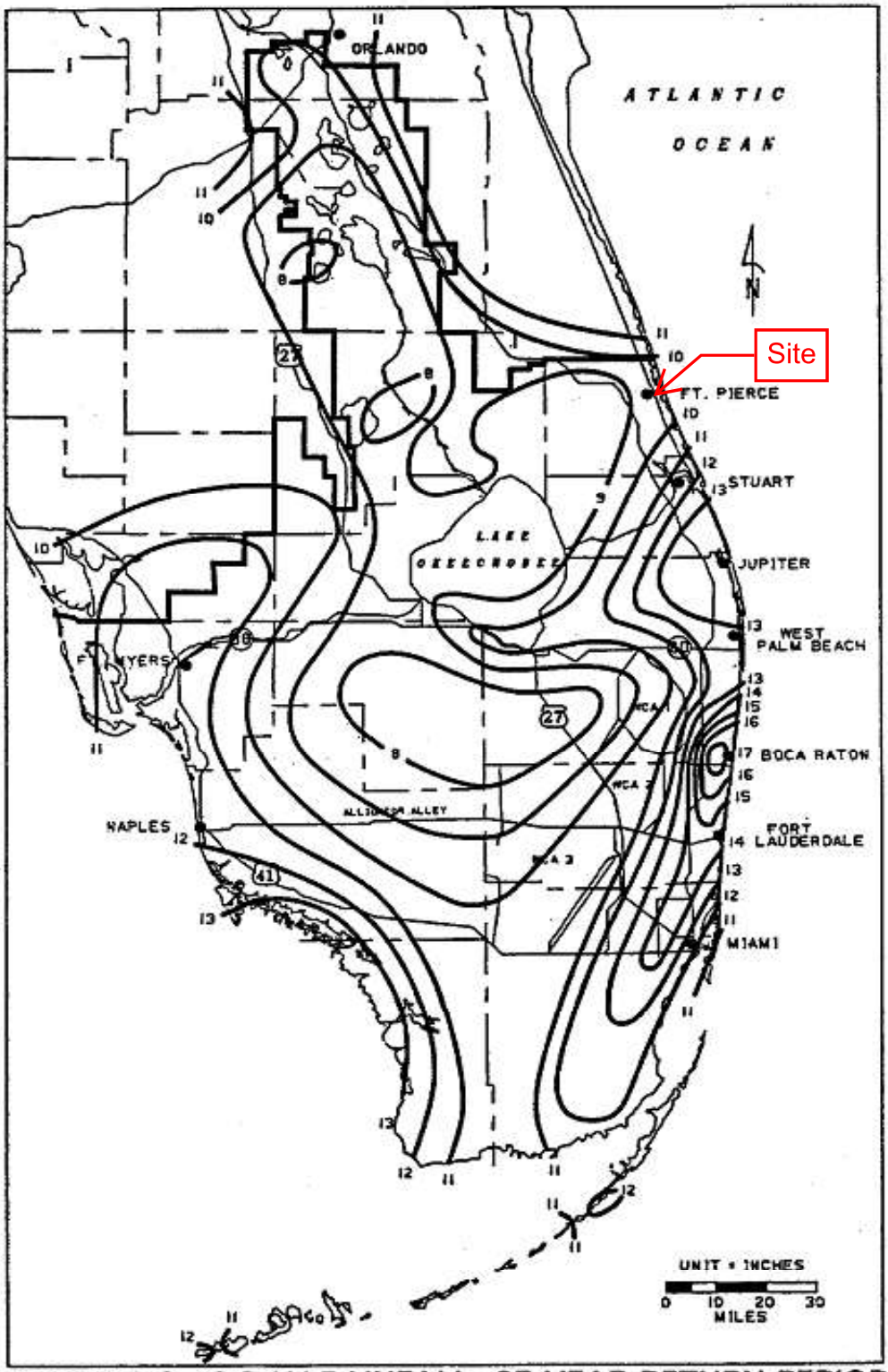


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

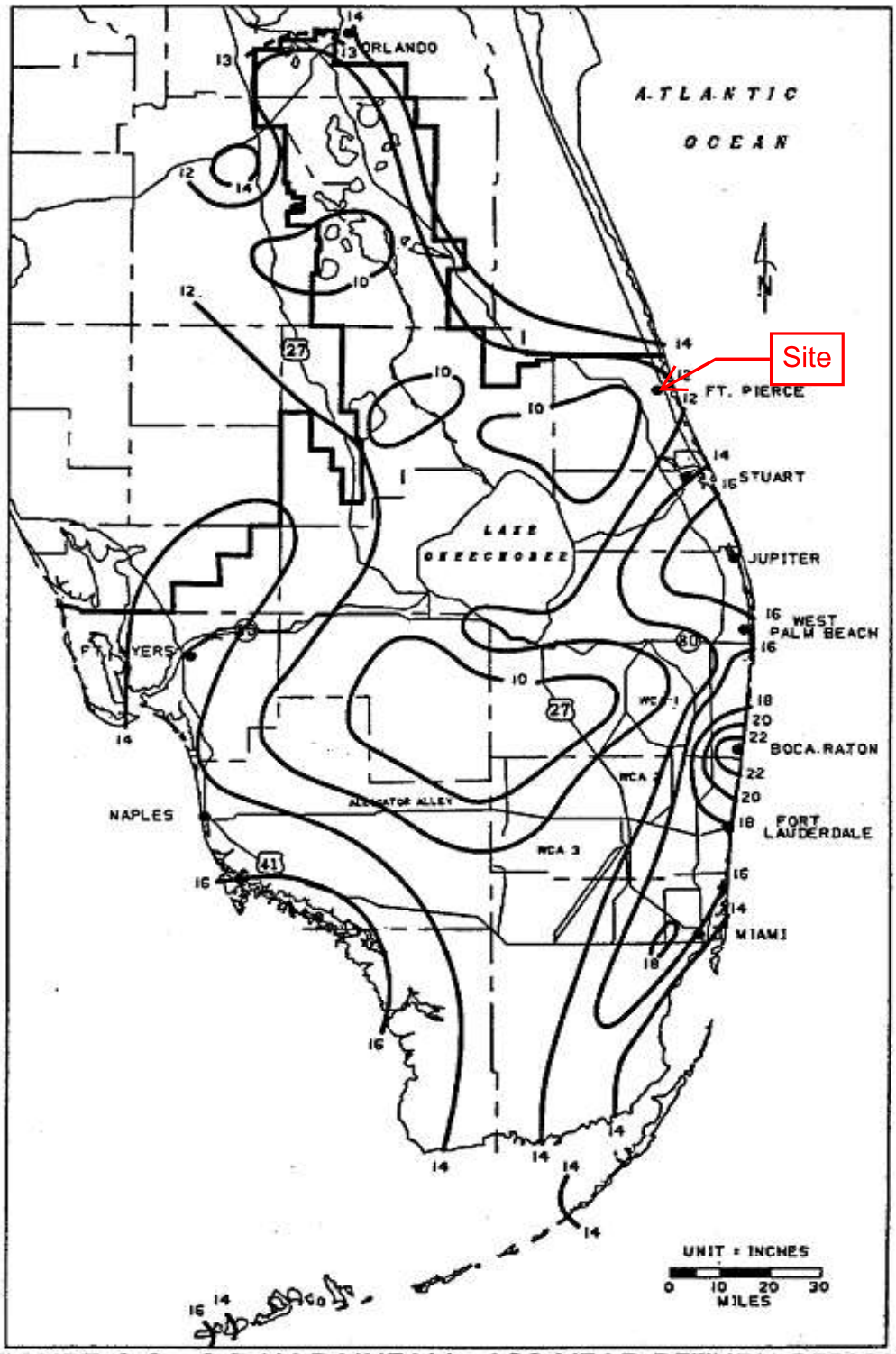


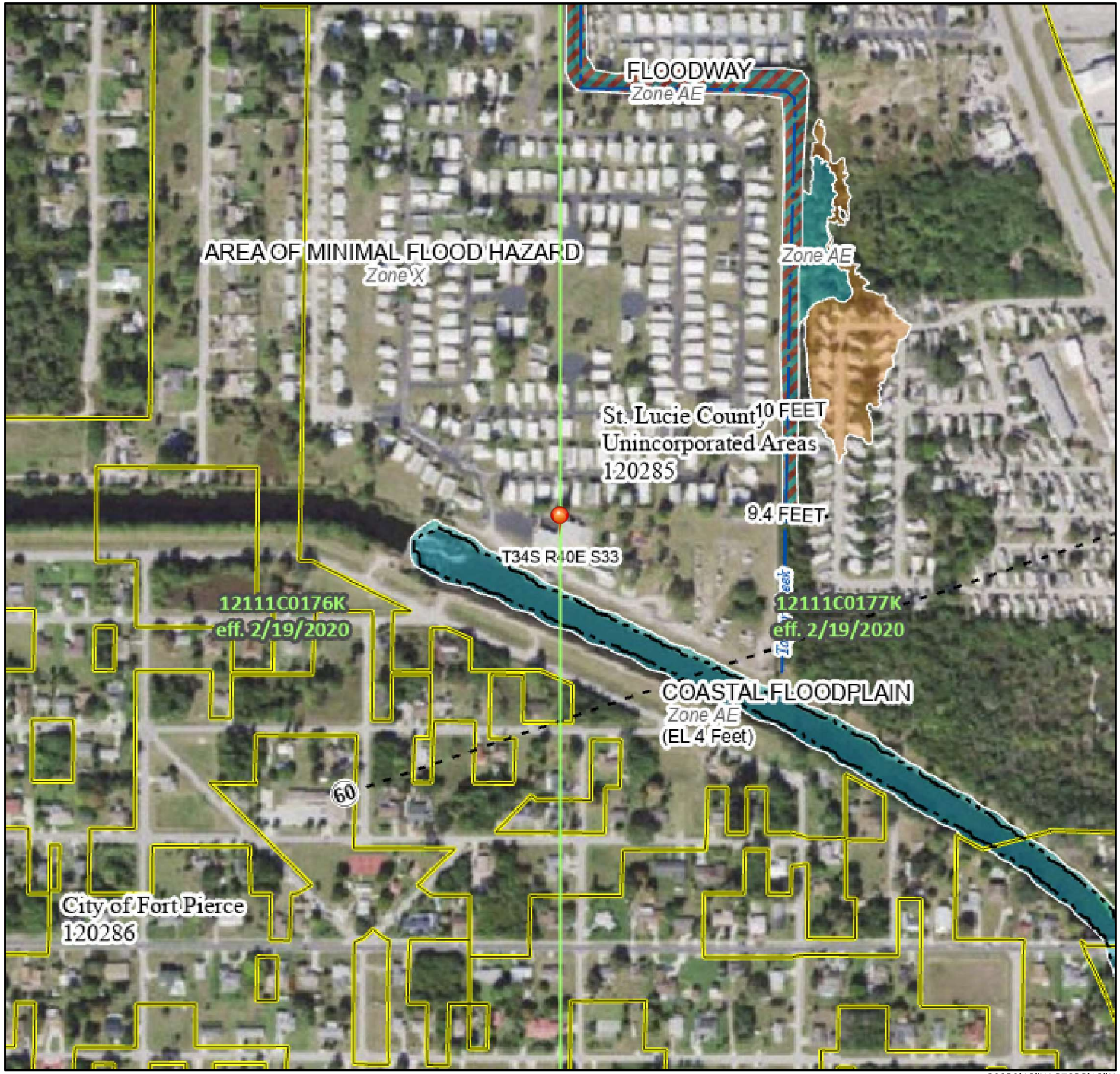
FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette

FEMA

80°20'56"W 27°28'51"N



80°20'19"W 27°28'19"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2024 at 9:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PD ZONING DEVELOPMENT AGREEMENT DRAFT

A. LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

B. Owners

Owned by Granite Tall Pines, LLC

C. Duration of Agreement
To be finalized in Final PD

D. Development Timeline
To be finalized in Final PD

E. Phasing Requirements
The proposed improvements will be developed in one phase.

F. Permitted Uses and Regulations
Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

G. Public Facilities
To be finalized in Final PD

H. Land Dedication
There is no land dedicated for public purposes

I. Local Development Permits
To be finalized in Final PD

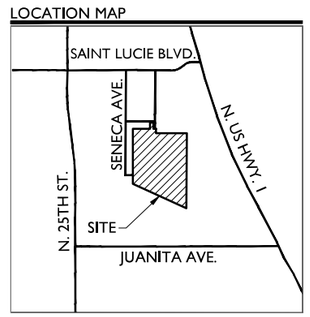
J. Consistency with the Comprehensive Plan and Land Development Code
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

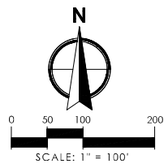
K. Conditions
To be finalized in Final PD

L. Statement of Compliance
Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
C = COMPACT SPACE
CMPT. = COMPACT
CoFP = CITY OF FORT PIERCE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
F.P. = FOUNDATION PLANTING
GUE = GENERAL UTILITY EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SLC = ST. LUCY COUNTY
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT

WGL.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION REVISIONS	BY

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4827362 OR BOOK 4566 PAGE 299, Recorded 03/05/2021 12:39:22 PM Doc Tax: $84583.80

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Signature of Witness

Leah Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By:
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL)

JOHN J. FRANCO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South 88°33'54" West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South 00°37'56" East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.

2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.

3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.

4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.

5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)

6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)

7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)

8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)

10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)

11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)

12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)

13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)

14. Any matters shown on the Survey.

15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of $7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2081, in the original principal amount of $8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.

PROJECT NARRATIVE
TALL PINES PD
City of Fort Pierce
Initial Submittal: August 16, 2024

REQUEST

On behalf of the applicant, WGI respectfully requests the following:

- **Master PD Zoning Application** to rezone from Residential, Mobile Home – 5 (RMH-5) (St. Lucie County) to Planned Development (PD) (Fort Pierce) and to approve a 33-lot recreational vehicle park, and the addition of eight (8) manufactured homes in the center of the existing 254-lot development.

This application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

SITE CHARACTERISTICS

The subject site is located approximately 1,300 feet south of St. Lucie Boulevard, between North 25th Street and North U.S. Highway 1. It is comprised of 41.63 acres and identified by the parcel numbers 1433-210-0003-000-9 and 1433-310-0002-000-9. The subject site is under the jurisdiction of St. Lucie County and is proposed to be annexed to the City of Fort Pierce. The existing future land use (FLU) designation is Residential Medium (RM), and the zoning classification is Residential, Mobile Home-5 (RMH-5). The existing uses are manufactured homes and outdoor storage.

Subject Site Aerial



SURROUNDING PROPERTIES

The Tall Pines development is primarily surrounded by residential uses including two mobile home parks, duplexes, and single-family homes. Immediately northwest and west of the subject site are single-family homes. Northeast are mobile homes, buffered from the subject site by Taylor Creek. East of the subject site, also buffered by Taylor Creek are two mobile home parks – Colony Club Mobile Home Park and Ridgecoast Mobile – and vacant land. Further east, along North U.S. Highway 1 are an automobile sales & rental dealer, the storagePUP self-storage facility, and the coolPUP Storage Plaza. Across Canal I to the south are additional single-family homes and a public park. Properties to the north and east of the subject site fall under St. Lucie County Jurisdiction, while properties to the west and south have mixed jurisdiction between St. Lucie County and the City of Fort Pierce. **Table 1** below details the surrounding uses, including FLU, zoning, and jurisdiction.

Table 1. Surrounding Uses

	Jurisdiction	FLU	Zoning District	Existing Use
Subject Site	St. Lucie County	Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Manufactured Home Park
North	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Duplex
				Single-family
			Residential, Mobile Home-5 (RMH-5)	Mobile Home
East	St. Lucie County	Commercial (COM)	Commercial General (CG)	Vacant
				Automobile Sales & Rental
				Self-Storage
				Business Center
			Recreational Vehicle Park (RVP)	Mobile Home Park
		Residential Medium (RM)	Residential, Mobile Home-5 (RMH-5)	Mobile Home Park
			Planned Unit Development (PUD)	Vacant
South	St. Lucie County	Residential Urban (RU)	Residential, Single-Family-4 (RS-4)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single-Family Low Density (R-1)	
				Public Park
West	St. Lucie County	Residential Medium (RM)	Residential, Medium-9 (RM-9)	Single-family
	City of Fort Pierce	Low Density Residential (RL)	Single Family Low Density (R-1)	

DEVELOPMENT HISTORY

Table 2 below summarizes the Planning and Zoning approval history of the subject site.

Table 2. Approval History				
Date	**Petition No.**	**Request**	**Action**	**Resolution/ Ordinance No.**
04/18/1972	-	Zoning Comprehensive Text Amendment	Adopted	R 72-48
05/02/1972	229833	Rezoning	Adopted	-
09/30/1976	346587	Zoning Comprehensive Plan Amendment	Adopted	R 76-96
06/05/1990	1052950	Major Site Plan Review	Denied	R 90-119
03/07/1994	-	Minor Site Plan Revision	Approved	-

DEVELOPMENT PROGRAM

EXISTING

Tall Pines consists of 214 manufactured homes, 40 unoccupied manufactured home lots, a clubhouse, amenities including a pool, pickleball courts, shuffleboard courts, bocce courts, and an outdoor storage area. Ingress and egress to and from the manufactured home development is via Cherokee Avenue along the northern boundary of the subject site. While Bryant Road on the west does connect to the subject site, an existing fence limits access to the park.

PROPOSED

The Master PD Zoning application proposes the addition of a recreational vehicle (RV) park consisting of 33 spaces on the southeast portion of the subject site, replacing the existing outdoor storage area in that location. The access on Bryant Road along the western property boundary will be utilized for the proposed RV park with an automatic gate and key pad entry. RVs will be restricted to this access for entering and exiting the site and will be prohibited from using the north access along Cherokee Avenue. Additional amenities, including a new pool and cabana building with restrooms and showers, are proposed adjacent to the existing clubhouse amenity area for use by the manufactured home residents and RV park users. The existing pickleball and bocce courts are being relocated and re-oriented to better serve the residents. Additionally, eight manufactured homes are proposed in the center of the existing development.

STATEMENT OF PD BENEFITS

The PD zoning designation allows the applicant to propose a mix of uses (low density residential and limited commercial) on the subject site. Additionally, as the original Tall Pines development was constructed in the 1970s per St. Lucie County Property Appraiser, the zoning designation allows the development to waive standards not in compliance with current standards due to the characteristics of the existing development. **Table 3** below lists non-conformities of the development program based on the R-3 zoning standards.

Table 3. Non-Conformity Chart

Code Section	Required	Provided	Existing Non-Conformity
SEC. 125-193.(b)(2)a. - YARD SETBACKS	25'	20’	5’

In addition, the overall development will be enhanced by the proposed amenity improvements and the replacement of an existing outdoor storage area with the proposed RV parking use. Connectivity will be improved by the implementation of the Bryant Road access for the RV park and the addition of pedestrian walkways from the access to the central amenity features and RV parking. The Bryant Road access and the pedestrian walkways, as well as the new amenity package, are all offered in response to requests by the existing residents of Tall Pines. Approval of this request will facilitate a general upgrade to the aesthetics and economic viability of Tall Pines.

This section is intentionally blank.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The development program is consistent with the following goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan.

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

- ***Objective 6.3*: "The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households."**

- ***Policy 6.3.4*: "The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes."**

  The development program consists of an age-restricted manufactured home development. This assists the City in achieving *Policies 6.1.6* and *6.3.4* and *Objective 6.3* of the Comprehensive Plan in providing a variety of housing types including manufactured homes for retirement-age groups that are affordable for a range of lower income households.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

The development program is consistent with the following regulations and standards of the City of Fort Pierce Land Development Regulations.

- ***Sec. 125-212.(c) General standards for approval.***

  The development program proposes the addition of an RV park, a commercial use, near the existing manufactured home park (residential) on the 41.63-acre subject site. Per the "Consistency with the Comprehensive Plan" section of this narrative, the development is consistent with the comprehensive plan per *Sec. 125-212.(c)(1) Comprehensive plan consistency*.

  Per *Sec. 125-212.(c)(2) Density*, the development program proposes a maximum density of up to 6.5 dwelling units per acre, meeting the density requirements of the RL FLU.

  Due to the layout of the existing manufactured home development, there are existing conditions that do not comply with current standards. These are proposed to remain as existing non-conformities within the proposed Planned Development. A minimum ten-foot-wide perimeter setback cannot be met along all property boundaries, a factor that is considered in *Sec. 125-212(c)(3)b Perimeter setbacks*.

The development program provides approximately 52% open space within the development. This open space includes all areas of the subject site free of manufactured homes, unoccupied home sites, RV parking spaces, asphalt, sidewalks, and amenities as described in *Sec. 125-212.(c)(4) Open space*.

- ***Sec. 125-212.(d) Application requirements.***

  The following have been provided with the PD zoning application for Master PD (MPD) as required by *Sec. 125-212.(d) Application requirements*.
  - Approved Site Plan
  - PD Site Plan
  - Boundary Survey
  - Topographic Survey
  - Project Narrative
  - Recorded Deed
  - Legal Description
  - Statement of PD Benefits
  - Site Location Map
  - Master Stormwater Report
  - Traffic Impact Analysis – **to be provided upon approval of traffic methodology**.
  - Environmental Assessment

- ***Sec. 125-249. Combined mobile home and recreational vehicle parks***

  The development program proposes an RV park within an existing manufactured home development. Per *Sec. 125-249.(2)a. General layout standards*, RV park spaces are collocated and clustered on the southeast of the subject site, and an improved roadway buffers the RV park from the manufactured home park per *Sec. 125-249.(2)b.2. Implementation*.

CONCLUSION

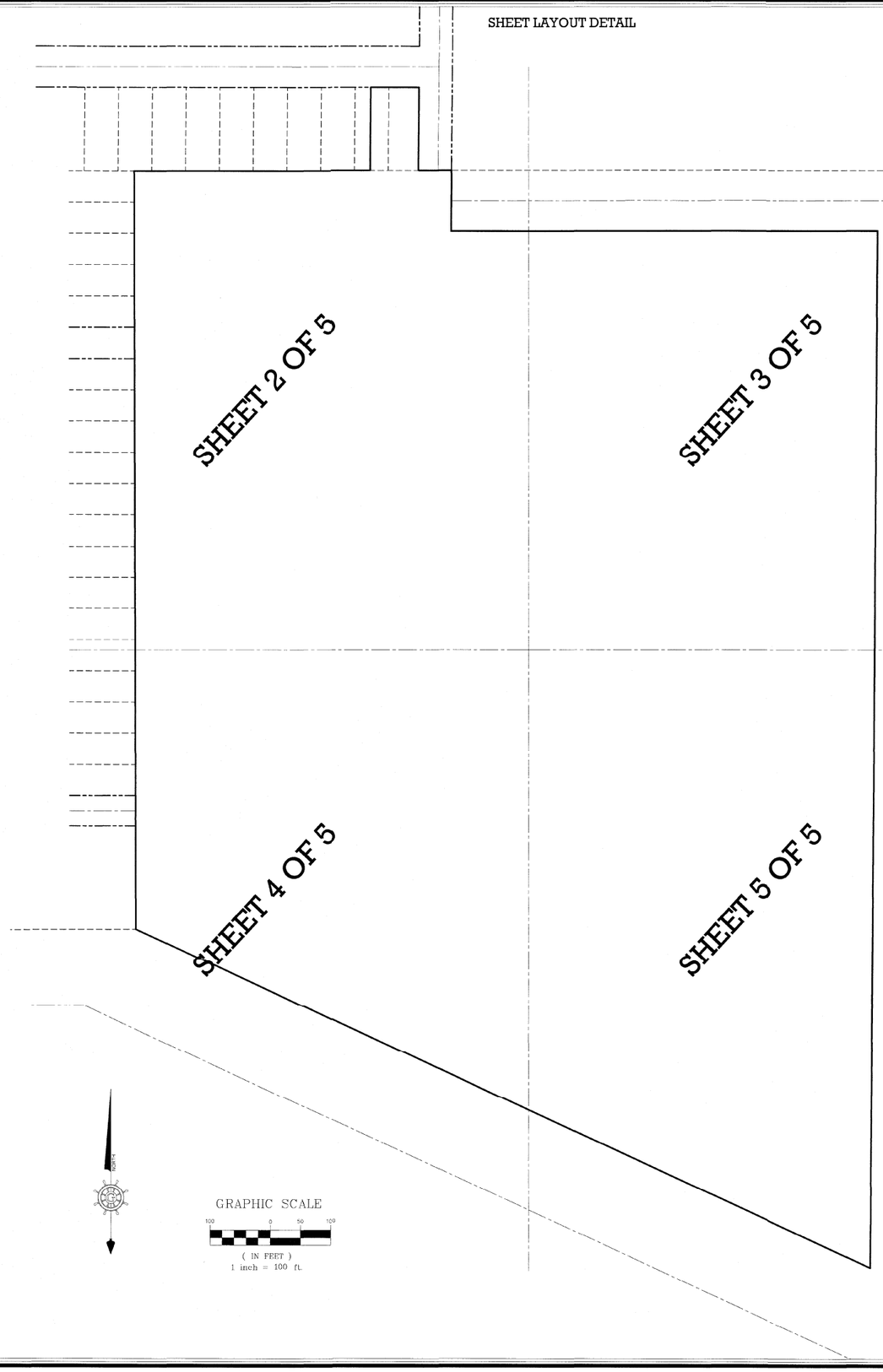
The application request is for a Master PD Zoning application to rezone from St. Lucie County's Residential, Mobile Home – 5 (RMH-5) zoning district to the City of Fort Pierce's Planned Development (PD) zoning district, and propose the addition of a recreational vehicle park and eight additional manufactured homes in the existing development. The RV park consists of 33 spaces, and access from Bryant Road will be utilized to isolate RV traffic to one portion of the development. The existing and proposed manufactured homes bring the total potential unit count to 262 dwelling units for a gross density of up to 6.5 units per acre, consistent with the density range of the proposed Low-Density Residential (RL) future land use. This Master PD Zoning application is being submitted concurrently with Annexation and Future Land Use Amendment (Minor) applications.

Sincerely,



WGI, Inc.
Jerrod Purser, PLA
Senior Project Manager

SHEET LAYOUT DETAIL



PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:
LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20	SCALE : 1" = 40'
TASK NO.: 004	DRAWN BY: BAM
SURVEY DATE: 5-16-24	CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER
REGISTRATION #3945

05/20/24
DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

LEGEND OF SYMBOLS & ABBREVIATIONS

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P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
(PRO)	PRORATED MEASUREMENT
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CMP	CORRUGATED METAL PIPE
RCP	REINFORCE CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
B.F.P.	BACK FLOW PREVENTOR
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C.L.F.	CHAIN LINK FENCE
CB=	CHORD BEARING=
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F.I.P.	FOUND 1/2" PIPE
R/W	RIGHT OF WAY
ELEV.=	ELEVATION=
F.L.	FENCE LINE
CONC.	CONCRETE
P.B.	PLAT BOOK
R=	RADIUS=
L=	LENGTH=
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SQ.	SQUARE
FT.	FEET
PG	PAGE

- SIGN (AS NOTED)
- MONITORING WELL
- BACK FLOW PREVENTER
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- METER POST
- POWER POLE
- LIGHT POLE
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- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- POINT OF ACCESS

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REVISIONS

1	
2	
3	
4	
5	

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S.I.R.	SET 1/2"X18" IRON ROD & CAP PSM3945	(D)	AS RECORDED ON DEED	P.C.	POINT OF CURVE
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT	(F)	AS MEASURED IN FIELD	F.C.	FENCE CORNER
C.B.S.	CONCRETE BLOCK STRUCTURE	(C)	AS CALCULATED	F.I.P.	FOUND 1/2" PIPE
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POINT OF ACCESS

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GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS

3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

LOT 26 | LOT 25 | LOT 24 | LOT 23 | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17 | LOT 16 | VACATED LOWELL ROAD | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 9

G. 57

SAN LUCIE PLAZA SUBDIVISION, P.B. 5, PG. 57

N0°07'44"W 1248.42' (F)

P.O.B.
N.E. CORNER OF LOT 11

FCM 4"X4" WITH NO ID BENCHMARK #1 ELEV. = 12.10'

F.C. 0.5' S & 0.4' E

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

BLOCK 1-C

BLOCK 1-B

SAN LUICE PLAZA UNIT ONE P.B. 5, PG. 57

VACATED ROAD

53.0' | 53.0'

HUGO ROAD
66' PUBLIC RIGHT OF WAY

N89°59'42"E 391.27' (F)

A PORTION OF THE WEST 1/2 OF SECTION 33-34-40

FIR 1/2" WITH NO ID

N0°30'16"E 138.01' (F)

30' (D) | 30' (D) | 30' (D) |

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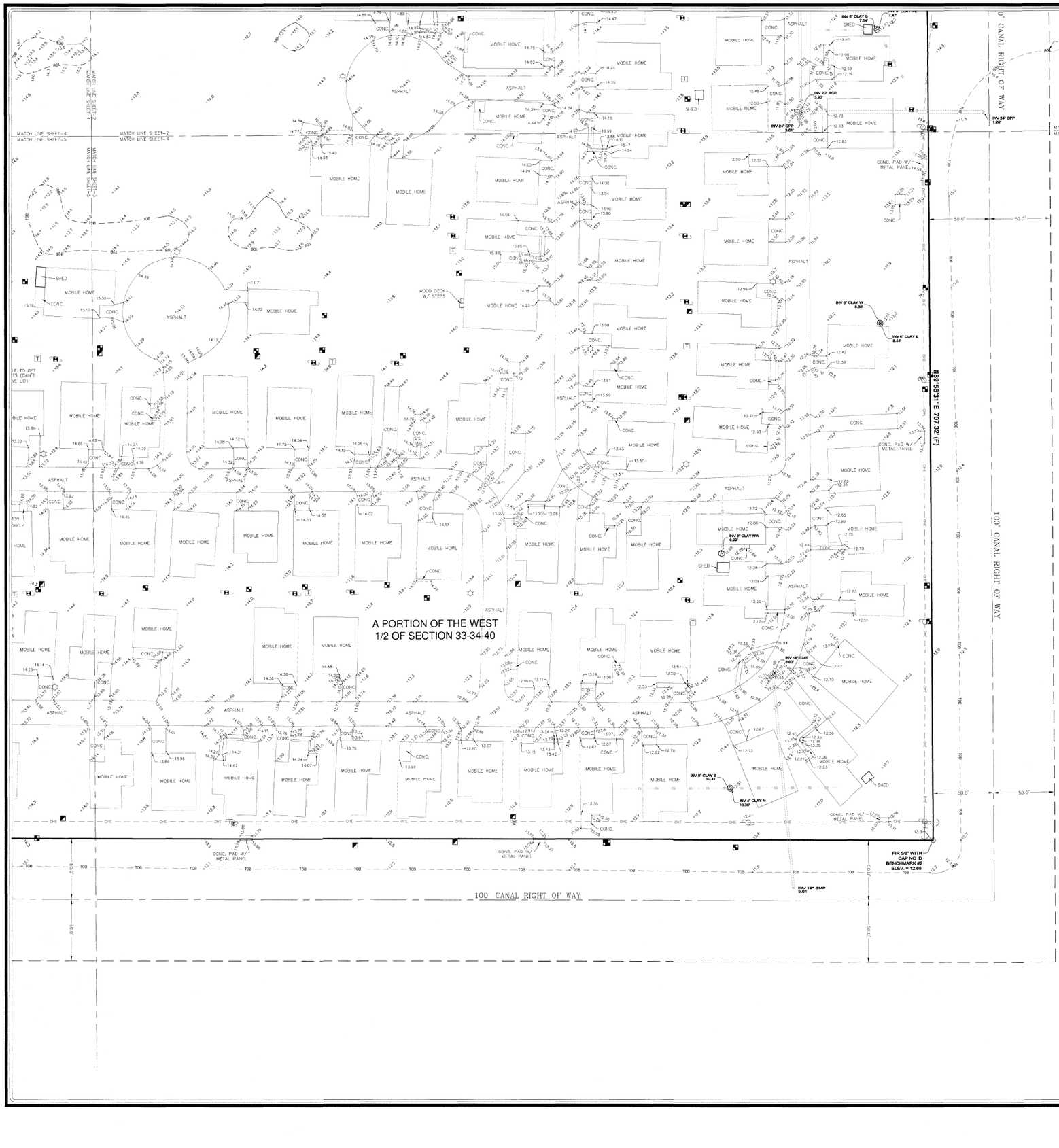

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LINE TABLE

BOUNDARY	
TIE LINE	
LOT LINE	
BUILDING	
CENTERLINE	
RIGHT OF WAY	
TOP OF BANK	TOB
TOE OF SLOPE	TOS
CENTERLINE OF SWALE	CLS
OVERHEAD WIRES	OHE
SANITARY SEWER	SS

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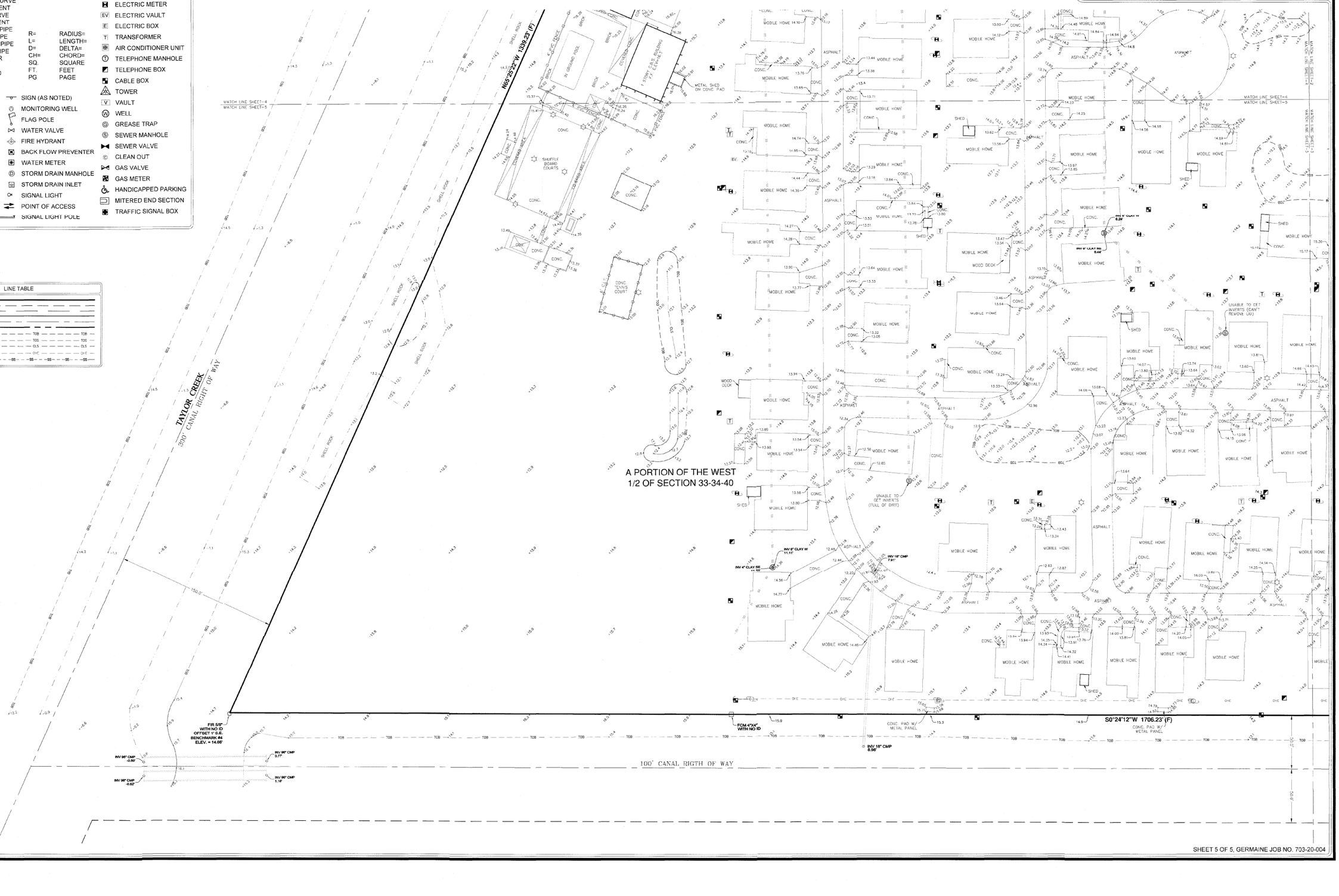

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
****Proposed**	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning/FLU	Total gallons per day 55,640 gallons
**Proposed Zoning/FLU	Total gallons per day 76,700 gallons
**Change in Demand	Total gallons per day +21,060 gallons

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	895.67	896.08	0.41
Urban District	5 acres per 1,000 people	223.92	224.02	0.10
Community	2.5 acres per 1,000 people	111.96	112.01	0.05
Neighborhood	1.36 acres per 1,000 people	60.91	60.93	0.02

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	0	0
****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) RV lots were included in this calculation.	
Demand Analysis	Maximum
Current Zoning/FLU	28.5 yards
****Proposed Zoning/FLU**	39.33 yards
***Change in Demand**	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

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 Traffic is in progress and will be provided at a later time		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify) Mobile Homes	Phase I - Total	262	41.63	TBD	TBD

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
RV Park	Phase I - Total	33 lots	41.63	TBD	TBD

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? 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: None

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

ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
CITY OF FT. PIERCE, FLORIDA

PREPARED BY:
WGI, Inc.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

PREPARED FOR:
INSPIRE COMMUNITIES, LLC.

August 2, 2024

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ENVIRONMENTAL IMPACT REPORT
TALL PINES PROPERTY
City of Ft. Pierce, FL
August 2, 2024

INTRODUCTION

The intent of this environmental impact report is to provide a preliminary assessment of the natural features within the below identified property including wetlands, upland habitat, protected trees and other vegetation, and the potential for threatened and endangered species. Based upon the preliminary assessment of these natural features, WGI discusses the types of environmental permits that may apply and provides an opinion on the feasibility of obtaining the environmental permits.

The subject property consists of approximately 41.63 acres and is located west of US Highway 1 and north of the Taylor Creek Canal in the City of Ft. Pierce, St. Lucie County, Florida (folio number 1433-210-0003-000-9). Single family residences are located to the north of the subject property, to the east is a mobile home community. South of the subject property is the Taylor Creek Canal and then multi-family residences. To the west are single family residences. Please refer to Exhibit A (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (FWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- FWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- FWS Critical habitat for threatened and endangered species mapper
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- St. Lucie County Property Appraiser's Website; https://www.paslc.org/
- South Florida Water Management District ePermitting Website; https://my.sfwmd.gov/ePermitting/MainPage.do
- City of Ft. Pierce, Code of Ordinances; https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances

SITE DESCRIPTION

Prior to the field review, the approximate boundaries of upland and surface waters within the property were mapped on true color aerial photographs. Each community type was classified using FLUCFCS (FDOT 1999).

WGI scientists familiar with Florida natural communities conducted a field review on July 25, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the presence or potential for occurrence of threatened and endangered species. Based on in-house and the field review, one upland land use/ cover type was present. There were no surface waters or wetland habitat types that were determined to be present within the project area. Each of these habitat types, as well as soils within the property, are described below.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, four soil types are mapped within the property. A soils map is included as Exhibit B. Listed below are the soil types found within the property and general descriptions of their characteristics.

(5) Arents, 45-65 percent slopes - The natural drainage class is well drained. This component is on fills, ridges on marine terraces on coastal plains. This soil type is the result of heavy impact by human activity. These soils have typically been turned over, mixed, and compacted by development activities. The water table is typically at a depth of 80 inches or greater.

(21) Lawnwood and Myakka sands - This poorly drained, nearly level soil is in marine terraces on flatwoods. The water table is at a depth of 6 to 18 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

(29) Pendarvis and Pomello sands, 0 to 5 percent slopes – This moderately well drained, slowly permeable soil is found on low ridges and knolls in the flatwoods. The water table is at a depth of 24 to 42 inches during a typical year Vegetation consists of scattered longleaf pine and sand pine with a dense understory of myrtle oak, chapman oak, sand live oak, saw palmetto, and running oak. The most common native grass is Pineland threeawn.

(50) Waveland and Immokalee fine sands - This is a very poorly drained, nearly level soil is on broad areas on flatwoods and depressions. The water table is at a depth of 24 to 42 inches during a typical year. Natural vegetation found within this soil type includes longleaf pine and slash pine with an understory of saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, and pineland threeawn.

EXISTING LAND USE

Within the subject property, land use consists of a mobile home community. The subject property has been developed and features mobile home units and paved residential streets. Vegetation within the subject property consists of exotic and invasive vegetation. Species observed include Brazilian pepper, cogon grass, and Norfolk pines. Native vegetation includes slash pine, oaks, and St. Augustine grass. The subject property contains mobile home units throughout the parcel. Land use adjacent to the subject property consists of a mixture of single-family residential uses and a mobile home community.

Existing land uses and natural habitats within the subject property were classified using the

FLUCFCS (1999). A total of one upland land use/cover type and no surface water types were observed within the subject property. A map depicting the existing land use and habitat type encountered within the property is attached as Exhibit C (Existing Land Use Map). General descriptions of the land use and habitat type encountered within the subject property are provided in the following subsection.

UPLAND COMMUNITIES

The property consists entirely of a mobile home residential community and is best described as Residential, medium density (2 to 5 units per acre), mobile home units. The subject property has paved residential streets, amenity areas, and an open space in which residents appear to use as an area to park boats and RV's.

The following description of the upland habitat within the subject property is provided below.

122 – Residential, medium density, 2 to 5 units per acre – Mobile Home Units (41.63 acres)
This code describes the entire property.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

Common Name	Scientific Name	Designation
Live oak	*Quercus virginiana*	Native
Cabbage palm	*Sabal palmetto*	Native
Slash pine	*Pinus elliottii*	Native
St. Augustine grass	*Stenotaphrum secundatum*	Native
Brazilian pepper	*Schinus terebinthifolia*	Non-native
Australian pine	*Casuarina equisetifolia*	Non-native
Norfolk pine	*Araucaria heterophylla*	Non-native
Cogon grass	*Imperata cylindrica*	Non-native
Schefflera	*Heptapleurum*	Non-native
Bottlebrush	*Melaleuca viminalis*	Non-native

WETLANDS AND SURFACE WATERS

WGI scientists familiar with Florida wetland communities conducted a field review of the subject property on July 25, 2024. The purpose of the field review was to delineate the limits of, and gather pertinent information about, existing onsite wetlands and surface waters. These features were delineated in accordance with the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (ERDC/EL TR-10-20), and Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. During the field review, the lowest elevation location on the property according to the topographic survey was inspected for hydrologic indicators. No signs of hydrology, hydric soils, or hydrophytic vegetation were observed.

The field review identified no surface waters or wetlands located within the property.

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available site-specific data was collected and evaluated. In addition, a field review was conducted by WGI scientists on July 25, 2024. The purpose of the field review was to identify any listed species present within the subject property, to assess the potential for the occurrence of protected species within the subject property, and to identify any critical

habitat that might be located within or adjacent to the subject property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the project area. According to this FWC database, there are no active wading bird rookeries within one mile of the project area. The closest known wading bird rookery is located 1.2 miles east of the subject property.

The FWC eagle nest locator website was searched for bald eagle nests within one mile of the project area. According to the FWC database, there are no active bald eagle nests within one mile of the project area. The closest known bald eagle nest (SL014) is located 1.7 miles northeast of the subject property.

The following species have FWS consultation areas that overlap with the subject property.

Wood Stork

The FWS wood stork colony website was searched for active wood stork colonies located within 15 miles of the project area. This 15-mile distance corresponds to the core foraging area (CFA) established by the FWS for the wood stork in the South Florida region. According to the FWS wood stork colony website, the project area is not located within the 15-mile CFA of a wood stork nesting colony. According to the Wood Stork Effect Determination Key prepared by FWS and the USACE, this project is not likely to adversely affect with a key path of A →"*no effect*".

Everglades Snail Kite

The following habitat description has been copied from the Multi-Species Recovery Plan for South Florida. Snail kite habitat consists of freshwater marshes and the shallow vegetated edges of lakes (natural and man-made) where apple snails can be found. These habitats occur in humid, tropical ecoregions (Bailey 1978) of peninsular Florida and are characterized as palustrine-emergent, long-hydroperiod wetlands (Cowardin et al. 1979) often on an organic peat substrate overlying oolitic limestone or sand or directly on limestone or marl (Davis 1946). Suitable foraging habitat for the snail kite is typically a combination of low profile (< 3 m) marsh with an interdigitated matrix of shallow (0.2-1.3 m deep) open water, which is relatively clear and calm. The marsh vegetation is dominated by spike rush (*Eleocharis cellulosa*), maidencane (*Panicum hemitomon*), sawgrass (*Cladium jamaicense*), and/or cattails (*Typha* spp.). The shallow open-water areas are with or without sparse vegetation, such as white-water lily (*Nymphaea odorata*), arrowhead (*Sagittaria lancifolia*), pickerel weed (*Pontederia lanceolata*), and floating heart (*Nymphoides aquatica*). Giant bulrush (*Scirpus validus*) often grows at the deep-water edge of marshes in the lakes. Low trees and shrubs also are often interspersed with the marsh and open water. These often include willow (*Salix caroliniana*), dahoon holly (*Ilex cassine*), pond apple (*Annona glabra*), bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*), and Melaleuca, an invasive exotic species. Snail kites require foraging areas that are relatively clear and open in order to visually search for apple snails. Therefore, dense growth of herbaceous or woody vegetation is not conducive to efficient foraging. The interspersed emergent vegetation enables apple snails to climb near the surface to feed, breathe, and lay eggs. Nearly continuous flooding of wetlands for > 1 year is needed to support apple snail populations that in turn sustain foraging by the snail kite (Sykes 1979, Beissinger 1988).

No nesting or foraging habitat is available on the subject project for the snail kite.

Audubon's Crested Caracara

The following habitat description has been copied from the FWS Crested Caracara Draft Survey Protocol (2017). The Florida caracara population commonly occurs on dry or wet prairies with scattered cabbage palms (*Sabal palmetto*). It may also be found in lightly wooded areas. Scattered saw palmetto (*Serenoa repens*), scrub oaks (*Quercus geminate, Q. minima, Q. pumila*), and cypress (*Taxodium* spp.) may also be present. Widespread changes in land use may have caused a change in habitat use in this species. Morrison and Humphrey (2001) found a strong association of caracara home ranges with improved pasture. The presence of seasonal wetlands, which may serve as foraging habitat, is an important factor in the attractiveness of these pastures to caracaras (Service 1999). Therefore, today we recognize caracara foraging habitat (and nesting territories) as those areas with short herbaceous vegetation. This includes native wet and dry prairies, but also improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. Juvenile caracaras may also use citrus and tree farms.

The primary nesting substrate is cabbage palm, although there have been rare reports of nesting in slash pine (pers. Obs.), cypress, oak, red cedar (Morrison 2007), Australian pine (*Casuarina* spp.), saw palmetto, and black gum (*Nyssa sylvatica*), and even more atypical locations such as an electrical substation, radio tower, and billboard (Dwyer and DallaRosa 2015).

The subject property does not contain suitable foraging or nesting habitat for the caracara as it is described above. Impacts to the caracara are not anticipated for the proposed activity within the subject property.

Florida Scrub Jay

The following habitat description has been copied from the FWS Species Conservation Guidelines for the Florida Scrub Jay (2004). Suitable habitats for the scrub jay are not only the more "classic" xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub, but also include: improved, unimproved, and woodland pastures (211-213); citrus groves (221); rangeland (310-330); pine flatwoods (411); longleaf pine xeric oak (412); sand pine (413); sand pine plantations (4411); forest regeneration areas (443); sand other than beaches (720); disturbed rural land in transition without positive indicators of intended activity (741); and disturbed burned areas (745). The presence of scrub oaks, no matter how sparsely distributed, is a key indicator of scrub habitat. Fitzpatrick et al. (1991) defined three classes of scrub jay habitat:

Type I – any upland plant community in which the percent cover of the substrate by scrub oak species is 15 percent or more.

Type II – any plant community, not meeting the definition of type I habitat, in which one or more scrub oak species is represented.

Type III – any upland or seasonally dry wetland within 400 m (0.25 mi) of any area designated as Type I or Type II habitats.

The subject property does not fall within any of the three classes of scrub jay habitat. There are no scrub oak species present on the property and there are none within a quarter mile.

Eastern Indigo Snake

According to the Eastern Indigo Snake Programmatic Effect Determination Key, the proposed project should be considered as not likely to adversely affect (NLAA) the Eastern Indigo Snake. The key path is A → B → C → D → NLAA.

The applicant is willing to follow the Standard Protection Measures and as such, this project should

be a NLAA finding.

Gopher Tortoise

A preliminary 15% gopher tortoise burrow survey was performed on July 25, 2024 by an Authorized Gopher Tortoise Agent covering the most likely places within the property to contain tortoise burrows. No burrows or evidence of gopher tortoise presence was observed during the survey.

Based upon the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property. A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area. A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area. A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.

The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence On-Site
	FWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake *Drymarchon corais couperi*	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise *Gopherus polyphemus*		T		Xeric oak, sandhills, scrub habitats, dry pine flatwoods, old fields, pastures, and roadsides	Low
AVIAN					
Audubon's Crested Caracara *Polyborus plancus*	T			Dry or wet prairies with scattered cabbage palms.	Low
Everglades Snail Kite *Rostrhamus socialbilis plumbeus*	E			Relatively shallow wetland vegetation, either within extensive marsh systems, or in lake littoral zones. Emergent aquatic vegetation are important because they allow apple snails to occupy the area.	Low
Eastern Black Rail *Laterallus jamaicensis spp. jamaicensis*	T			Favors very shallow water, or damp soil with scattered puddles. Natural habitats include Tidal marshes and grassy inland marshes: Found in dense stands of spartina and other marsh grasses, salicornia, rushes, and sedges.	Low
Florida Scrub Jay *Aphelocoma coerulescens*	T			Xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, and sand pine scrub. The presence of scrub oak is a key indicator.	Low
Wood stork *Mycteria Americana*	T			Fresh- and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Low
MAMMALS					

Florida Panther *Puma (=Felis) concolor coryi*	E			Sandhills (high pine), pine flatwoods, and pastures and other open, ruderal habitats with scattered pines and oaks.	Low
Southeastern Beach Mouse *Peromyscus polionotus niveiventris*	T			Inhabits sand dunes along the Atlantic Coast from Volusia to Martin County, Florida. They feed on primarily the seeds of dune plant species and insects.	Low

Legend:
FWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission
DOACS = Florida Department of Agriculture & Consumer Services
E = Endangered
T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
Low = Preferred habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.
*Observed onsite during the field reconnaissance.
**Wading birds were not observed onsite, and there is little to no suitable habitat for nesting and therefore no significant restriction to development is expected.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the property that are regulated by either federal, state, or local agencies which may require permits as part of the entitlement process. The following is a summary of the processes and environmental permits required for each component of this subject property.

Wetlands and Surface Waters

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the USACE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established the Environmental Resource Program (ERP) under Chapter 62-330, F.A.C. that governs the "construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in chapter 62-340, F.A.C.)". The FDEP has delegated authority for certain ERP activities to the South Florida Water Management District (SFWMD) and this includes large scale residential developments.

It is the opinion of WGI that there are no wetlands or surface water features present on the property. An ERP from the SFWMD related to impacts to wetland and/or surface waters is not anticipated.

An ERP permit application with the SFWMD would still be required for the stormwater management system associated with new development of the property. WGI performed a records search on the SFWMD epermitting website for any previous permits related to the subject property. WGI found no previously issued ERP permits. However, one record (891024-10) was discovered. Further investigation of the listed record revealed that the permit application expired or was cancelled. There were no further records or documents available on the listing.

Threatened and Endangered Species

Listed species are afforded special protective status by federal and state agencies. This special protection is federally administered by the United States Department of the Interior, FWS pursuant to the Endangered Species act of 1973 (as amended). The FWS administers the federal list of animal species (50 CFR 17.11) and plant species (50 CFR 17.12). Federal protection of marine species is the responsibility of the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS).

The State of Florida affords special protection to animal species designated as State designated threatened or species of special concern, pursuant to Chapter 68A-27, F.A.C., which is administered by the FWC. In November 2010, a revision to the FWC threatened species rules changed the designation of federal listed species that occur in Florida to federally designated endangered or federally designated threatened species. Those species that are only state listed are now designated as State threatened or State species of special concern.

The State of Florida also protects and regulates plant species designated as endangered, threatened or commercially exploited as identified on the Regulated Plant Index (5B-40.0055, F.A.C.), which is administered by the Florida Department of Agriculture and Consumer Services (DOACS), Division of Plant Industry, pursuant to Chapter 5B-40, F.A.C.

All listed species with defined consultation areas that overlap the subject property have been discussed in the Threatened and Endangered Species section. None of the species are expected to

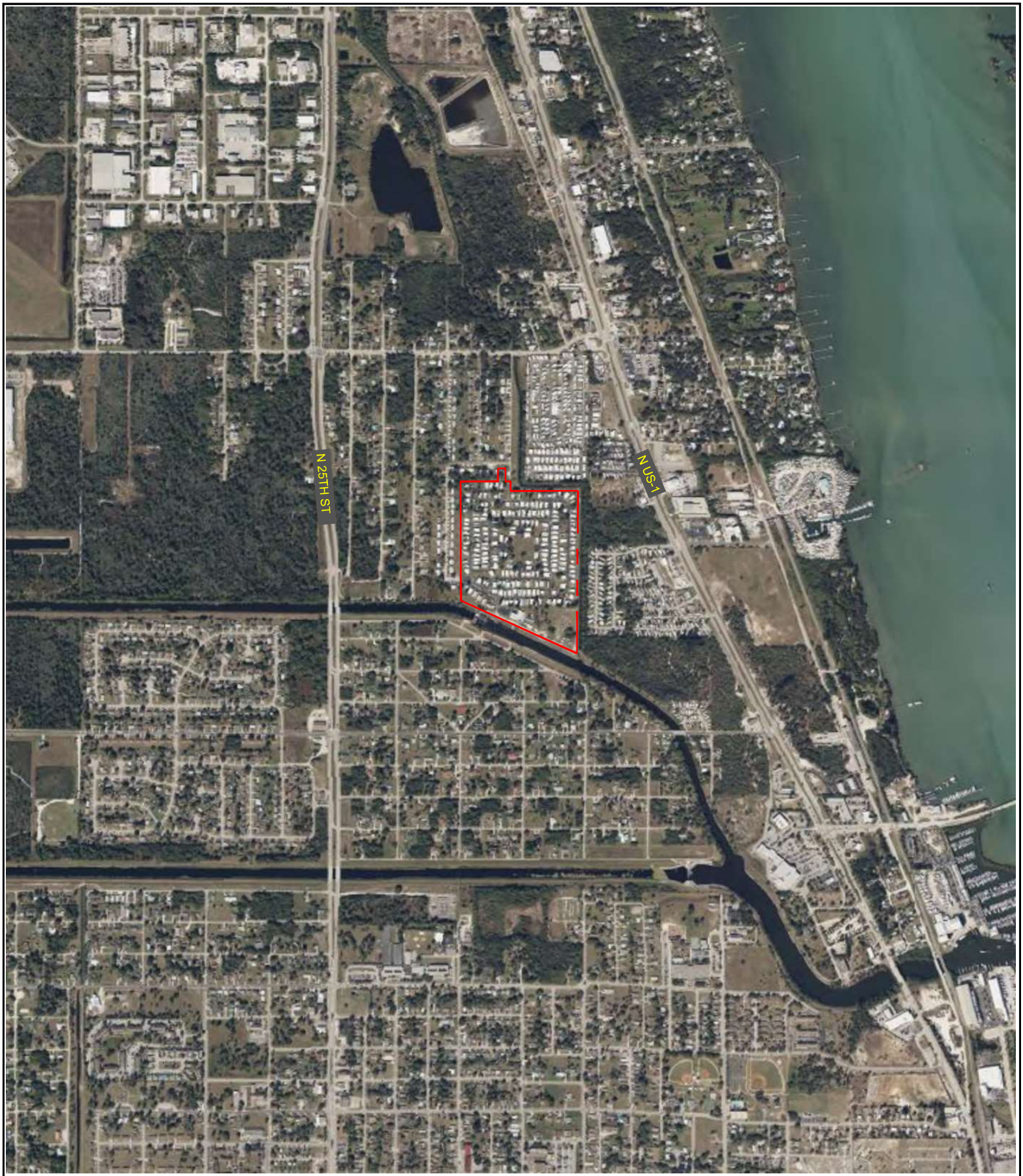
utilize the site as there is no suitable habitat available.

Protected Tree Species

The City of Ft. Pierce (City) has regulations for tree removal. All native trees with a diameter at breast height (DBH) of 14 inches and larger and native palms greater than 10 feet in clear trunk height are protected under Section 22-194 of the City's Code of Ordinances. The city will require a tree removal permit in order to remove any existing protected vegetation. Each protected tree removed must be replaced at a 1:1 ratio of DBH inches. Protected palms must be replaced on a palm for palm basis. The minimum size of planted replacement tree is 12' tall. Mitigation in the form of a payment in lieu of replacement may be accepted if replacement is not an option. The payment amount is based on a price per inch DBH removed.

CONCLUSION

- Wetlands and Surface Waters: It is WGI's opinion that there are no jurisdictional wetlands or surface waters on the subject property.
- An ERP permit from the SFWMD will be needed for the stormwater management system of the proposed development.
- Vegetation: A Tree Removal permit will be required by the City for the removal of existing protected vegetation prior to any site development that may impact existing native tree species.
- Listed Species: WGI did not observe protected species, their habitat, or signs of their presence within the subject property that would present a significant limitation on site development.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

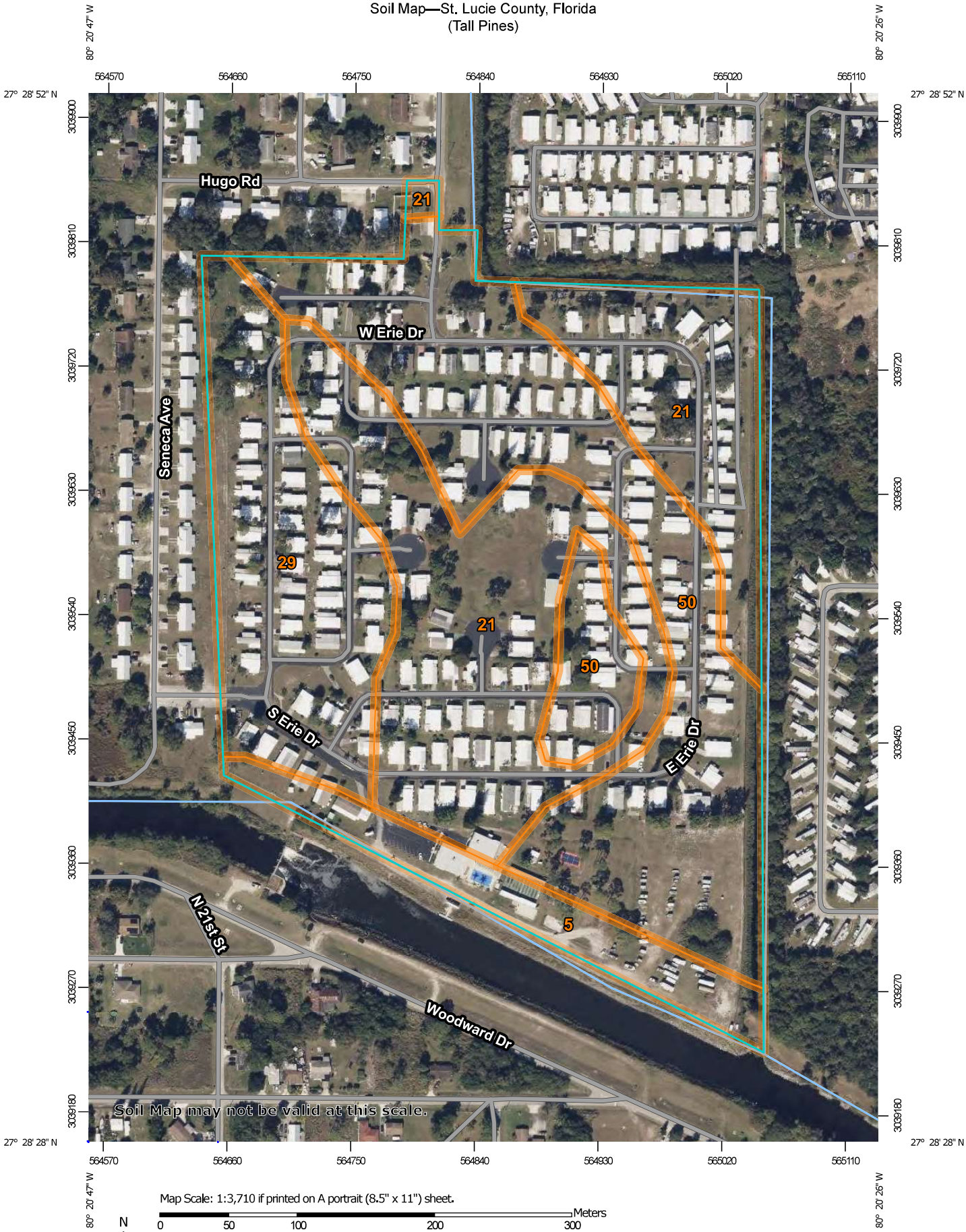
LOCATION MAP
EXHIBIT A

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Soil Map—St. Lucie County, Florida
(Tall Pines)



Map Scale: 1:3,710 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	3.4	7.4%
21	Lawnwood and Myakka sands	17.2	37.2%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	8.6	18.6%
50	Waveland and Immokalee fine sands	17.0	36.8%
Totals for Area of Interest		**46.3**	**100.0%**



LEGEND
122 - MOBILE HOME UNITS - 41.63 AC

0 220 440 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	TALL PINES
PROJECT #:	10497.00
DATE:	07/31/2024
CREATED BY:	CO
CHECKED BY:	RH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



SOURCE: GOOGLE EARTH PRO

PROJECT NAME:	TALL PINES
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CHECKED BY:	RH

ADJACENT SURFACE WATERS
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E
Site Photographs



Photo 1: View from center of site towards the southeast.



Photo 2: View from center of the site looking south.



Photo 3: View within the subject property.



Photo 4: View along western property line looking east. Photo credit: Google StreetView



Photo 5: View of southern property line facing north from Woodward Drive.
Photo credit: Google StreetView

This Instrument Prepared By:
Rodney Q. Jarvis
2575 E. Camelback Rd,
Suite 1100
Phoenix, Arizona 85016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this_day of ____, 2024 (the "Effective Date"), by Granite Tall Pines, LLC, a Florida limited liability company (henceforth referred to as the "Developer"), whose mailing address is 314 South Erie Drive, Fort Pierce, FL 34946, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH:

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

WHEREAS, the owner of the Property obtained approval of a Minor Site Plan Amendment for Tall Pines by St. Lucie County on March 7, 1994.

WHEREAS, on ____, the City Commission of the City of Fort Pierce approved the Final Planned Development of the Tall Pines PD, through which the Developer intends to complete the development of the Property ("Project"); and

WHEREAS, on ____, the Technical Review Committee, in its review of the proposed Final Planned Development, required the Developer to provide this Agreement which sets forth the Developer's obligations to provide a letter of credit in an amount sufficient to secure the Developer's obligation to complete the installation of certain improvements as described in the engineer's cost estimate, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

WHEREAS, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

WHEREAS, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.

2. Consideration and Conditions. In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree that final plat approval for the Project by the City Commission of the City of Fort Pierce, is and shall be specifically conditioned upon the Developer obtaining a letter of credit, or cash, or such other security as may be approved by the City (the "Approved Security") in an amount sufficient to secure the Developer's obligations as shown in Exhibit "B", with respect to the following:

a. Sidewalks. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with the Approved Security to secure the Developer's obligation to complete the installation of sidewalks along the entrance road of the Project (the "Sidewalks").

b. Parking. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of new parking within the Project (the "Parking").

c. Water and Sewer. Prior to commencement of development of improvements for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of all sewer and water connections for the development of RV spaces, new MH spaces, and new buildings within the Project (the "Connections"). Prior to the completion of each building or new RV or new MH space within the Project, the Developer shall install the required Connections for each new building or new space, and no new building nor new space shall be issued a C.O. unless the required Connections for such building have been installed.

3. Surety. The Surety provided by Developer to the City to secure Developer's obligation to construct improvements as set forth in Paragraph 2 above, shall be the Approved Security in an amount equal to 110% of the estimated cost of constructing the improvements, as set forth in Exhibit "B", and in a form with conditions as approved by the City Attorney. Upon representation by Developer that the required improvements are completed, an inspection shall be made by the City. Upon satisfactory completion of each of the required improvements described above in Sections 2.a.,b.,c., the City shall release the portion of the Letter of Credit securing each by the cost amount shown in Exhibit B. In the event Developer fails to timely complete the required improvements, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

4. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager
100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

Developer:
Granite Tall Pines, LLC
314 South Erie Drive
Fort Pierce, FL 34946

With a copy to:
Rodney Q. Jarvis
2575 E. Camelback Rd., Suite 1100
Phoenix, AZ 85016

This foregoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

5. Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

6. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

7. Governing Law. This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

8. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

9. Laws. Ordinances and Codes. The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.

10. Covenant with Respect to Engineer's Certification. The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as Exhibit "B". is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project pursuant to this Agreement.

11. Permits, Conditions. Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the Jaw governing permitting requirements, conditions, terms or restrictions.

12. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

13. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

14. Remedies. The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

15. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

16. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

[Signature page follows]

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
City Clerk

By: _____
Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
City Clerk

DEVELOPER:

Granite Tall Pines, LLC

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS.

EXHIBIT "B"

ENGINEER'S ESTIMATE OF CONSTRUCTION COST

To be finalized with Final Planned Development Agreement.

EXHIBIT "C"

PD SITE PLAN



PD ZONING DEVELOPMENT AGREEMENT DRAFT

A. LEGAL DESCRIPTION

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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B. Owners

Owned by Granite Tall Pines, LLC

C. Duration of Agreement
To be finalized in Final PD

D. Development Timeline
To be finalized in Final PD

E. Phasing Requirements
The proposed improvements will be developed in one phase.

F. Permitted Uses and Regulations
Uses on the planned development are limited to manufactured homes and recreational vehicle parking spaces. The maximum allowed density with the proposed RL, Residential Low future land use is 6.5 dwelling units per acre.

G. Public Facilities
To be finalized in Final PD

H. Land Dedication
There is no land dedicated for public purposes

I. Local Development Permits
To be finalized in Final PD

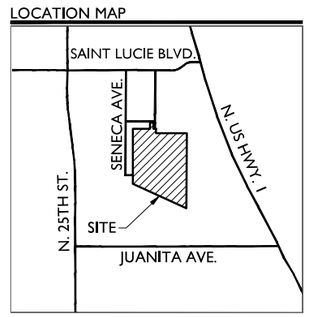
J. Consistency with the Comprehensive Plan and Land Development Code
The proposed development is consistent with the City of Fort Pierce's Comprehensive Plan and Land Development Code

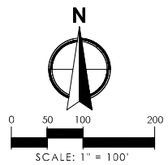
K. Conditions
To be finalized in Final PD

L. Statement of Compliance
Failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.



LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
C = COMPACT SPACE
CMPT. = COMPACT
CoFP = CITY OF FORT PIERCE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
F.P. = FOUNDATION PLANTING
GUE = GENERAL UTILITY EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
SLC = ST. LUCY COUNTY
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT

WGL.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION REVISIONS	BY

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

PHASING PLAN STATEMENT
TALL PINES PD
City of Fort Pierce

PHASING PLAN

- There is no phasing proposed for the project, as the proposed improvements are to be developed in one phase.

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: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946
2. Property Tax ID(s): 1433-210-0003-000-9 & 1433-310-0002-000-9
3. Total Acreage: 41.63 ACRES
4. Existing Future Land Use Designation: Residential Medium (RM) (St Lucie County)
5. Existing Zoning Classification: Residential, Mobile Home - 5 (RMH-5) (St Lucie County)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Annexation and FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The existing use of the property includes manufactured homes and outdoor storage. Amenities include a clubhouse, pool, athletic courts, and fishing pier.

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

10. The reason for making this request: This application is being submitted concurrent with an Annexation and Future Land Use Amendment Application. The property must be rezoned to be compatible with the City's Comprehensive Plan and Land Development Ordinances.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Canal, mobile homes, Single-family homes,	RM (SLC)	RM-9 (SLC) & RMH-5 (SLC)
South	Canal, Single-family homes, Public park	RU (SLC) RL (FP)	RS-4 (SLC) R-1 (FP)
East	Canal, Mobile home parks, Automobile Sales & Rental, Self-Storage & Storage Plaza, Vacant	COM (SLC) RM (SLC)	RVP (SLC) CG (SLC) RMH-5 (SLC) PUD (SLC)
West	Single-family homes	RM (SLC) RL (FP)	RM-9 (SLC) R-1 (FP)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RMH-5	9 du/ac	41.63	X
Proposed	RL	PD	6.5 du/ac	41.63	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 76,700 gallons
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person 76,700 gallons (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum RV lots were included as "residential" in this calculation.
Current Zoning	Total gallons per day 55,640 gallons
Proposed Zoning	Total gallons per day 76,700 gallons
Change in Demand	**Total gallons per day** +21,060 gallons

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	895.67	898.16	2.49
Urban District	5 acres per 1,000 people	223.92	224.54	0.62
Community	2.5 acres per 1,000 people	111.96	112.27	0.31
Neighborhood	1.36 acres per 1,000 people	60.91	61.08	0.17

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)

Tall Pines is age-restricted, therefore there will be no change in demand for public schools.

	K-8	High
School Name	Frances K Sweet Elementary/Dan McCarty Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	0.40 mi/2.84 mi	7.75 mi
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
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 RV lots were included in this calculation.
Current Zoning	28.5 yards
Proposed Zoning	39.33 yards
Change in Demand	+10.83 yards

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

Impact	The proposed improvements for the site will increase the total impervious area and stormwater runoff volume. The construction of swales are proposed to handle the additional runoff created from the proposed improvements which will result in no impacts to the discharge for the overall site.

III. Transportation Analysis

G. Traffic Traffic is in progress and will be provided at a later time

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): Granite Tall Pines, LLC c/o Inspire Communities, LLC
Mailing Address: 4742 N 24th St Suite 325
City Phoenix State AZ Zip 85016
Phone # 646-991-6950
E-mail: jmauldin@inspirecommunities.com

13. Name of Applicant: Jerrod Purser (WGI, Inc.) on behalf of Granite Tall Pines, LLC
Mailing Address: 3230 W Commercial Blvd, Suite 300
City Fort Lauderdale State FL Zip 33309
Phone # (954) 660-1660 Fax #
E-mail: Jerrod.Purser@wginc.com

14. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)
Mailing Address: 2575 E. Camelback Rd, Suite 1100
City Phoenix State AZ Zip 85016
Phone # (602) 717-9979 Fax #
E-mail: rqjarvis@gmail.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

3230 W Commercial Blvd, Suite 300, Fort Lauderdale	FL	33309
Address	State	Zip

(954) 660-1660		Jerrod.Purser@wginc.com
Phone	Fax	E-mail Address

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

Jonathan Mauldin Granite Tall Pines, LLC c/o Inspire Communities, LLC	646-991-6950
Property Owner's Name (Please Print)	Phone

4742 N 24th St Suite 325, Phoenix	AZ	85016
Address	State	Zip

Property Owner's Signature — Date: 8/16/2024

STATE OF FLORIDA) Louisiana
ST LUCIE COUNTY) St. Tammany

The foregoing instrument was acknowledged before me this 16th day of August, 2024, by Johnathan Mauldin who is personally known to me or has produced Louisiana Drivers License as id

Signature of Notary

MARGARET V. BURCK
Notary Public
State of Louisiana
St. Tammany Parish
Notary ID# 175729
My Commission is for Life
(Seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

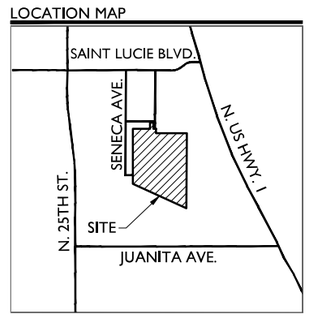
File Number:_____ Check No: _____ Receipt No: _____

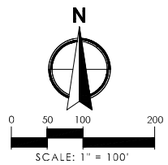
TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____



LOCATION MAP





SITE DATA

APPLICATION NAME	TALL PINES PD
APPLICATION NUMBER	TBD
EXISTING FUTURE LAND USE DESIGNATION (SLC)	RM
PROPOSED FUTURE LAND USE (CoFP)	RL
EXISTING ZONING (SLC)	RMH-5
PROPOSED ZONING (CoFP)	PD
PROPERTY CONTROL NUMBER(PCN)	1433-210-0003-000-9 1433-310-0002-000-9
EXISTING USE	MANUFACTURED HOME PARK / OUTDOOR STORAGE
PROPOSED USE	MANUFACTURED HOME PARK / RV PARK
GROSS SITE AREA	41.63 AC.
GROSS DENSITY	6.5 D.U./AC. MAX
TOTAL UNITS (MANUFACTURED HOMES)	262 UNITS
EXISTING UNITS (1-214)	214 UNITS
PROPOSED UNITS (215-222)	8 UNITS
UNOCCUPIED HOME SITES[1] (223-262)	40 UNITS
TOTAL RV PARKING (30'x76')	33 SPACES
EXISTING PARKING	449 SPACES
REQUIRED PARKING (2 SPACES/ D.U.)	444 SPACES
PROPOSED PARKING	465 SPACES
REQUIRED OPEN SPACE (20% OF SITE)	8.33 AC.
PROPOSED OPEN SPACE (52.4% OF SITE)	21.81 A.C.

PROPERTY DEVELOPMENT REGULATIONS

PUD (BASED ON R3)	LOT DIMENSIONS		MAX HT.	BLDG. COV.	SETBACKS			
	WIDTH & FRONTAGE	DEPTH			FRONT	SIDE	CORNER	REAR
REQUIRED	65'	100'	28'	35%	25'	7'	15'	15'
PROPOSED	1,232'	1,706'	28'	23%*	20'[2]	9'	N/A	25'

NOTES*
1. UNOCCUPIED HOME SITES ARE SHOWN BASED ON ESTIMATED QUANTITY, LOCATION AND SIZE FOR REFERENCE ONLY.
2. 20' FRONT SETBACK IS AN EXISTING NON-CONFORMITY FOR THE DEVELOPMENT.
3. PROPOSED IMPROVEMENTS TO BE DEVELOPED IN ONE PHASE.

LEGEND

AC. = ACRES
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CMPT. = COMPACT
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WGL.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION REVISIONS	BY

CAD 72800_PL_SITE	
JOB NO.	10497.00
DRAWN BY	RR
CHECK BY	SP
DATE	2024-08-16

TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

Models Exhibit P:\72800\726.87 Fort Pierce Mobile Home\PLANS\72800426-SITE.dwg --- Model 8/16/2024 1:58:21 PM Brandt 8/16/2024 1:57:12 PM

Traffic Impact Analysis will be provided at a later date.

August 20, 2024

Kevin Freeman

kfreeman@cityoffortpierce.com

Re: Tall Pines Transportation Impact Analysis Methodology

This letter outlines the proposed methodology for the Tall Pines development in Fort Pierce, St. Lucie County, Florida. The Tall Pines methodology statement is being prepared for Granite Tall Pines LLC. The purpose of this study is to examine the traffic impacts of the manufactured home and RV camping spots development on the surrounding network. The proposed development will add 48 manufactured homes and 33 RV camping spots to the existing Tall Pines Mobile Home Park located off of Bryant Road approximately 2,000 feet southeast of the intersection of St. Lucie Boulevard and N 25th Street. The buildout for the project is expected in 2025.

PROJECT DESCRIPTION

The proposed Project will add 48 manufactured homes and 33 RV camping spots to the existing 214 manufactured home units located in Tall Pines Mobile Home Park. The site plan of the proposed Project is shown in **Figure 1**. The proposed site plan includes two access points, one on the northern portion at Cherokee Ave and another on the western portion with Bryant Road. RV Camping trips will only be permitted to access the site from Bryant Road. Per the City of Fort Pierce Municipal Code, the traffic study will follow St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria.

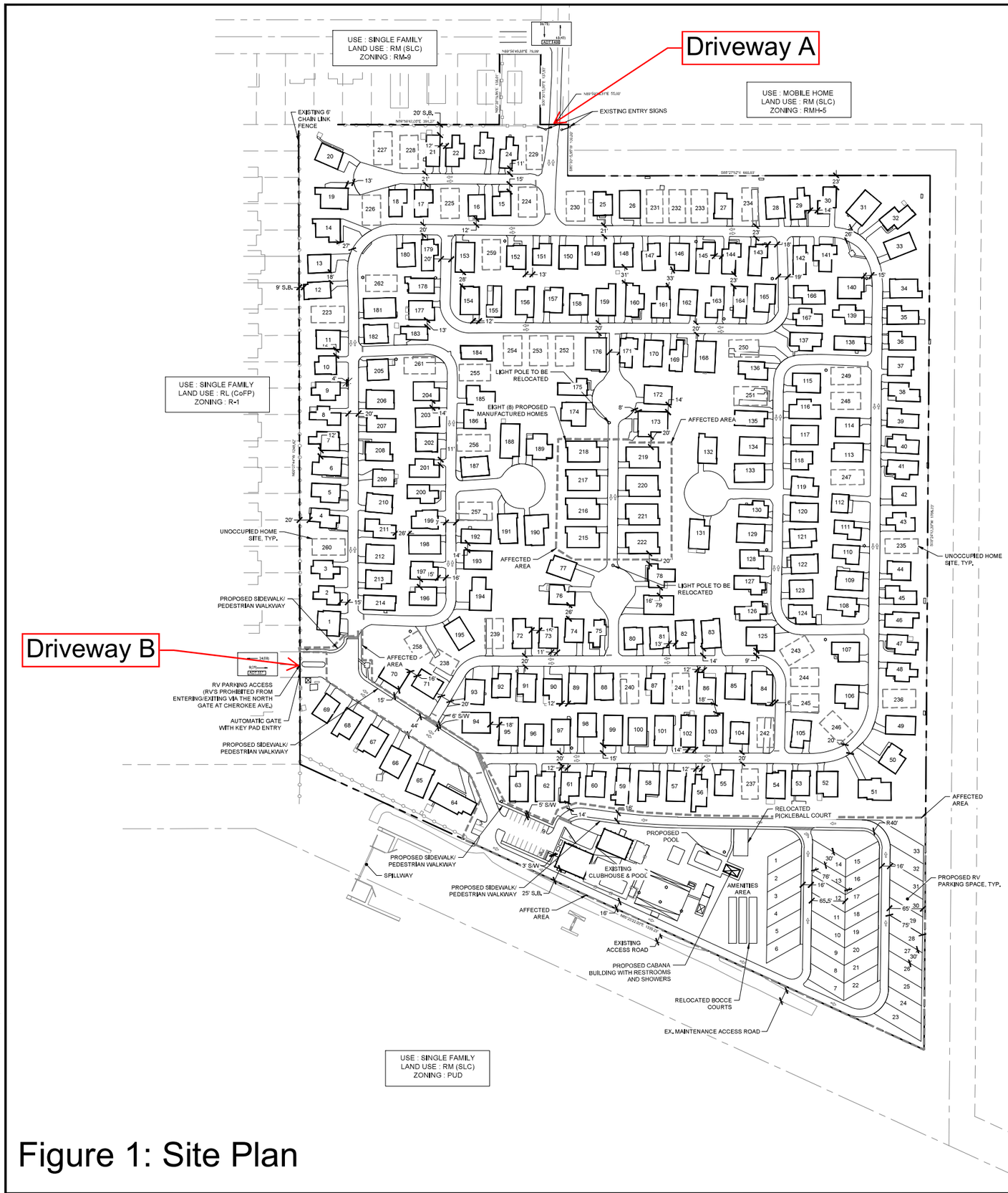
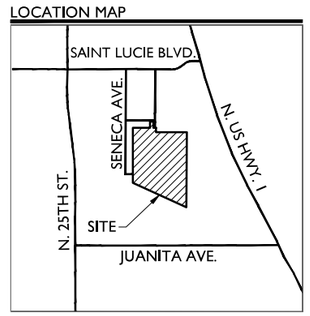
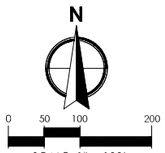


Figure 1: Site Plan

LOCATION MAP





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TALL PINES PD
FORT PIERCE, FLORIDA
PD SITE PLAN

SHEET:
PSP-1

TRIP GENERATION METHODOLOGY

The purpose of the vehicular trip generation estimate is to approximate the number of new vehicle trips entering and exiting the site for various purposes (e.g., visitor trips, employee, etc.) during a selected time period. The proposed Project will add 48 manufactured homes and 33 RV camping spots.

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, *11th Edition* was applied for the trip generation analysis because of its widely accepted methodology. The land use "Campground/Recreational Vehicle Park" (ITE land use 416, based on occupied campsites) was applied for both AM and PM peak hours for the proposed RV camping spots. The land use "Mobile Home Park" (ITE land use 240, based on dwelling units) was applied for both AM and PM peak hours for the proposed manufactured homes.

Table 1 summarizes the trip generation rates and provides the estimated trip generation for the proposed Project for a typical weekday and the AM and PM peak hours. As shown in **Table 1**, the Project is estimated to generate 442 daily vehicle trips, with 26 of those trips occurring during the AM peak hour, and 37 trips occurring during the PM peak hour upon full buildout of the Project. It is important to note that no pass-by or internal capture reduction rate was applied for this development due to the land uses not being eligible for either reduction.

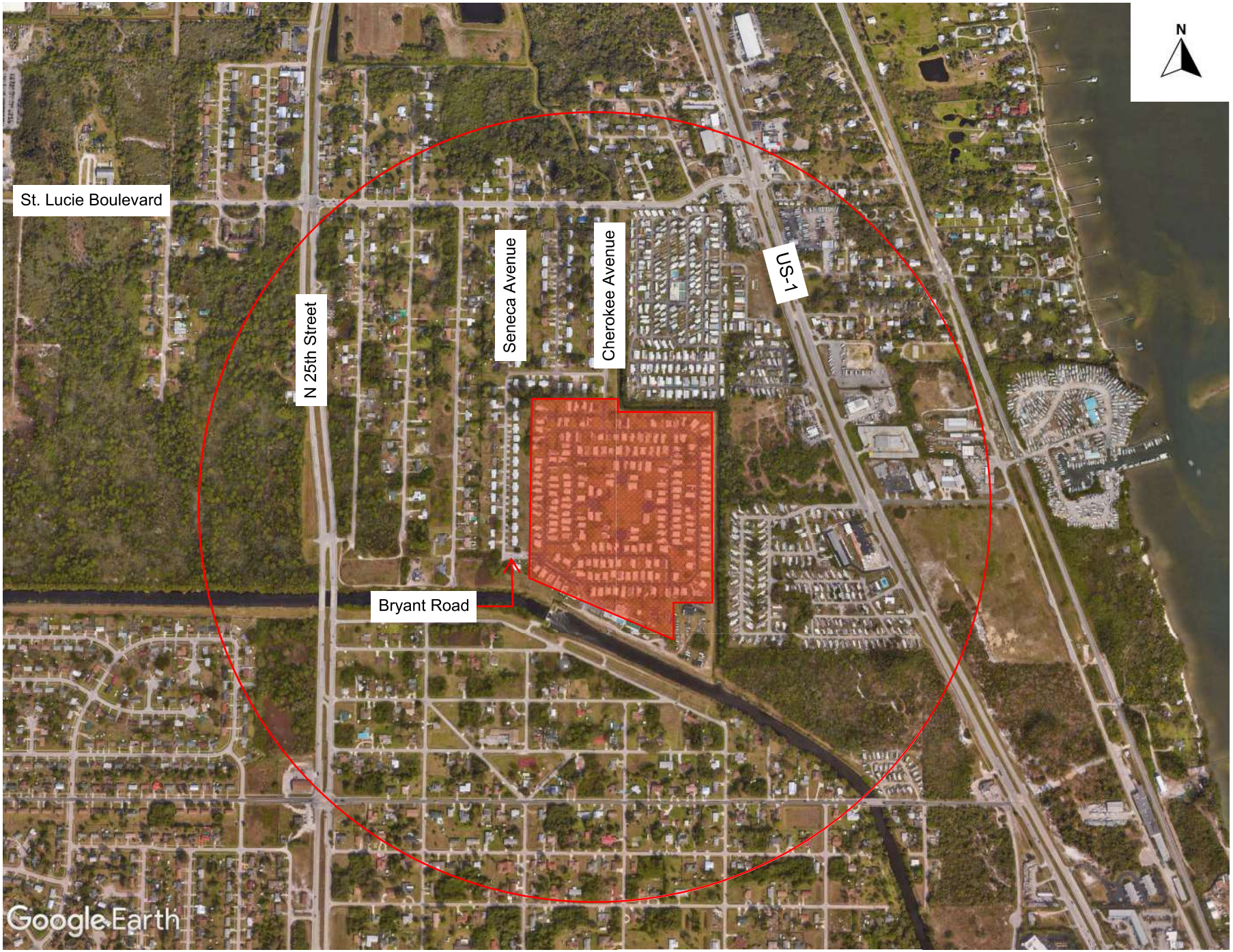
Table 1: Trip Generation Rates

Description	Land Use	ITE Code	Density	Units	Daily Total	Weekday AM Peak			Weekday PM Peak		
						In	Out	Total	In	Out	Total
[1]Recreational	RV Park	416	33	Occupied Campsites	100	3	4	7	6	3	9
[2]Residential	Mobile Home Park	240	48	Dwelling Units	342	4	15	19	17	11	28
Total External Net New Vehicle Trips					**442**	**7**	**19**	**26**	**23**	**14**	**37**

Notes:
1. ITE Land Use 416 Campground/Recreational Vehicle Park:
Daily T= PM Peak Hour/.09
AM Peak Hour T = 0.21*(X) (36% entering, 64% exiting)
PM Peak Hour T = 0.27*(X) + 20.55 (65% entering, 35% exiting)
2. ITE Land Use 240 Mobile Home Park:
Daily T= 7.12*(X)
AM Peak Hour T = 0.39*(X) (21% entering, 79% exiting)
PM Peak Hour T = 0.58*(X) (62% entering, 38% exiting)

Source: WGI, 2024.

According to St. Lucie County *Standardized Traffic Impact Studies Methodology and Procedures* criteria, "the area to be studied will be based on the New External Trip Generation of the proposed development." According to the table given, the generation of 201-500 new external daily trips correlates to a radius of influence of 0.5 miles. Since this development generates 442 new external daily trips, a 0.5-mile radius of influence will be studied. **Figure 2 below** depicts the half-mile radius of influence.



Project Site

Half-Mile Radius

Figure 2: Half-Mile Radius

TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to St. Lucie Boulevard. The AADT Volumes were derived from the FDOT Traffic Online**.** The project distribution can be seen below in **Table 2.**

Table 2: Directional Distribution

Roadway	AADT	Distribution %
St. Lucie Blvd. (W)	5900	7%
St. Lucie Blvd. (E)	5200	7%
N 25th Street (N)	9100	11%
N 25th Street (S)	13200	17%
US 1 (N)	24000	30%
US 1 (S)	22500	28%
Total	**79900**	**100%**

Source: WGI, 2024.

Figures 3 and 4 below show the directional distribution and assignment throughout the study roadway network.

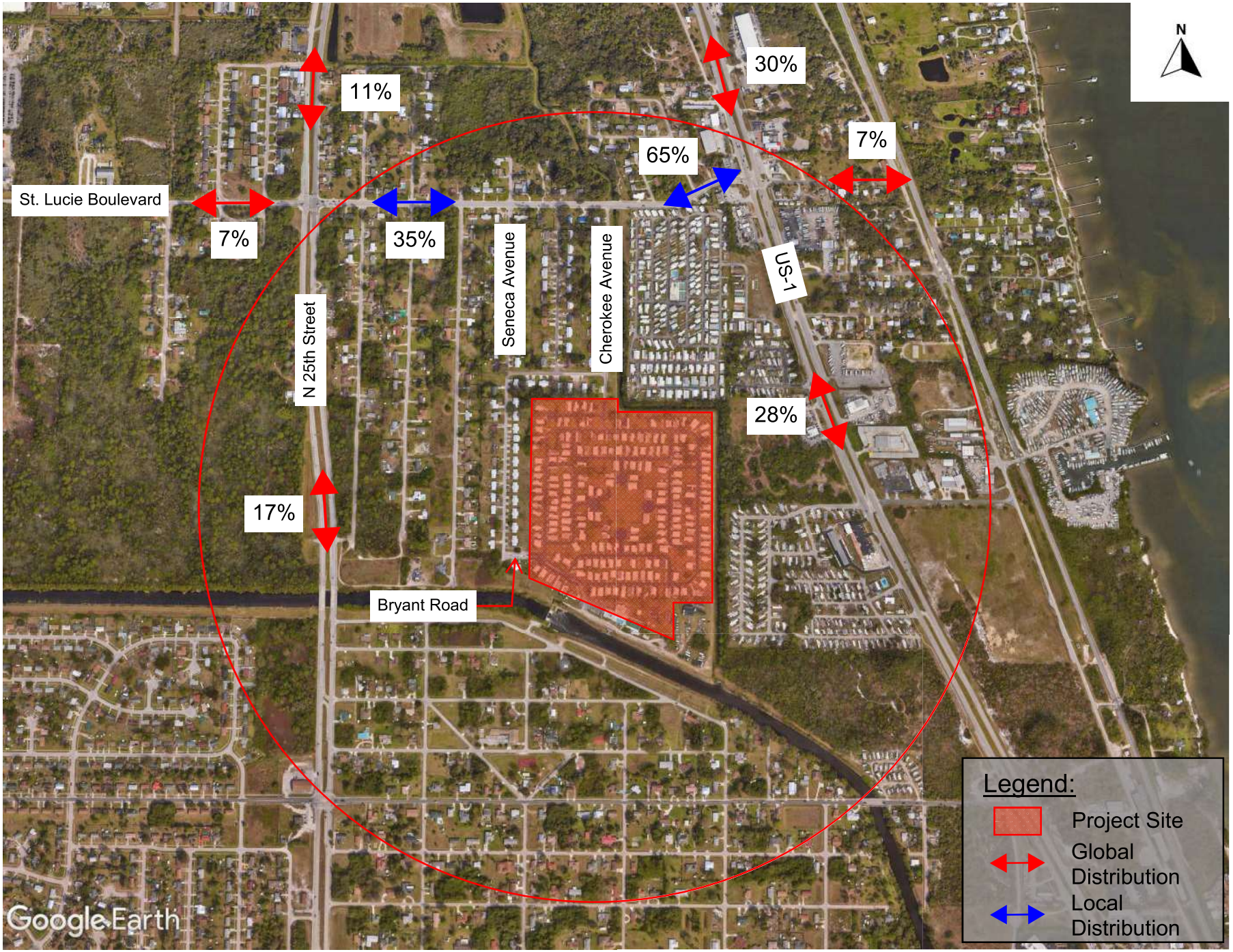


Figure 3: Traffic Distribution

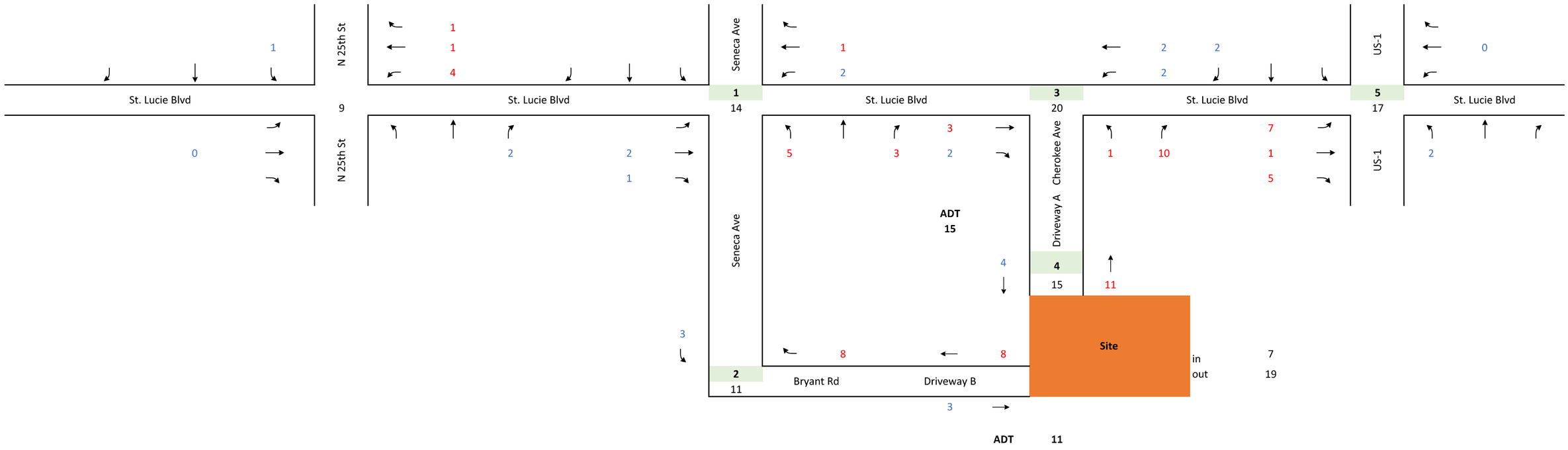


Figure 4: Trip Assignment AM

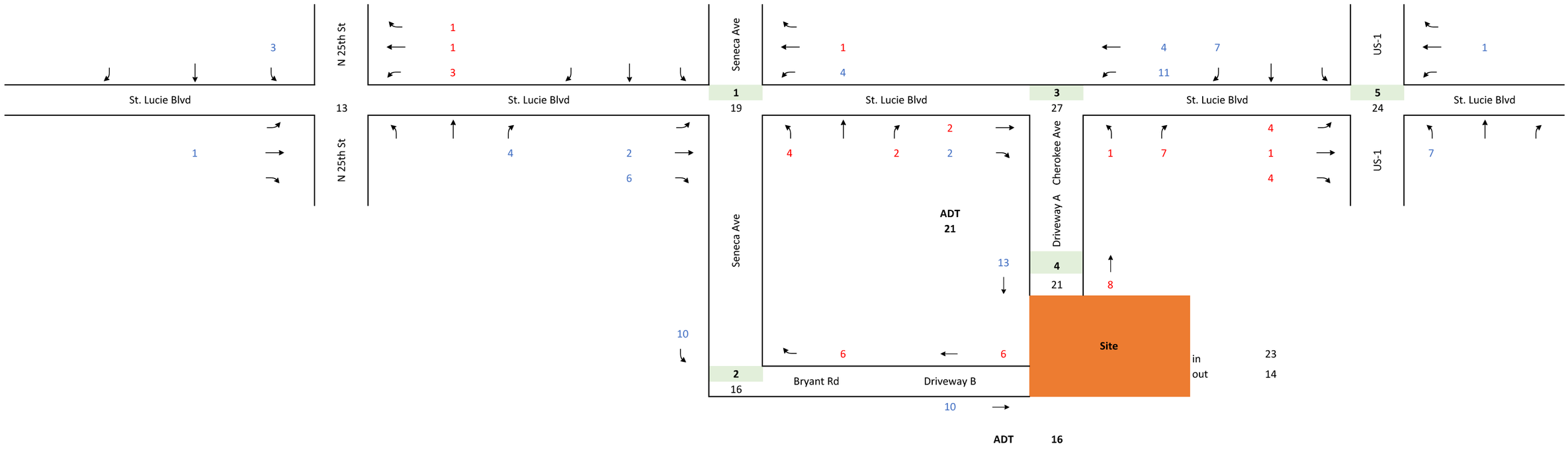


Figure 4: Trip Assignment PM

STUDY AREA

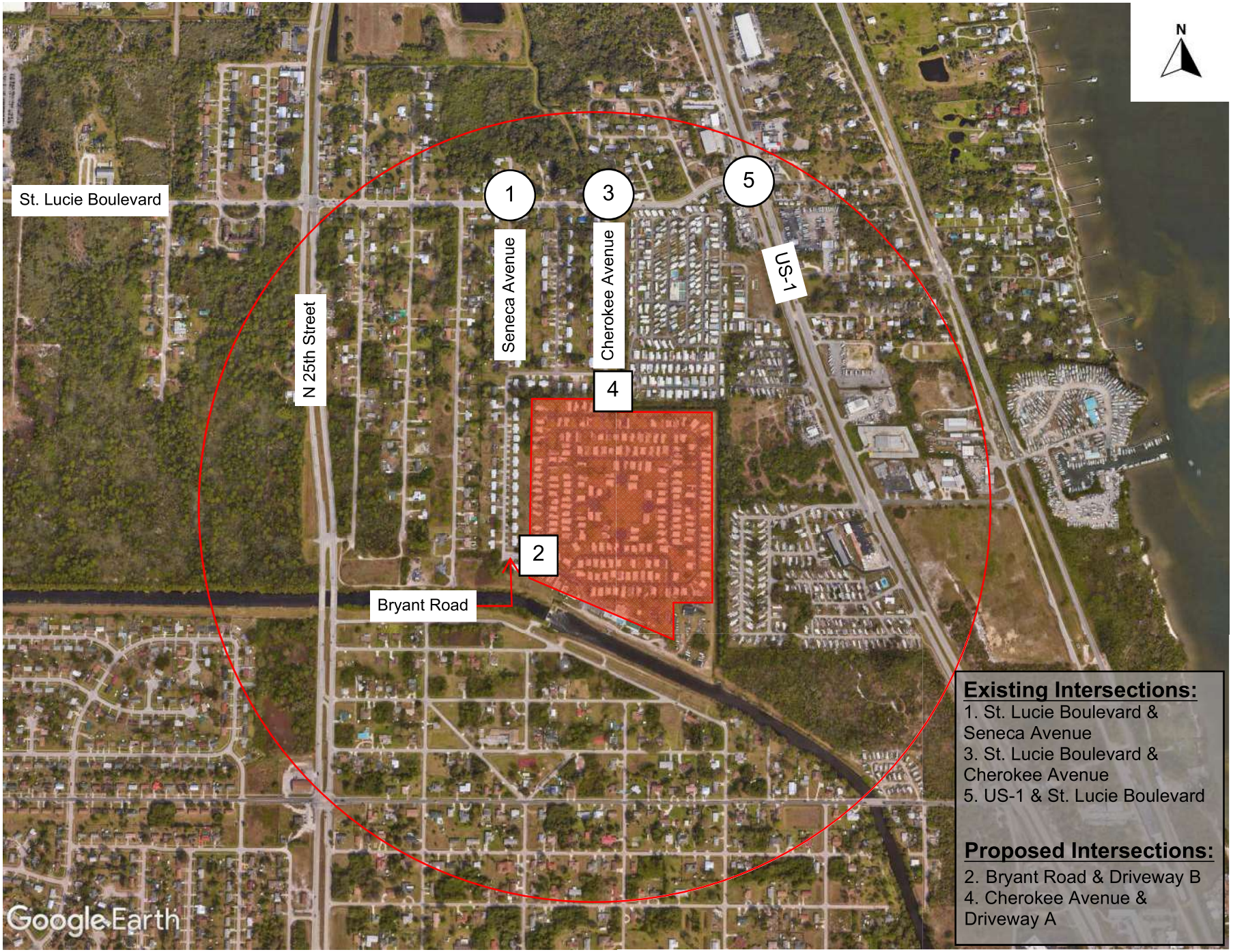
The following major intersections and roadway segments will be included in the traffic analysis:

Intersections:

- US-1 and St. Lucie Blvd.
- St. Lucie Blvd. and Seneca Ave.
- St. Lucie Blvd. and Cherokee Ave.
- Cherokee Ave and Driveway A
- Bryant Road and Driveway B

As per the *Standardized Traffic Impact Studies (TIS) Methodology and Procedures, Section 3: Impacted Roadways/ Intersections*, included in **Appendix B**, these study intersections were chosen because the peak hour traffic is more than 1% of the two-way peak-hour service capacity. The two-way peak-hour service capacity was found using the latest version of the Generalized Service Volumes tables from Florida Department of Transportation, which are based on Context classification area and number of lanes. **Appendix B** includes the significance test used to determine the study area and roadways. As seen in **Appendix B,** the intersections that connect the site to the major roadway network, St. Lucie Blvd. and Seneca Ave. and St. Lucie Blvd. and Cherokee Ave., will need to be analyzed. The intersection of US-1 and St. Lucie Blvd. from Cherokee Ave. to US-1 exceeds the 1% threshold, and therefore will be included in the intersection analysis as well. It should be noted that the available capacity on St. Lucie Blvd. changes directly adjacent to the site due to the context area transitioning from C2 to C4 directly in front of the site.

Figure 5 shows the study area intersections for this development.



(#) Study Intersection [#] Proposed Driveway

Figure 5: Study Area Intersections

BACKGROUND GROWTH

Five (5) years (2019-2023) AADTs from FDOT Florida Traffic Online were used to calculate the background growth. The background growth calculations are shown in **Table 3**. The average annual cumulative growth rate is 1.1% therefore a growth rate of **1%** will be assumed.

Table 3: Background Growth Calculation

Roadway	AADT		Annual Growth
	2019	2023	
N 25th Street North	9,800	9,100	-1.8%
N 25th Street South	11,800	13,200	2.8%
St. Lucie Blvd West	4,800	5,900	5.3%
St. Lucie Blvd East	5,600	5,200	-1.8%
US-1 North	24,500	24,000	-0.5%
US-1 South	20,500	22,500	2.4%
Average Annual Growth Rate			**1.1%**

Source: WGI, 2024.

DATA COLLECTION

The A.M. (7:00 A.M. to 9:00 A.M.) and the P.M. (4:00 P.M. to 6:00 P.M.) peak period turning movement counts will be collected at the study intersections. All traffic counts will be adjusted to peak season conditions using the appropriate FDOT peak season category factors. Turning movement counts will be collected in 15-minute intervals during the two (2) peak periods. Turning movement counts will also include pedestrians and bicyclists. Signal timing information will be obtained from St. Lucie County Traffic Engineering Division. All traffic data collected will be provided in the Appendix of the traffic impact study.

CAPACITY ANALYSIS

Capacity analyses will be conducted for the A.M. and P.M. peak hours at the study intersections and the driveways. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB's), *Highway Capacity Manual* (HCM), 2000, 2010, and 6th Editions. Capacity analyses will be conducted for existing and future conditions, and potentially for future conditions with mitigations, if needed. A build-out year of 2025 will be used in the analysis.

Documentation

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will include appropriate text and graphics necessary to summarize the analysis and conclusions.

Should you have any questions regarding this traffic study methodology please contact me via email at Ravali.Kosaraju@wginc.com or via telephone at (512) 582-5569 if you have any questions.

Respectfully submitted,

WGI, Inc.

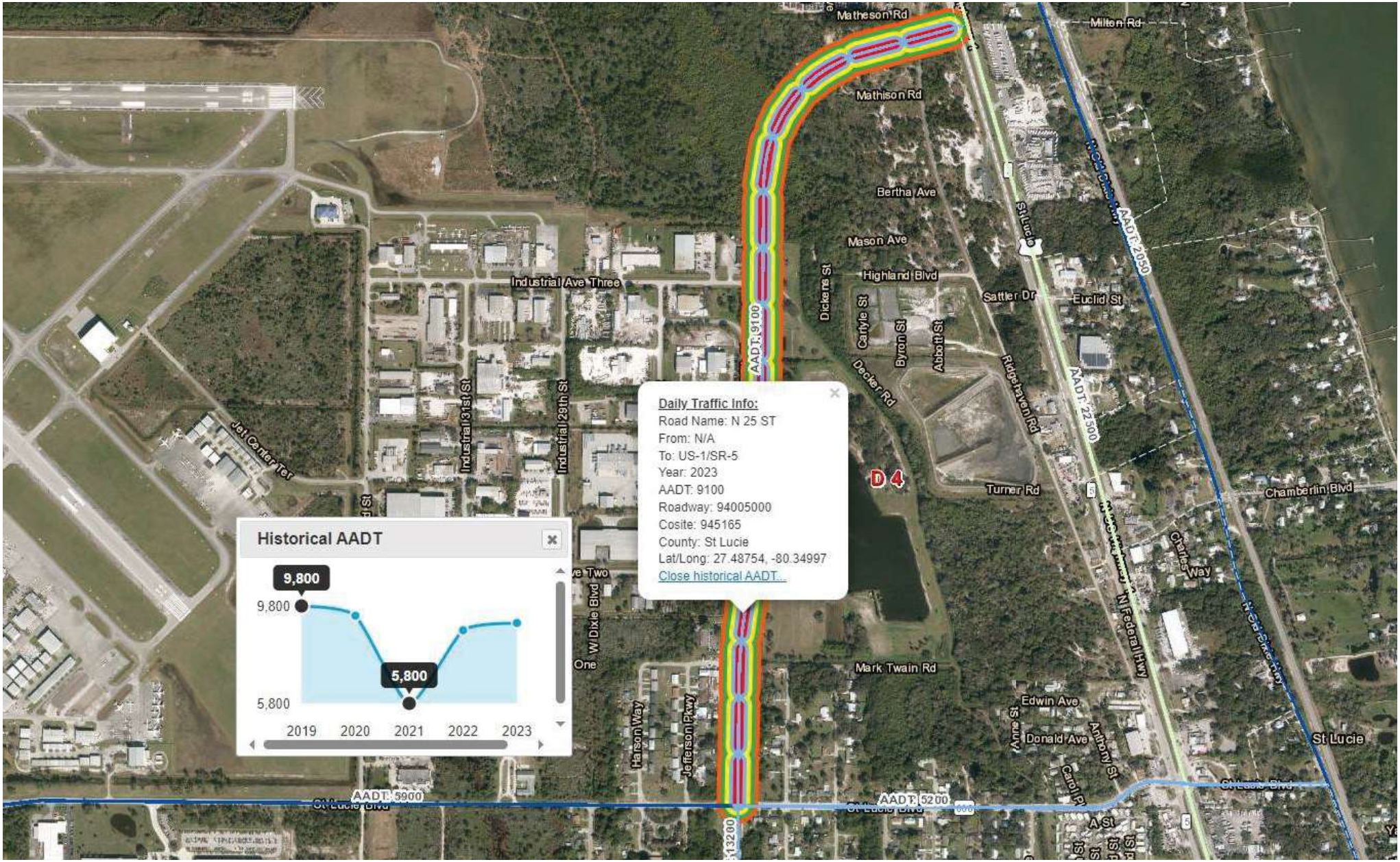


Ravali Kosaraju, P.E. (TX)

Appendix A: Historical AADT Data

Appendix B: Significance Testing

APPENDIX A: HISTORICAL AADT DATA



Appendix A
Historical AADT Data



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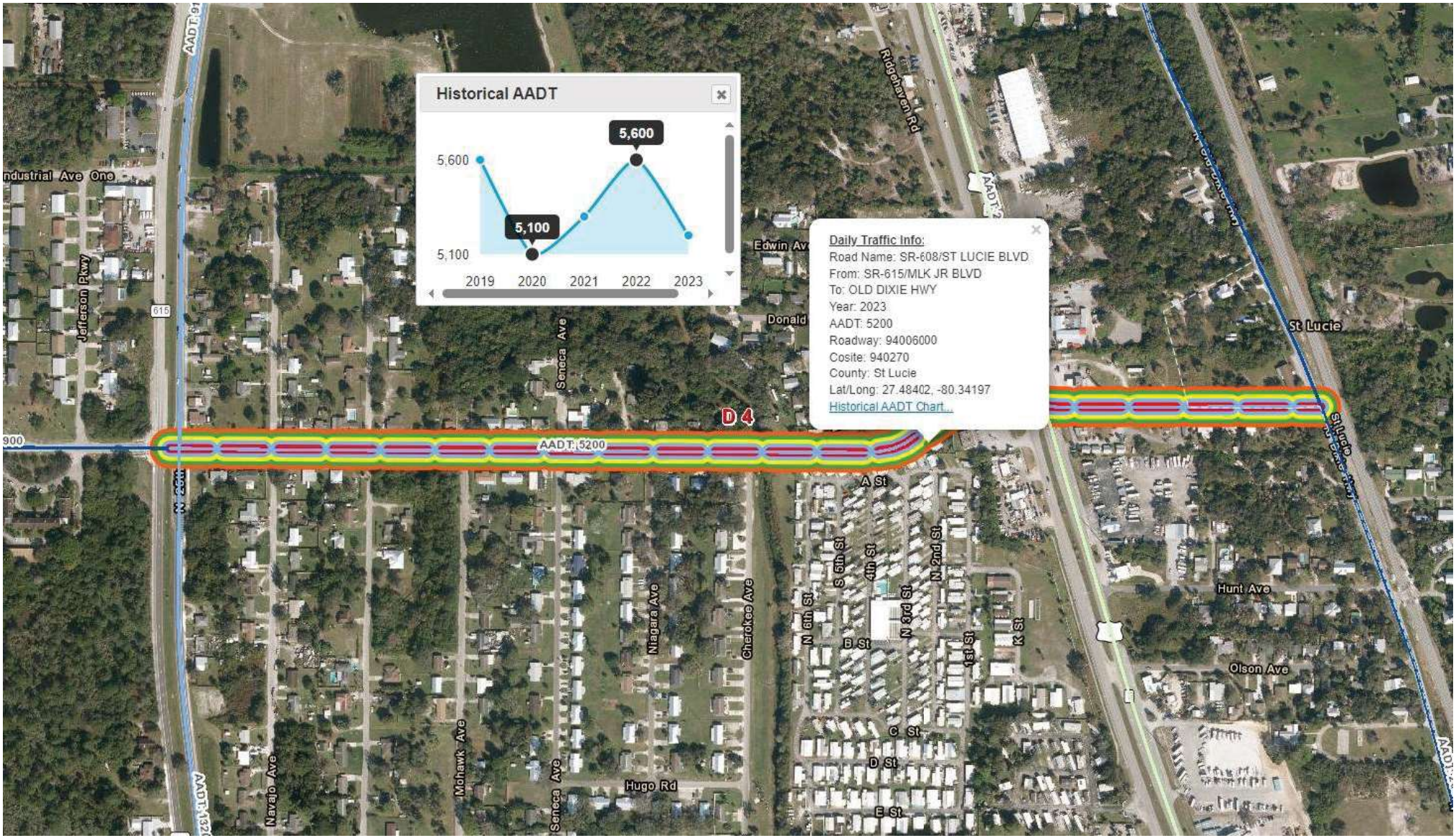
Historical AADT Data



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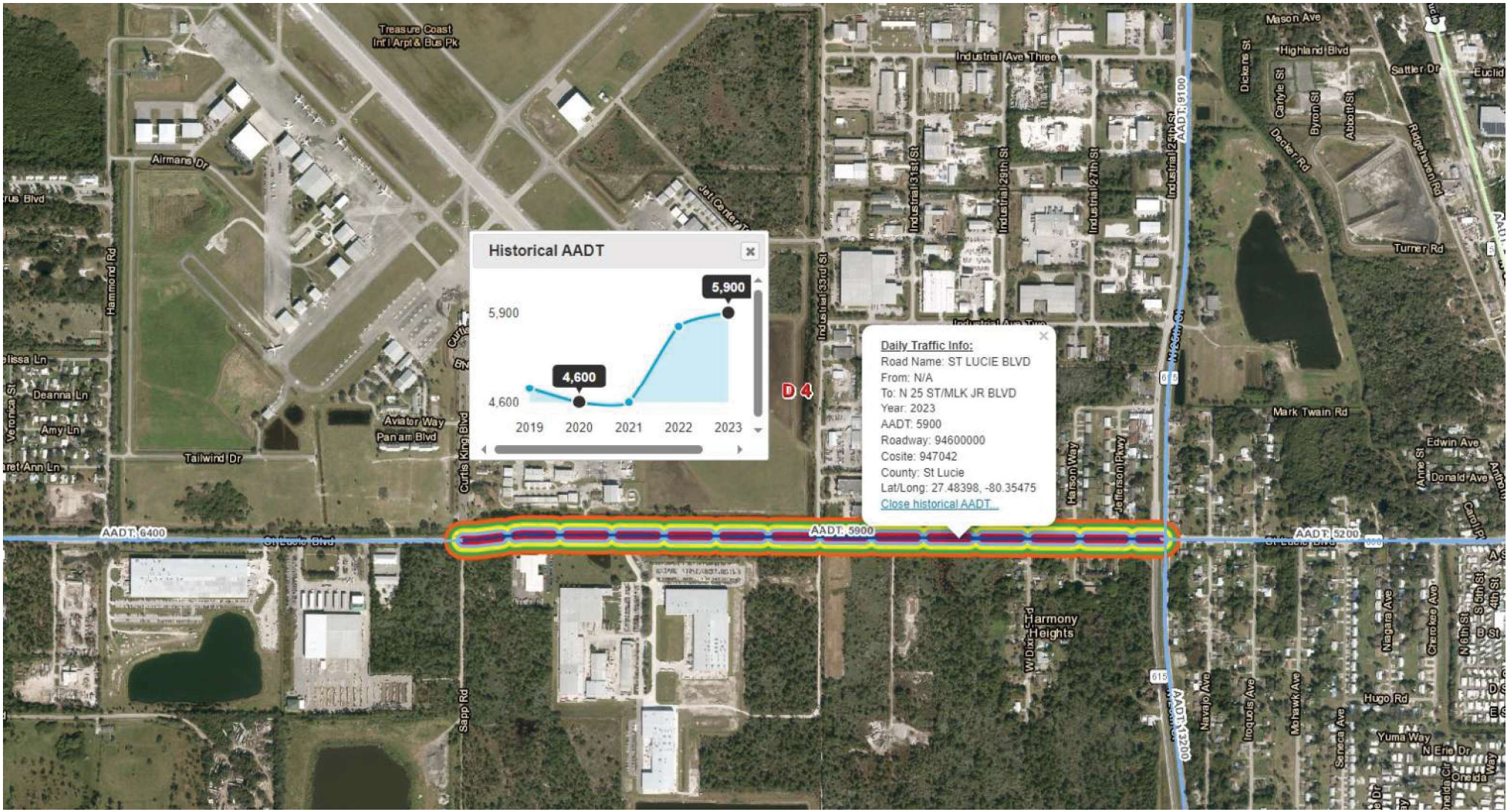

Appendix A
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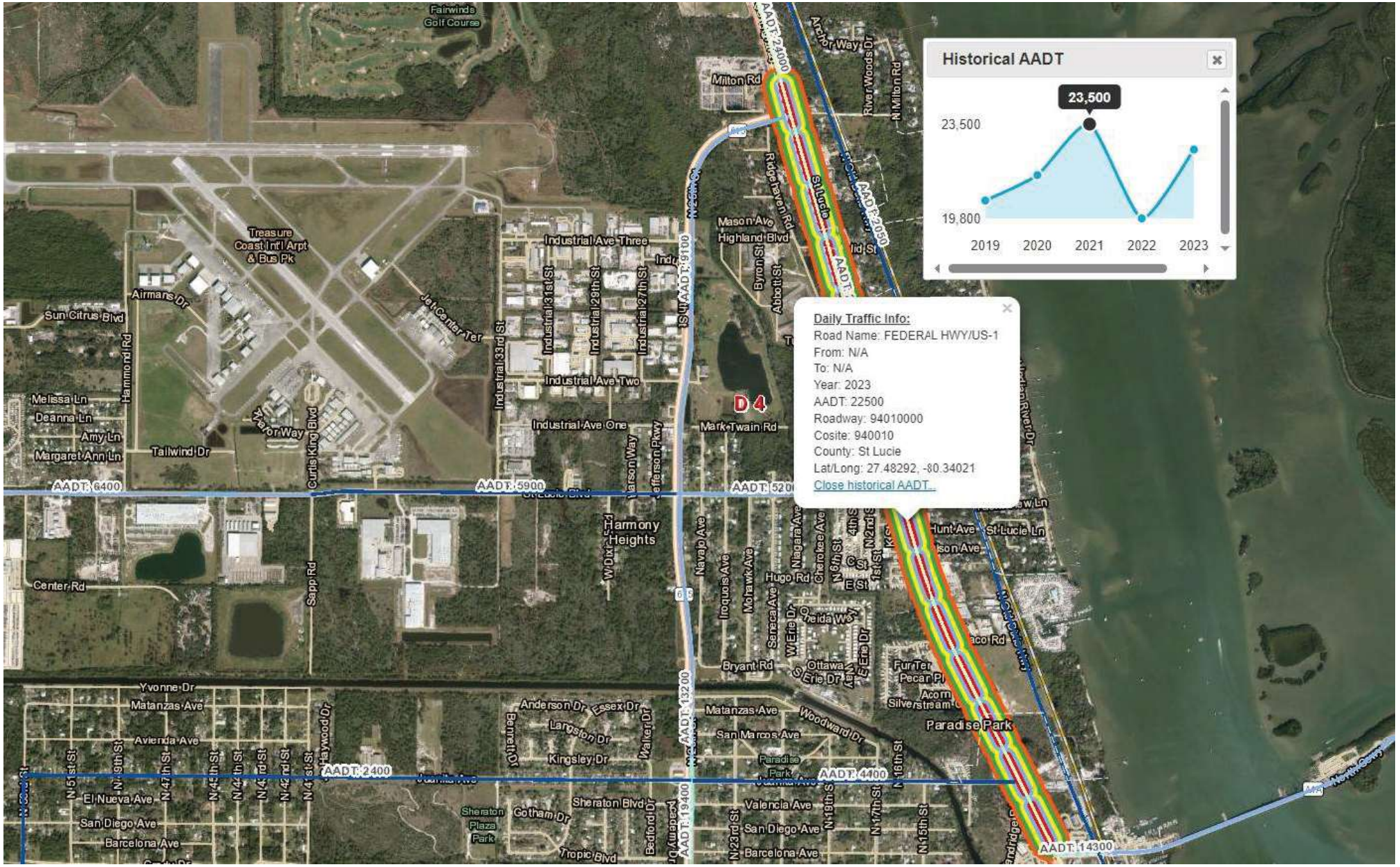

Appendix A
Historical AADT Data

APPENDIX B: SIGNIFICANCE TESTING

Roadway Segment	Number of Lanes	LOS D Service Volumes	Project Trips											
			% Assignment	AM Peak Hour					PM Peak Hour					
				Trips		% Impact			Trips		% Impact			
				Enter	Exit	Total Added Trips	Total %	Significance	Enter	Exit	Enter	Significance	Total %	Significance
Saint Lucie Boulevard	2U	1330	7%	0	1	1	0.1%	NO	1	1	2		0.2%	NO
From: Center Road To: North 25th Street														
Saint Lucie Boulevard	2U	1580	35%	3	6	9	0.6%	NO	8	5	13		0.8%	NO
From: North 25th Street To: Seneca Avenue														
Saint Lucie Boulevard	2U	1580	24%	4	4	8	0.5%	NO	6	3	9		0.6%	NO
From: Seneca Avenue To: Cherokee Avenue														
Saint Lucie Boulevard	2U	1580	65%	4	13	17	1.1%	YES	15	9	24		1.5%	YES
From: Cherokee Avenue To: US-1														
Saint Lucie Boulevard	2U	1580	7%	0	1	1	0.1%	NO	1	1	2		0.1%	NO
From: US-1 To: Old Dixie Highway														
Cherokee Avenue	2U	1330	59%	4	11	15	1.1%	YES	13	8	21		1.6%	YES
From: Driveway A To: Saint Lucie Boulevard														
Seneca Avenue	2U	1330	41%	3	8	11	0.8%	NO	10	6	16		1.2%	YES
From: Bryant Road To: Saint Lucie Boulevard														

Note: Significance Level 1% LOS D for any road segment to which development traffic makes its first connection to the Major Road Network.
Significance level 5% LOS D for all other major road segments per St Lucie TPO Standardized TIS Methodology & Procedures.

1. PURPOSE AND APPLICABILITY

The purpose is to provide a generally uniform methodology for identifying potential traffic impacts of new development and redevelopment on the transportation system and developing mitigation strategies to offset those impacts. However, the need to perform a Traffic Impact Study (TIS) will be determined in accordance with the applicable local government requirements and provisions.

The TIS is to be signed and sealed by a registered professional engineer licensed to practice in Florida.

Any reference to the "Local Government" in these guidelines shall mean the City of Ft. Pierce, City of Port St. Lucie, St. Lucie County, their consultants, sub-consultants, contractors, or employees, as applicable. Any reference to the "Applicant" in these guidelines shall mean the person or party making application to the Local Government, to include the Applicant's consultants, sub-consultants, and contractors.

Unless otherwise agreed to in an approved Methodology Statement, the procedures of this unified methodology document will be followed.

2. METHODOLOGY STATEMENT

Prior to conducting any study, a Methodology Statement shall be prepared by the Applicant and submitted to the Local Government for review and approval. The purpose of the Methodology Statement is to establish agreed upon methodologies and assumptions prior to the start of the study. The methodology shall address the following minimum elements:

- Description of land uses, site location, build-out schedule, and phasing
- Preliminary site plan
- Trip Generation
- Internal Capture
- Background Traffic Growth Procedure
- Distribution and Assignment
- Committed Network

It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government.

3. IMPACTED ROADWAYS/INTERSECTIONS

At a minimum, the following impacted roadway segments and intersections shall be analyzed in the TIS:

a. Any Road Segment to which development traffic makes its first connection to the Major Road Network, provided the development traffic consumes one percent or more of the existing or committed two-way peak-hour service capacity,

b. Major Road Segment on which the two-way peak-hour project traffic consumes 5 (five) percent or more of the existing or committed two-way peak-hour service capacity,

c. Site driveway connections to public roads. In addition, if the development has no direct connection to the Major Road Network, the intersections of the local/non-major roads (that provides access to the development) with the Major Road Network shall be analyzed, and

d. Major Intersections that are part of the impacted roadways.

To determine whether peak-hour development traffic consumes one percent or five percent or more of the existing service capacity of a road, the generalized roadway service volumes from the latest version of the Generalized Service Volumes tables of the Florida Department of Transportation (FDOT) shall be used. Roadway functional classification shall be based on the St. Lucie TPO's Federal Functional Classification Map and, for roads that are not contained on the map, it shall be based on the Local Government's Comprehensive Plan.

An alternative study network identification methodology can be followed by the Applicant; this methodology is described in Appendix B. Agreement on the use of the alternative study network methodology shall be reached during the methodology phase and its use acceptance is at the Local Government's discretion.

4. ANALYSIS SCENARIOS

The Applicant shall be required to provide an analysis of the following scenarios:

e. **Existing scenario** is defined as the analysis of existing traffic on the Existing Network.

f. **Background scenario** is defined as the analysis of existing traffic plus background traffic on the committed network.

g. **Background scenario with mitigation** is defined as the analysis of existing traffic plus background traffic on the committed network with the inclusion of any other improvements that are required to restore a facility to its adopted level of service standard.

h. **Future scenario** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network.

i. **Future Scenario with mitigation** is defined as analysis of existing traffic, plus background traffic, plus project traffic on the committed network with the inclusion of any other improvements (if needed) that are required to restore a facility to its adopted level of service standard.

A detailed definition of the analysis scenarios is included in Appendix A.

UTILITIES AND WASTEWATER SERVICE
TALL PINES PD
City of Fort Pierce

UTILITIES AND WASTEWATER SERVICE

- The service provider for water and wastewater on the subject property is Fort Pierce Utilities Authority (FPUA) as documented on the attached service area exhibits.

FORT PIERCE UTILITIES AUTHORITY

Existing Water Service Area

Legend

FPUA_Water_Territory

0 0.5 1 2 Miles

SUBJECT SITE

SEE INSET FOR SOUTH HUTCHINSON ISLAND

SOUTH HUTCHINSON ISLAND INSET

Treasure Coast Energy Center

St Lucie Nuclear Power Plant

Document Path: K:\GIS\Maps\Company Maps\SERVICE AREAS\Water Territory 2018.mxd

FORT PIERCE UTILITIES AUTHORITY

Existing Water Service Area

Legend

FPUA Sewer Territory

N W E S

0 0.5 1 2 Miles

SUBJECT SITE

Treasure Coast Energy Center

Document Path: K:\GIS\Maps\Company Maps\SERVICE AREAS\Sewer Territory 2018.mxd

Technical Review Committee **1. e.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Master Planned Development - Franco & Sons - 1038 S. 37th Street

SUMMARY

Project #: PD2024-00003

Master Planned Development application for a 5.28-acre undeveloped vacant parcel located at 1038 South 37th Street for a sixty-unit fee-simple single family residential community.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

1038 S. 37th Street - 2417-213-0001-000-7

RESPONSIBLE STAFF

Kev Freeman

RECOMMENDATION

Provide comments

Attachments

TRC Packet

Form Review

Form Started By: Alicia Rosenthal Started On: 09/05/2024 02:18 PM

Final Approval Date: 09/05/2024

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Master Planned Development Zoning Atlas Amendment
City of Fort Pierce, County of St. Lucie, State of Florida

Dear City of Fort Pierce Planning Department,

Thank you for the opportunity to submit this Zoning Atlas Amendment Application for Parcel ID 2417-213-0001-000-7, a 5.28-acre undeveloped vacant parcel located at 1038 South 37th Street, Fort Pierce, FL 34937, only 2 miles west of the US-1 commercial corridor within the FPUA water/wastewater and natural gas service area. We are uniquely excited to present this request specifically because of the strict criteria that has been met to be eligible for a Planned Development Zone and density bonuses:

- Must be minimum of 5 acres if outside the FPRA
- Must be within the Fort Pierce city limits
- Must be within the FPUA water/wastewater service area
- Must be within a ¼ mile of a transit stop

The intent of this residential infill development project is to help provide viable solutions to the housing affordability crisis we experience today through the development of a sixty-unit fee-simple single family residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

Our focus with this development is to increase homeownership within Fort Pierce by providing homes at or below the median price using innovative development regulations only available with the Planned Development Zone. Fort Pierce needs new median-priced housing to provide a safe and comfortable quality of life that meets the needs and budgets of citizens living and working in the city. New developments often price out the current residents, a pattern seen time and time again in a process that disproportionately affects their participation in new and first-time homeownership.

By providing new homes on fee-simple lots at or below the median price, the proposed development will promote new and first-time homeownership for existing and future residents and households of Fort Pierce. With buyers already facing an all-time-high market, evidenced by the Florida House Price Index and median single-family homes sold price both at a historical all-time-high, the need for the proposed development and the benefits it will bring to the community have never been greater.

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

Property Identification

Site Address: 1038 S 37th ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-213-0001-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 26432
Map ID: 24/17N
Zoning: Res Sing F

Ownership

Martin Prado

4366 Pine Ridge CT
Weston, FL 33331



Legal Description

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

Current Values

Just/Market Value:	$143,500
Assessed Value:	$101,685
Exemptions:	$0
Taxable Value:	$101,685

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):	5.28
Land Size (SF):	229,996.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 25, 2023	4945 / 2660	0117	WD	Mount Bethel Baptist Church	$315,000
Mar 25, 2008	2954 / 2107	XX01	WD	Tamayo Jose H	$250,000
Dec 29, 2001	1484 / 2248	XX00	WD	Jensen Rolf S	$48,000
May 8, 1991	0738 / 0026	XX00	WD	Edmund M Radke	$35,000
Feb 10, 1989	0624 / 1181	XX01	WD		$40,000
Feb 8, 1989	0624 / 1183	XX01	WD	Edmund M Radke	$40,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Special Features and Yard Items

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

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$143,500
Just/Market:	$143,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,815
Assessed:	$101,685
Exemption(s):	$0
Taxable:	$101,685

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.28	North St. Lucie Water Management District	$109.56

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
2022	$143,500	$101,685	$0	$101,685

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5150121 OR BOOK 4945 PAGE 2660, Recorded 02/02/2023 12:24:00 PM Doc Tax: $2205.00

Prepared by
Melinda Endres, an employee of
First American Title Insurance Company
12160 South Shore Blvd, Suite 104
Wellington, Florida 33414
(561)793-9100

Return to: Grantee

File No.: 12663-2767488

WARRANTY DEED

THIS INDENTURE, executed on **January** 25, **2023**, between

Mount Bethel Baptist Church, Inc., a Florida non-profit corporation

whose mailing address is: 901 NW 11th Ave., Fort Lauderdale, FL 33311,
hereinafter called the "grantor", and

Martin Prado, a single man

whose mailing address is: 4366 Pine Ridge Cir, Fort Lauderdale, FL 33331,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **St. Lucie** County, **FL**, to-wit:

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the North 445 feet and the West 40 feet.

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the South 500 feet and the West 40 feet.

Parcel Identification Number: **2417-213-0001-000/7**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

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

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Mount Bethel Baptist Church Inc, a Florida non-profit corporation

By: Clarence E. Glover
Name: Clarence E. Glover
Title: President

Signed, sealed and delivered in our presence:

Rebecca Diaz
Witness Signature

Rebecca Diaz
Print Name

Witness Signature

Susan Hughes
Print Name

State of Washington

County of Pierce

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☑ online notarization, on 01/25/2023, by **Clarence E. Glover, as President, on behalf of Mount Bethel Baptist Church, Inc., a Florida non-profit corporation**, existing under the laws of the State of **Florida.**

Notary Public

Susan Hughes
(Printed Name)

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

My Commission expires: 08/17/2024

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced a valid driver's license

This notarial act involved the use of communication technology

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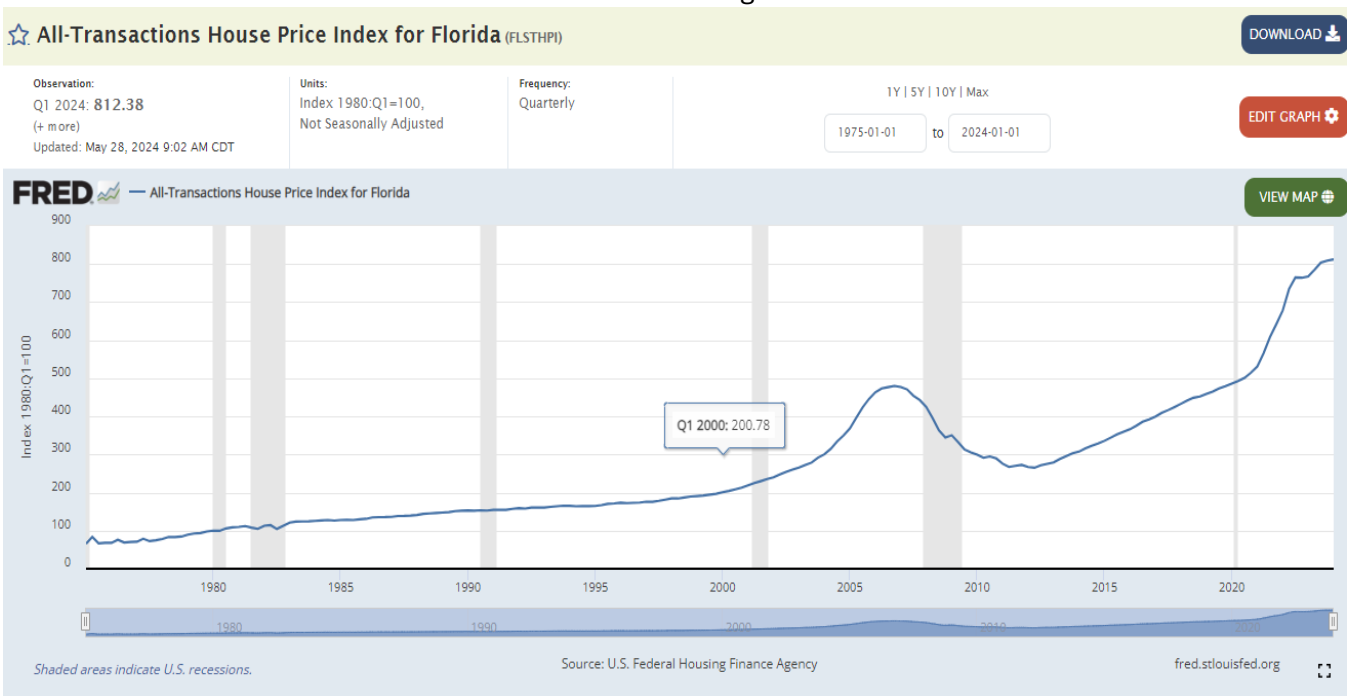
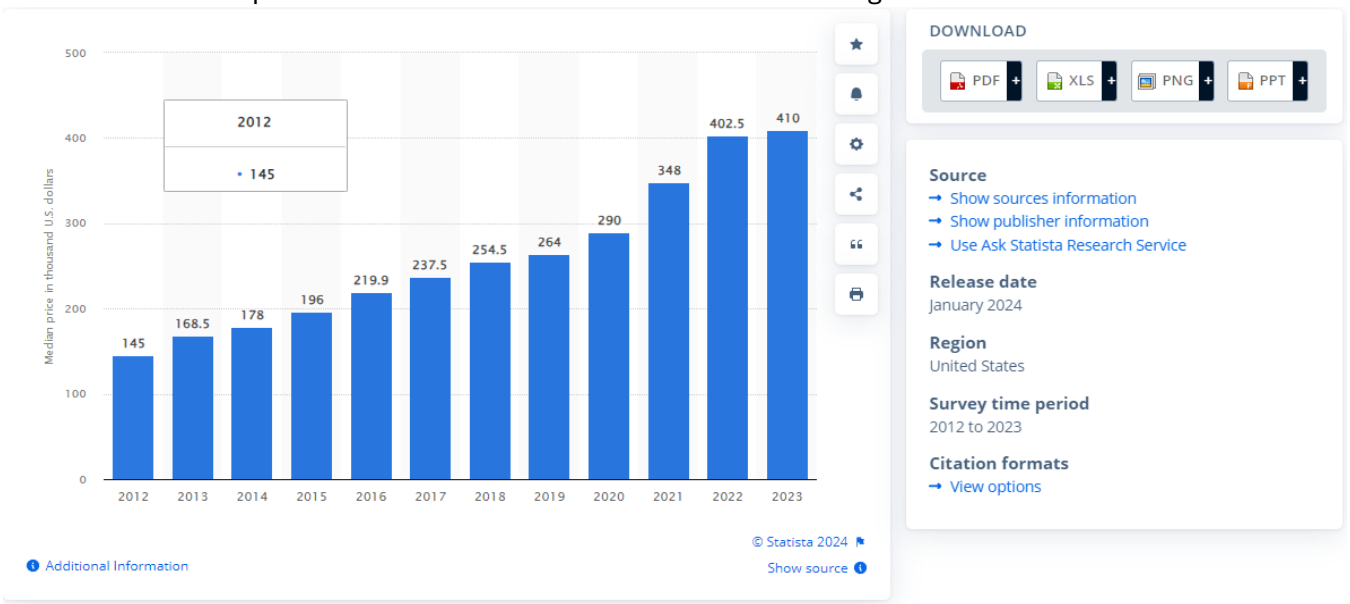
Tel: 954-389-0220

The House Price Index for Florida is at an all-time high:



The median price for a home in Florida is also at an all-time high:



Median prices of single-family homes sold in Florida 2012-2023

Published by Statista Research Department, Feb 20, 2024

In 2023, the median single-family home price in the state of Florida was 410,000 U.S. dollars, up from 145,000 U.S. dollars in 2012. Despite this consistent growth in home prices, the volume of single-family homes sold in the state stagnated between 2015 and 2018.

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The proposed Planned Development supports several goals and objectives of the Fort Pierce Comprehensive Plan through the utilization of multiple plan policies:

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

1.1.9 Policy:
The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

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

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

6.1 Objective:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.4Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

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

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified

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for hurricane protection and consistent with F.S. §§ 320.8285 and 553.382, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

Additional consistency and compatibility with the Comprehensive Plan are achieved through the decision not to include a Future Land Use Amendment as part of this request for rezoning to Planned Development. Because there is no Future Land Use Amendment to the Comprehensive Plan being proposed as part of the development, there will be no change to the gross residential density of the parcel after rezoning. By maintaining the current underlying Future Land Use, the proposed development will maintain explicit consistency and compatibility with the Comprehensive Plan, ensuring the preservation of the City's character.

The Planned Development zone is the most appropriate zone for residential development that will maximize the benefit to the citizens who live and work in Fort Pierce by providing much needed modern housing with a focus on safety, quality, and comfort, providing well maintained living spaces for an elevated living experience, raising the overall standard of living within the city.

Approving this request for rezoning to Planned Development represents a unique opportunity for the City of Fort Pierce to directly address increased current housing demand while remaining explicitly consistent with the City of Fort Pierce Comprehensive Plan, ensuring the preservation of the City's character. Adherence to the policies and objectives of the Comprehensive Plan is fundamental to ensure the orderly development and growth of the city by providing the best environment for the City to achieve the goals of the Comprehensive Plan.

We are confident that this project's high degree of compatibility, consistency, and support of the Comprehensive Plan will show that approval of the proposed Zoning Atlas Amendment will enhance the standard of living, increase the overall quality of life, and promote new homeownership within the city for generations of current and future residents. We therefore humbly request your approval of this Zoning Atlas Amendment. Thank you very much.

Sincerely,



Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

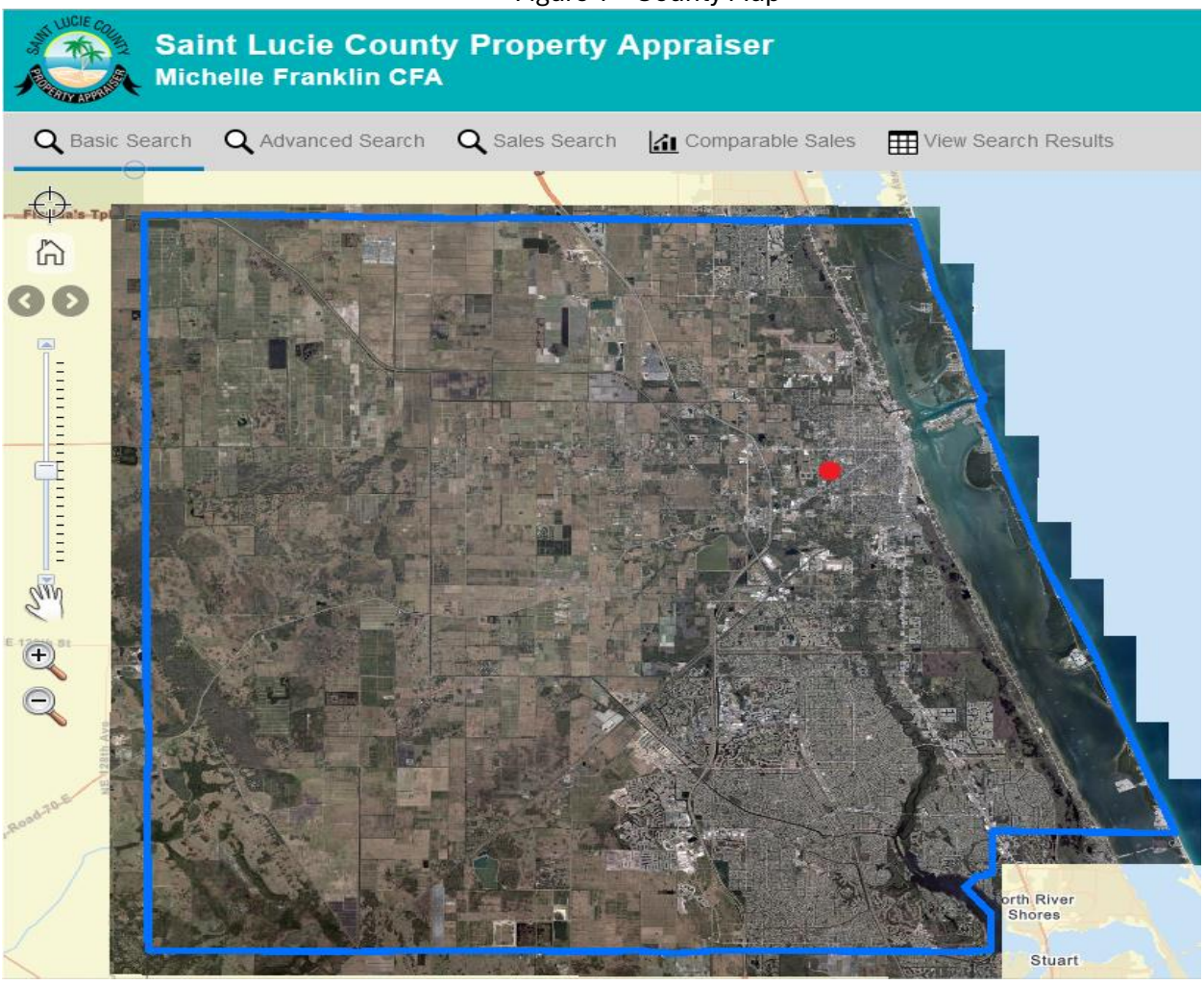
June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Locations Maps
City of Fort Pierce, Florida

Figure 1 – County map
Figure 2 – Vicinity map
Figure 3 – Aerial of subject property
Figure 4 – Fort Pierce Zoning Map
Figure 5 – Fort Pierce Future Land Use Map

Figure 1 – County Map



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Tel: 954-389-0220

Figure 2 – Vicinity Map

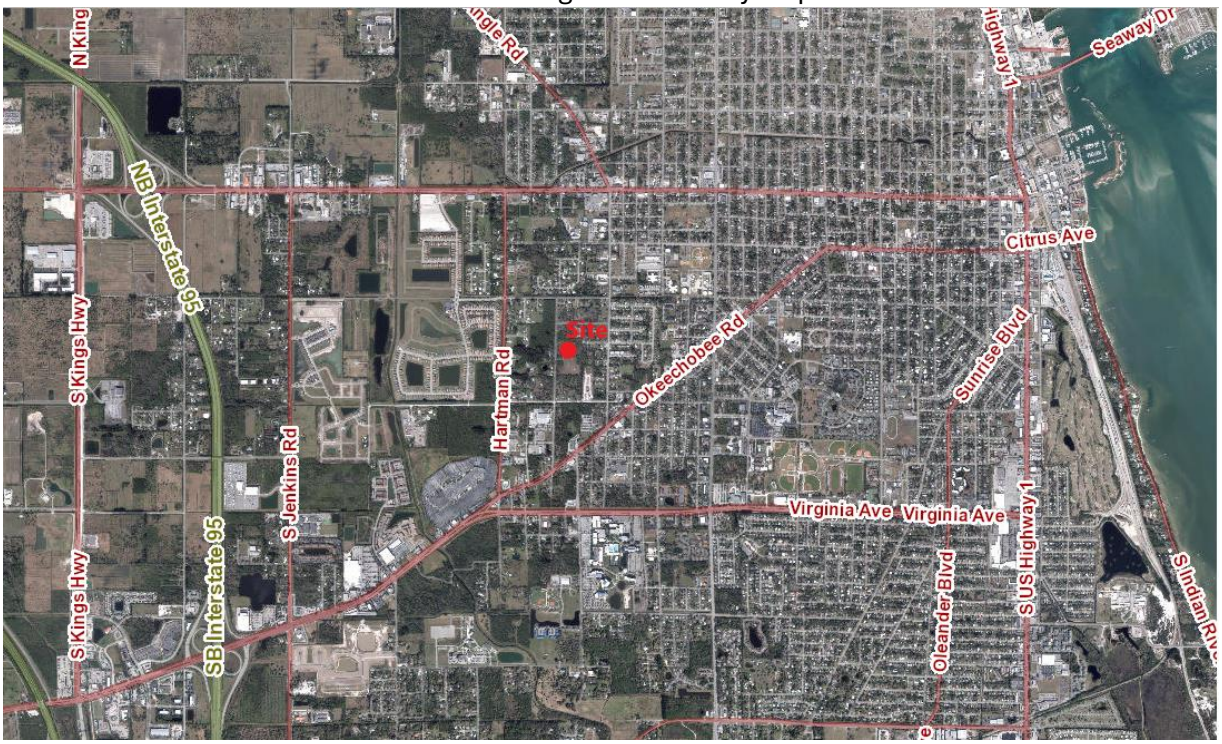
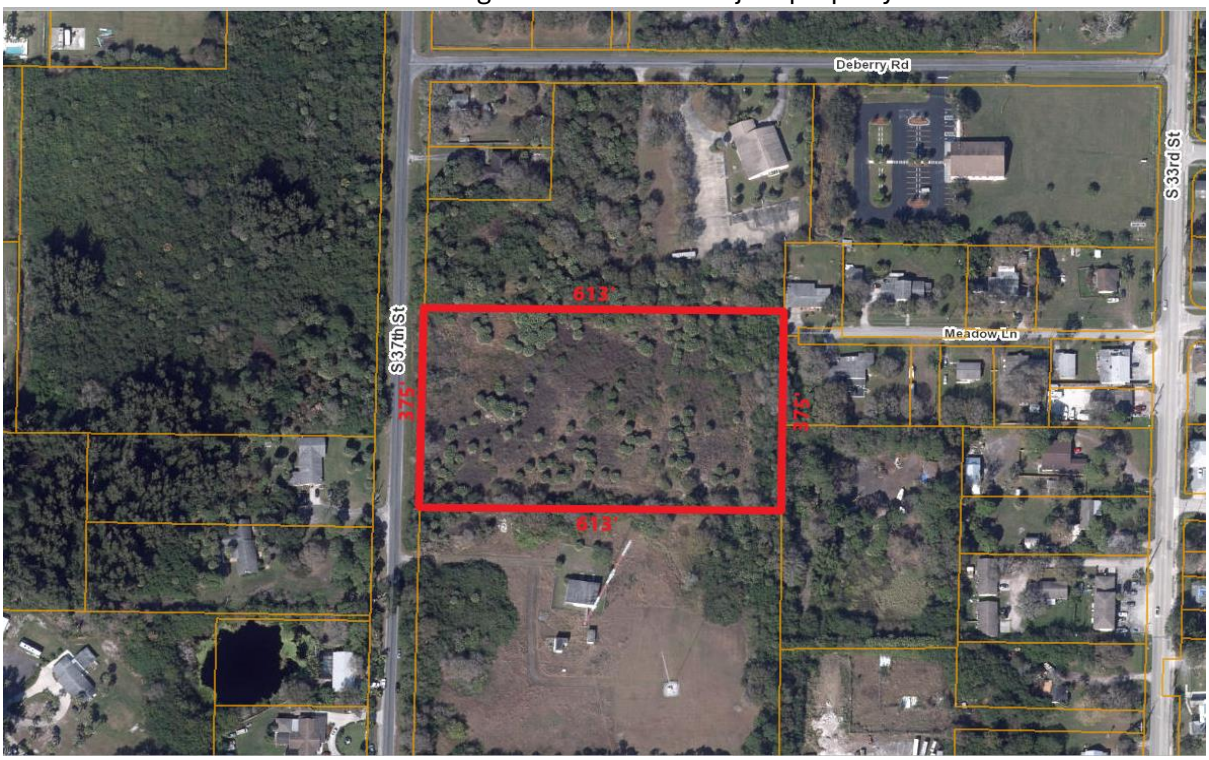


Figure 3 – Aerial of subject property



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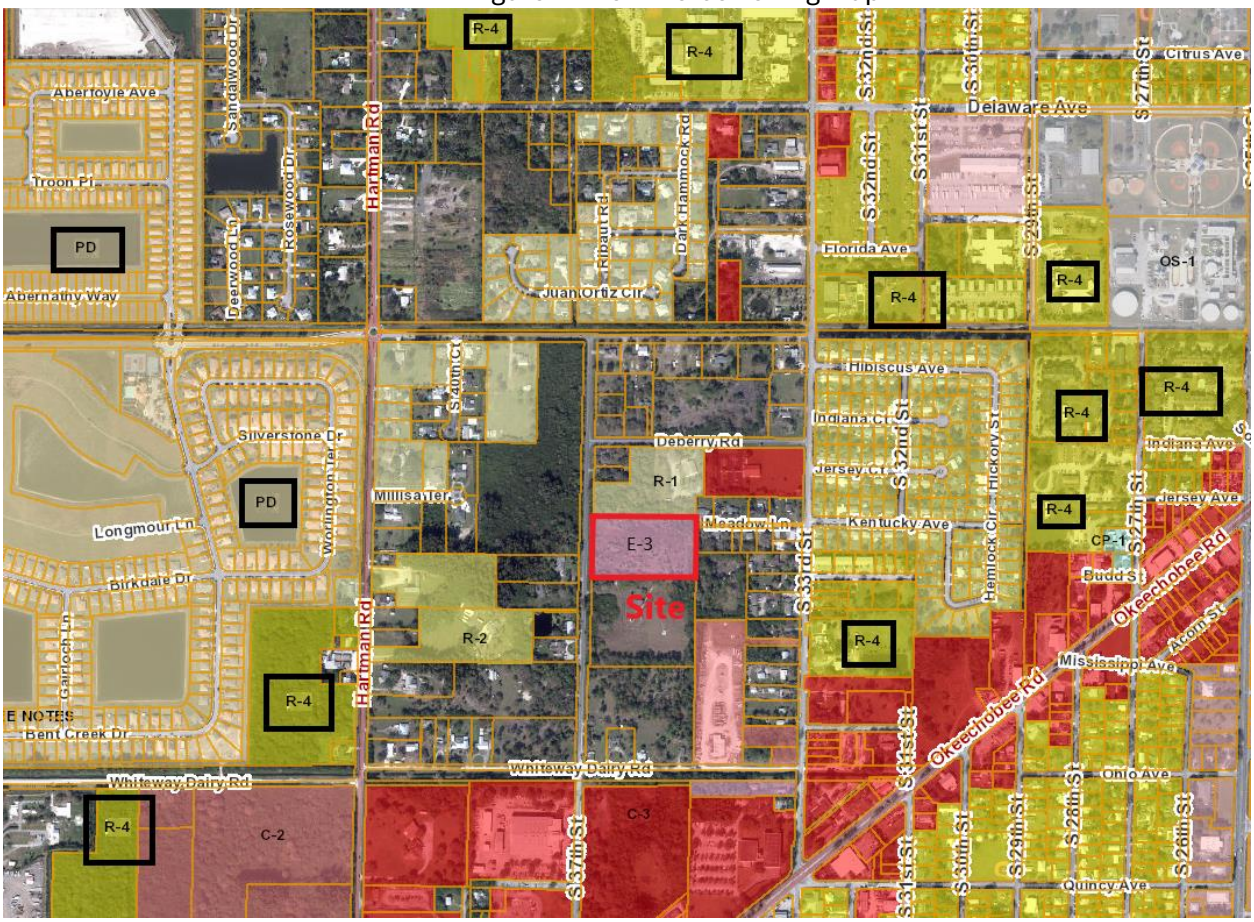
Weston, FL 33331
Tel: 954-389-0220

Figure 4 indicates existing land uses with the same or greater proposed Fort Pierce zoning within a half mile from subject property (identified in black rectangles).

Figure 4 – Fort Pierce Zoning Map



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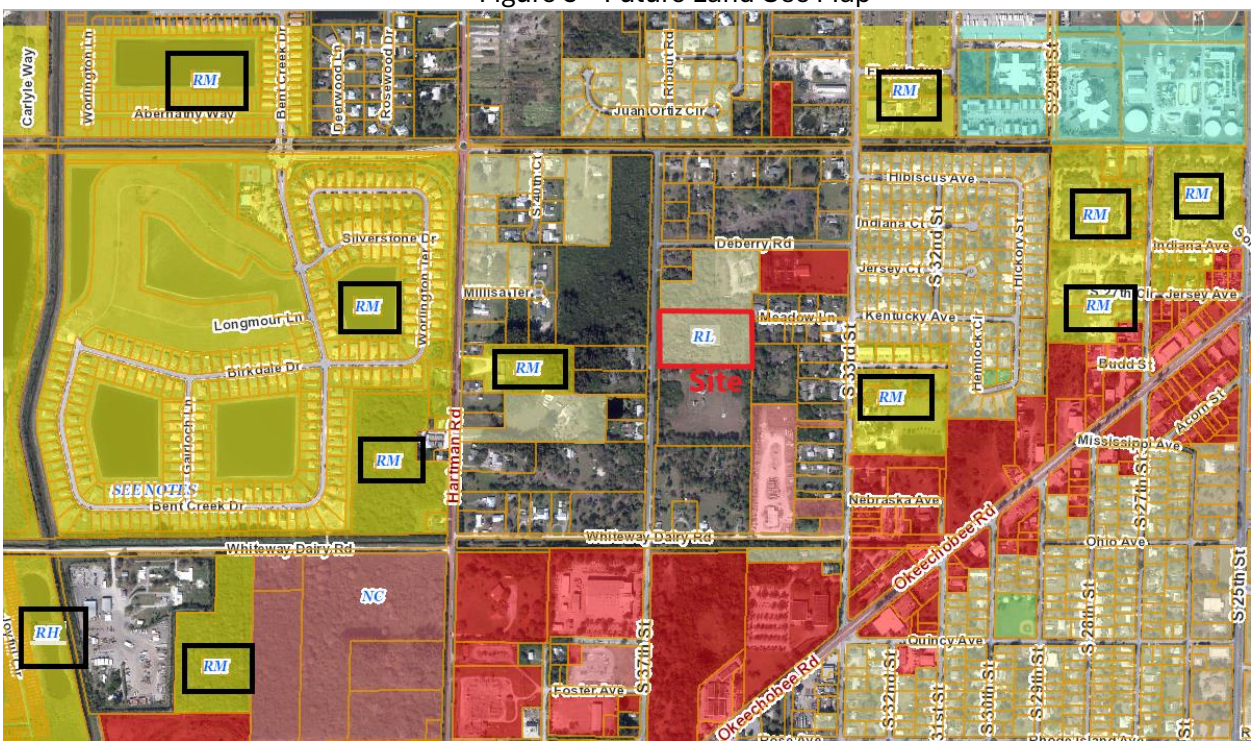
Weston, FL 33331
Tel: 954-389-0220

Figure 5 indicates future land use designations with same or greater proposed Fort Pierce future land use within a half mile from subject property (identified in black rectangles).

Figure 5 – Future Land Use Map



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: 1038 South 37th Street, Fort Pierce, Florida 34947
2. Property Tax ID(s): 2417-213-0001-000-7
3. Total Acreage: 5.28 Acres
4. Existing Future Land Use Designation: RL
5. Existing Zoning Classification: E-3
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

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

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

10. The reason for making this request: Change the zoning to allow for greater variety of housing.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	7100 Chruch	RL(FP)	R-1(FP)
South	9100 Utility	RU(SLC)	U(SLC)
East	1000 - Vac Comm 0100 - SF Res 0100 - SF Res	COM(SLC) COM(SLC) COM(SLC)	CN(SLC) CN(SLC) CN(SLC)
West	0000 - Vac Res 0100 - SF Res	RU(SLC) RU(SLC)	RS-3(SLC) RS-3(SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	E3	6 du/ac	5.28	X
Proposed	RL	PD	11.5 du/ac	5.28	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day8060
Proposed Zoning	Total gallons per day15600
Change in Demand	**Total gallons per day**4940

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day8060
Proposed Zoning	Total gallons per day15600
Change in Demand	**Total gallons per day**4940

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	886.15	887.66	1.51
Urban District	5 acres per 1,000 people	221.53	221.92	0.39
Community	2.5 acres per 1,000 people	110.77	110.96	0.19
Neighborhood	1.36 acres per 1,000 people	60.26	60.36	0.10

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

	K-8	High
School Name	Samuel Gaines Academy	Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	3.2 Miles	2.5 Miles
Current Zoning Enrollment Demand	8.79	3.77
Proposed Zoning Enrollment Demand	17.01	7.29
Change in Demand	8.22	3.52

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 yard
Proposed Zoning	8 yard
Change in Demand	6 yard

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment do not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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	N/A	
Change in Demand	Trips	Trips
Impact to Capacity	N/A	

12. Name of Owner(s): Martin Prado
Mailing Address: 4366 Pine Ridge Court
City Weston State Florida Zip 33331
Phone # 954-214-7951
E-mail: martin@martinandsons-usa.com

13. Name of Applicant: Franco Prado (son)
Mailing Address: 4581 Weston Road, Suite 154
City Weston State Florida Zip 33331
Phone # 954-536-3186 Fax # _____
E-mail: franco@martinandsons-usa.com

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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

559 NW 70th Way | Florida | 33063

Address | State | Zip

954-536-3186 | franco@martinandsons-usa.com

Phone | Fax | E-mail Address

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

Martin Prado | 954-214-7951

Property Owner's Name (Please Print) | Phone

4366 Pine Ridge Court | Florida | 33331

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: _____

Martin Prado
4366 Pine Ridge Court
Weston, FL 33331

OWNER CONSENT FORM

Project Name: 1038 South S3th Street
Parcel ID: 2417-213-0001-000-7 Address: 1038 South 37th Street, Fort Pierce, FL 34947

BEFORE ME THIS DAY PERSONALLY APPEARED MARTIN E. PRADO, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.
The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

Notary Signature

ANA. M. BERTELLO
Printed Name of Notary

Notary Public State of Florida
Ana M Bertello
My Commission HH 320625
Expires 10/10/2026

10-10-26
My commission expires

Owner's Signature

MARTIN E. PRADO
Owner's Name

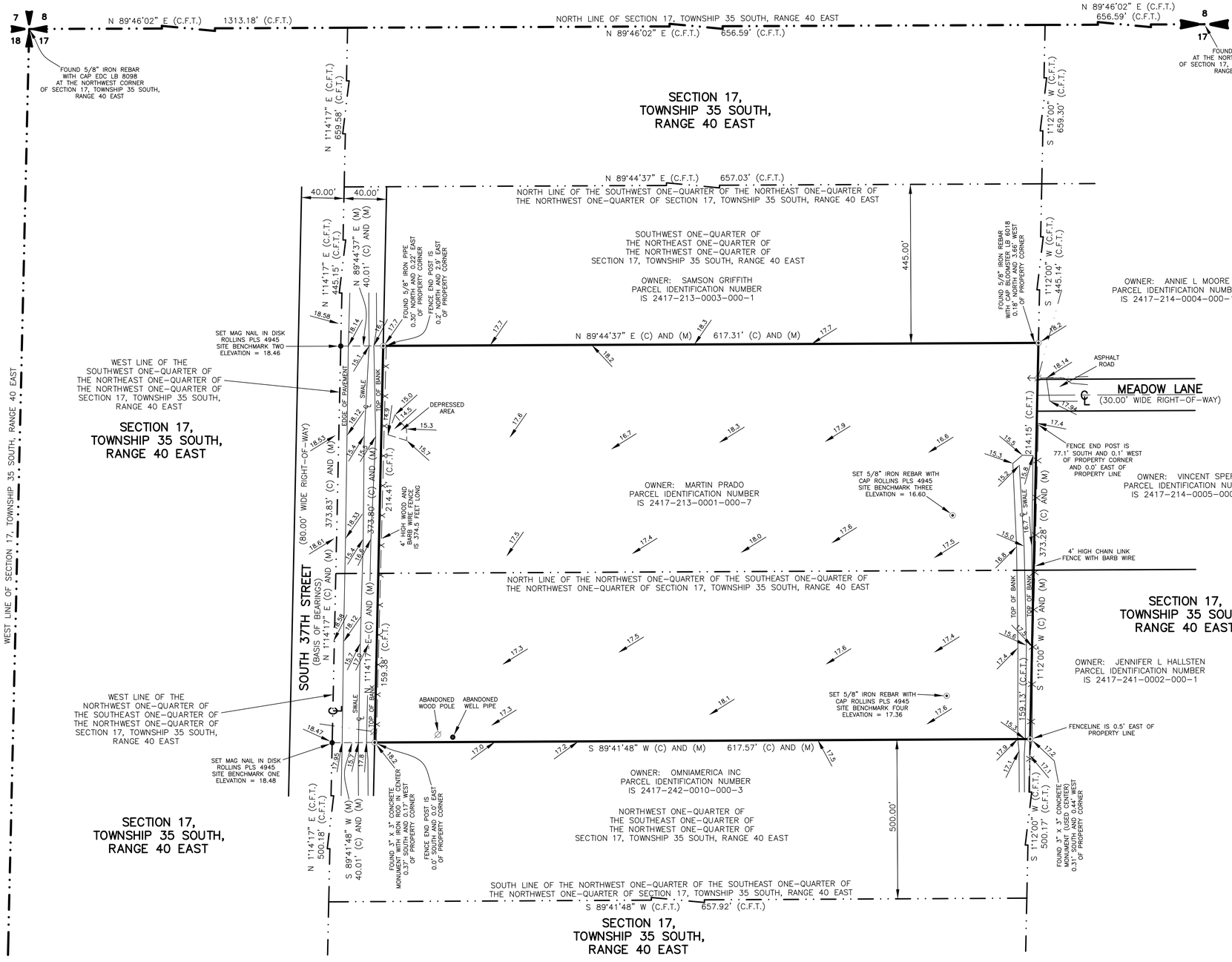
4366 Pine Ridge Ct.
Street Address

Weston, FL. 33331
City, State, Zip

954-389-0220
Telephone/Email

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.S. = CONSTRUCTION LAYOUT SURVEY
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL. = ELEVATION
FIRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(L.D.) = LEGAL DESCRIPTION
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.
N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

GRID NORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ADDRESS OF SUBJECT PROPERTY:
1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA

BENCHMARK REFERENCE:
FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.
ELEVATION = 15.125 US SURVEY FEET
VERTICAL DATUM N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 10.0

FLOOD ELEVATION INFORMATION
MAP NUMBER 12111C0178 J DATE OF FIRM FEB. 16, 2012
COMMUNITY NUMBER 120285 PANEL 0178
FIRM ZONE X SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.

LEGEND:
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ◎ = MANHOLE (M.H.)
- ▤ = CATCH BASIN (C.B.)
- ✦ = FIRE HYDRANT (F.H.)
- ▭ = WATER METER (W.M.)
- ⌀ = WOOD POWER POLE (WD. P.P.)
- ⊠ = CONCRETE POWER POLE (CONC. P.P.)
- → = ANCHOR AND GUY WIRE
- -·-·- = OVERHEAD WIRES
- ⏦ = NOT TO SCALE
- —×— = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT--OF--WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

TRACT SQUARE FOOTAGE: 5.293± ACRES

SCALE: 1" = 50'

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:
CERTIFY TO:
1) FRANCO PRADO

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

PLOT DATE AND TIME: 05/04/2023 8:00 AM EST

DATE OF LAST FIELD WORK: 05/03/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE OF SIGNATURE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407

ENVIRONMENTAL IMPACT REPORT
1038 SOUTH 37TH STREET
ST. LUCIE COUNTY, FLORIDA

August 5, 2024

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
sopotnick@ecf-llc.com

2329.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±5.28-acre site.

The development will include single family residential with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property off of South 37th Street within the City of Fort Pierce, St. Lucie County, FL. The property is located 0.5 mile north of the intersection of 37th Street and SR 70 within Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are *27°26'12.52" N, 80°21'39.75" W.*

3.0 METHODOLOGY

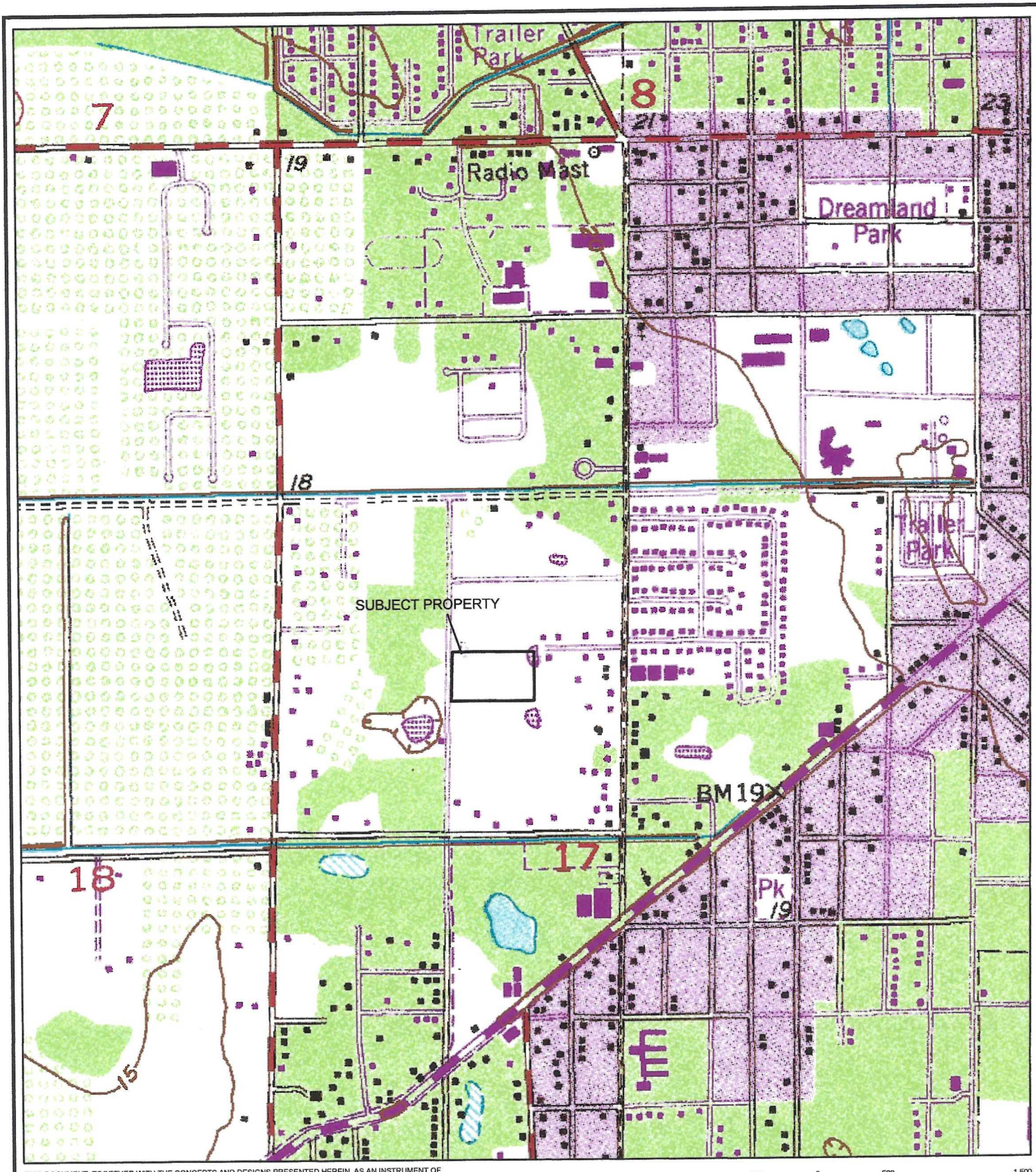
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. The quadrangle also shows a depression in the northeast corner extending offsite to the east and north.

Field reconnaissance indicates that the parcel is relatively flat.



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

500 0 500 1,500

1 inch = 1,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
1038 SOUTH 37TH STREET

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE, FORT PIERCE
SEC 17, TWN 35 S, RNG 40 E

FIGURE 1

DATE: 7-11-24

PROJECT No. 2329.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Pepper and Eau Gallie sands (31)

This soils are classified as poorly drained, and is generally associated with mesic flatwood type vegetative communities in its natural setting.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF) on July 21, 2024.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report.

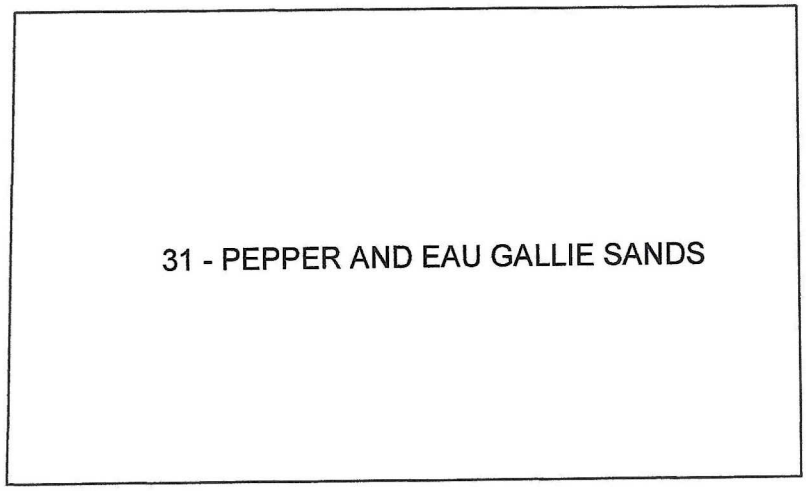
7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover Classifications System* (FWC 2018) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 18211 – Urban Open Land: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), smut grass (Sporobolus indicus), chalky bluestem (*Andropogon virginicus var. glaucus*), cogon grass (*Imperata cylindrica*), ceasarweed (*Urena lobata*), beauty berry (*Callicarpa americana*), cabbage palm (*Sabal palmetto*), mango (Mangifera indica), laurel oak (*Quercus laurifolia*), Brazilian pepper (*Shinus terebinthifolius*), grapevine (*Vitus spp.*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY

FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
18211	Urban Open Land	5.28	100.0
Total Area		12.00	100.0



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75 0 75 225

1 inch = 150 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP

1038 SOUTH 37TH STREET

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: WEB SOILS SURVEY

SEC 17, TWN 35 S, RNG 40 E

FIGURE 2

DATE: 7-11-24

PROJECT No. 2329.00



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

75 0 75 225

1 inch = 150 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
1038 SOUTH 37TH STREET

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 17, TWN 35 S, RNG 40 E

FIGURE 3

DATE: 7-11-24

PROJECT No. 2329.00

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on July 21, 2024. The methodology included meandering pedestrian transects throughout the parcel.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus Polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius Paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

The soils map did not identify hydric soils on site.

The topographic map identified a small depression in the northeast corner of the site.

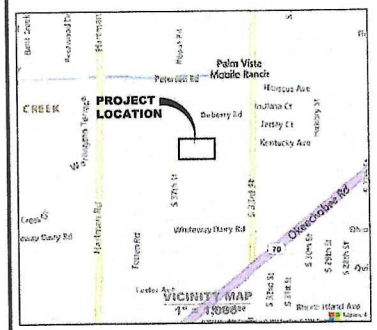
The NWI Map did not identify any wetlands or surface waters on site.

Site reconnaissance did not identify wetlands or surface waters on site.

10.0 CONCLUSSION

The site was cleared of natural vegetation many years ago, and currently is classified as urban open land. There are no native protected habitats on site, including wetlands or surface waters. Review of the site did not find evidence of listed species or critical habitat.

It is not anticipated that development of this parcel would have adverse impacts to natural resources.



VICINITY MAP
1" = 1000'

JURISDICTION:
CITY OF FORT PIERCE
NORTH ST LUCIE RIVER WATER CONTROL DISTRICT

OWNERSHIP:
MARTIN PRADO
4366 PINE RIDGE CT
WESTON, FL 33331

PARCEL ID:
2417-213-0001-000-7

LEGAL DESCRIPTION:
17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

ZONING:
RESIDENTIAL

TOTAL SITE AREA:

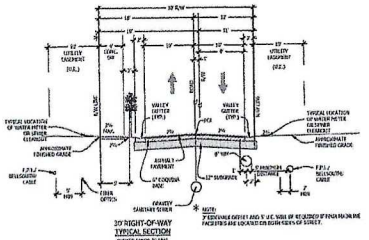
PROPERTY SIZE	229,998 SF (5.28 AC) (100%)

PROPOSED DEVELOPMENT:

SINGLE FAMILY HOUSING	60 UNITS

PROPOSED PERVIOUS:

OPEN GREEN SPACE	76,348 SF (1.75 AC) (33.2%)
STORMWATER RETENTION AREA	28,258 SF (0.65 AC) (12.3%)
TOTAL PERVIOUS	104,606 SF (2.40 AC) (45.5%)



TYPICAL ROAD RIGHT-OF-WAY

LEGEND

- EXIST. EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- PROP. FENCELINE
- PROP. LOT LINES
- DRAINAGE FLOW ARROW
- PROP. OPEN GREEN SPACE
- PROP. STORM WATER RETENTION
- PROP. SINGLE FAMILY
- PROP. RIGHT-OF-WAY
- PROP. DRIVEWAY

TWO-HOME CONFIGURATION



FOUR-HOME CONFIGURATION



REVISIONS

DATE: 7/8/24
DESIGNED BY: DO
PROJECT NO. 2023-057
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
CAD: Civ/RD.dwg

CITY OF FORT PIERCE
PLANNING DEPARTMENT
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3737

MARTIN & SONS
1038 S 37TH STREET
FORT PIERCE, FLORIDA 34947
MASTER SITE PLAN

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St Lucie Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

ART OF ENGINEERING, INC.
DYLAN O'BERRY, P.E.
P.E. NO. 88512
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952

Digitally signed by Arthur D O'Berry
Location: Art of Engineering, Inc. Port St Lucie, FL
Reason: I attest to the accuracy and integrity of this document
Contact Info: email: dylan@artofengineering.net phone: (772) 203-0664
Date: 2024.07.20 14:44:36-04'00'

PROJECT NO. 2023-057
SHEET 1 OF 2

2021	$104,100	$92,441	$0	$92,441
2020	$104,100	$84,038	$0	$84,038
2019	$104,100	$76,399	$0	$76,399

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in 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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Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Proposed Elevations/Floorplan
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

This narrative is intended to support the proposed elevations for the Prado Place Planned Development. This depiction is an artist's illustration of the generalized concept which is one of many alternative solutions which share a common underlying design basis to provide a framework which recognizes the scale and endeavor to accommodate such criteria within the limits of the law and balanced design imperatives to provide economically viable and market sensitive solutions to meet the needs of the community.

The proposed development may consist of a variety of housing sizes, types, and price points designed specifically to accommodate the proposed sixty-unit density depicted on the master site plan including all setbacks, which may vary as the natural evolution of the specific solutions are processed through the various design and jurisdictional authorities to final approval. Intended to demonstrate the feasibility of the proposed separate fee-simple lots on the master site plan to accommodate larger-sized family homes utilizing a zero lot line, the proposed elevation is a modern 1,494 square foot two-story single-family home with three bedrooms, two-and-a-half bathrooms, an attached garage, covered front entrance porch, metal roof, and an open floor plan.

With the innovative solutions offered with the Planned Development zone, the American dream of homeownership can become a reality for more residents of Fort Pierce through the opportunity to offer modern homes built to maximize efficient utilization of space while still providing an inviting and family-oriented environment at a price range that meets the needs and budgets of the local population and preserves the character of the city. We are excited to be able to present this home plan for your consideration.

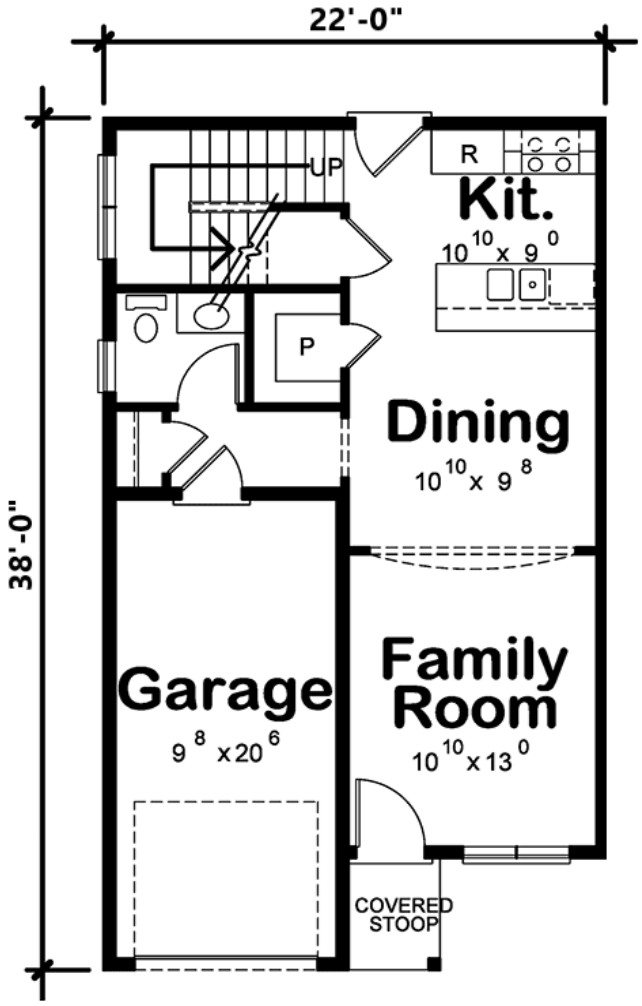
Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

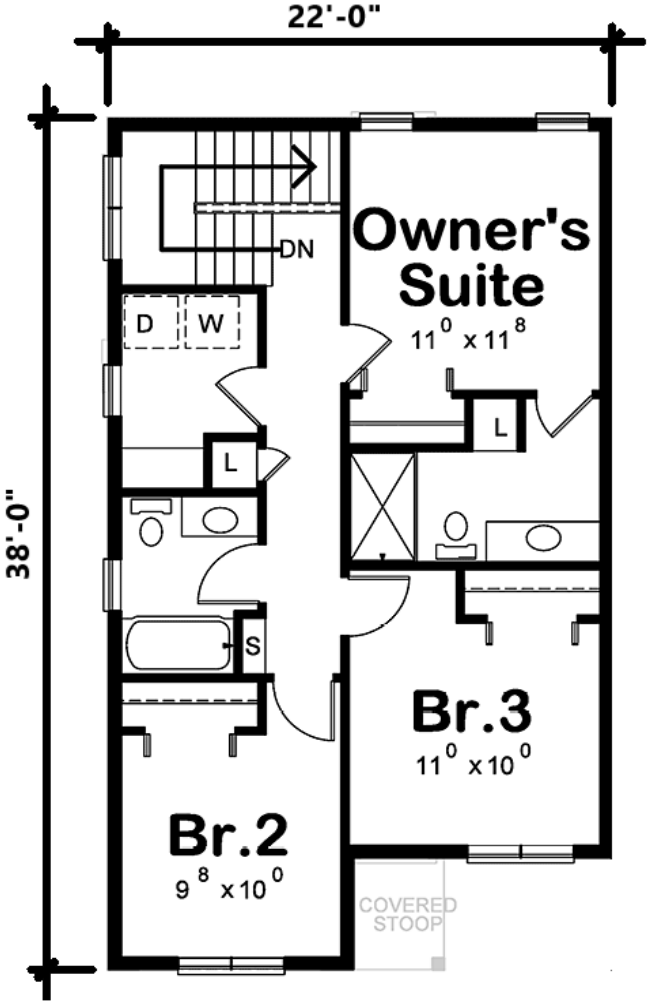
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Total Living Area:	1277 sq ft
Main Living Area:	562 sq ft
Upper Living Area:	715 sq ft
Garage Area:	217 sq ft
Garage Type:	Attached
Garage Bays:	1
House Width:	22'0
House Depth:	38'0
Number of Stories:	2
Bedrooms:	3
Full Baths:	2
Half Baths:	1
Max Ridge Height:	25'3 above grade
Main Ceiling Height:	9'
Upper Ceiling Height:	8'

First floor



Second floor



Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

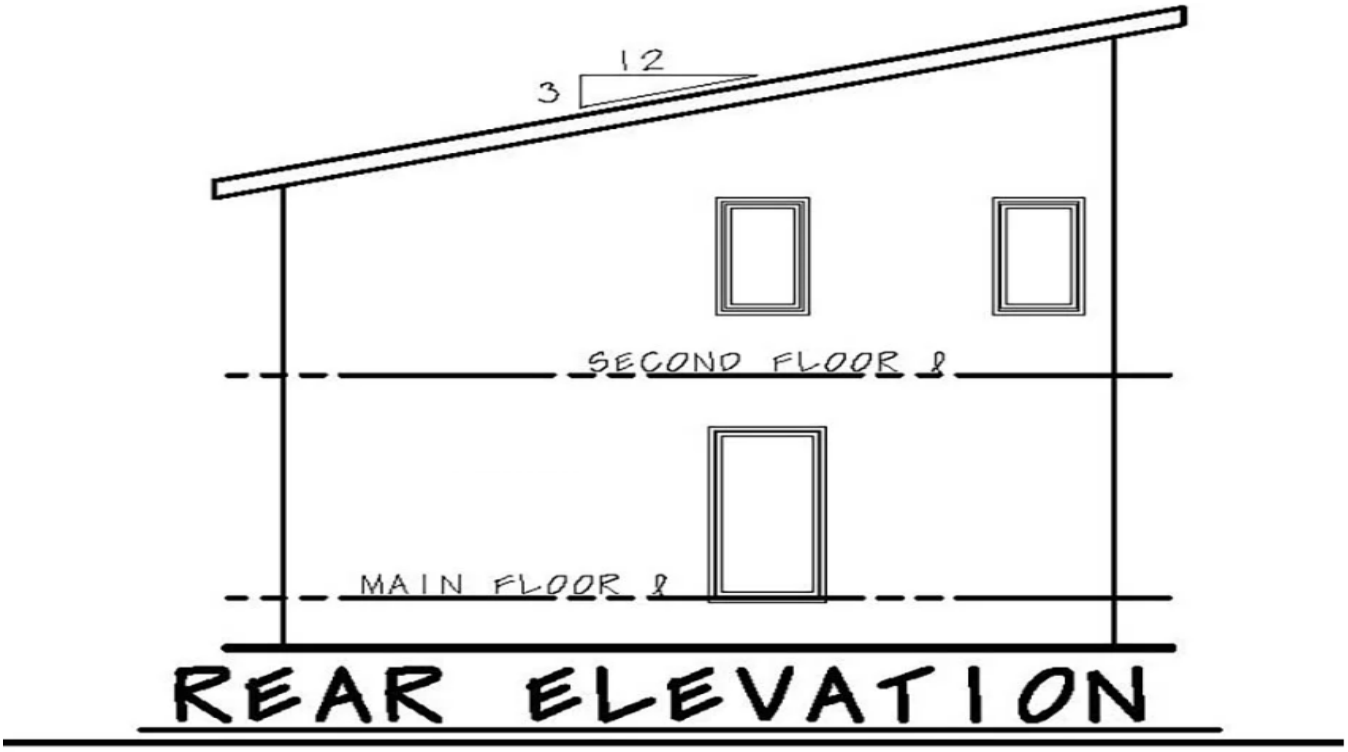
Two homes on two lots:



Four homes on four lots:



Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220



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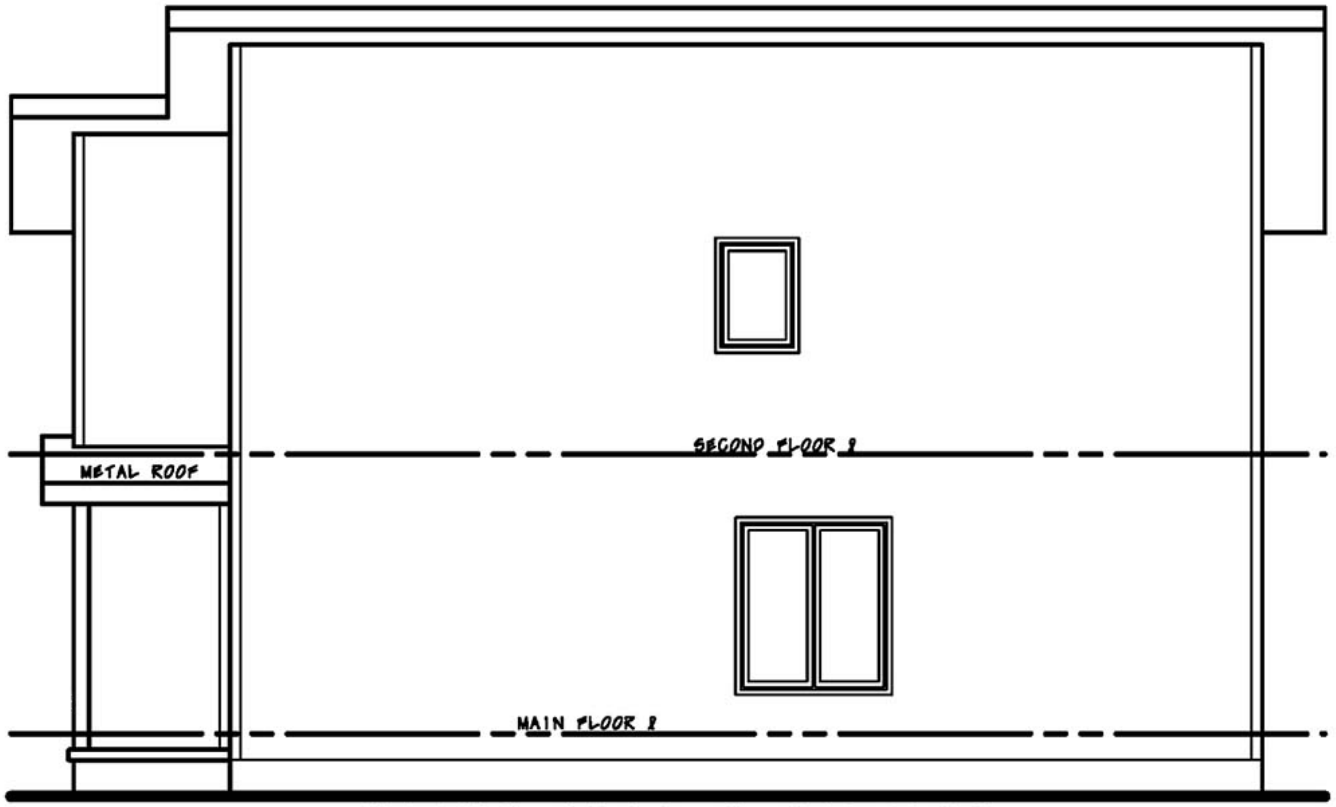
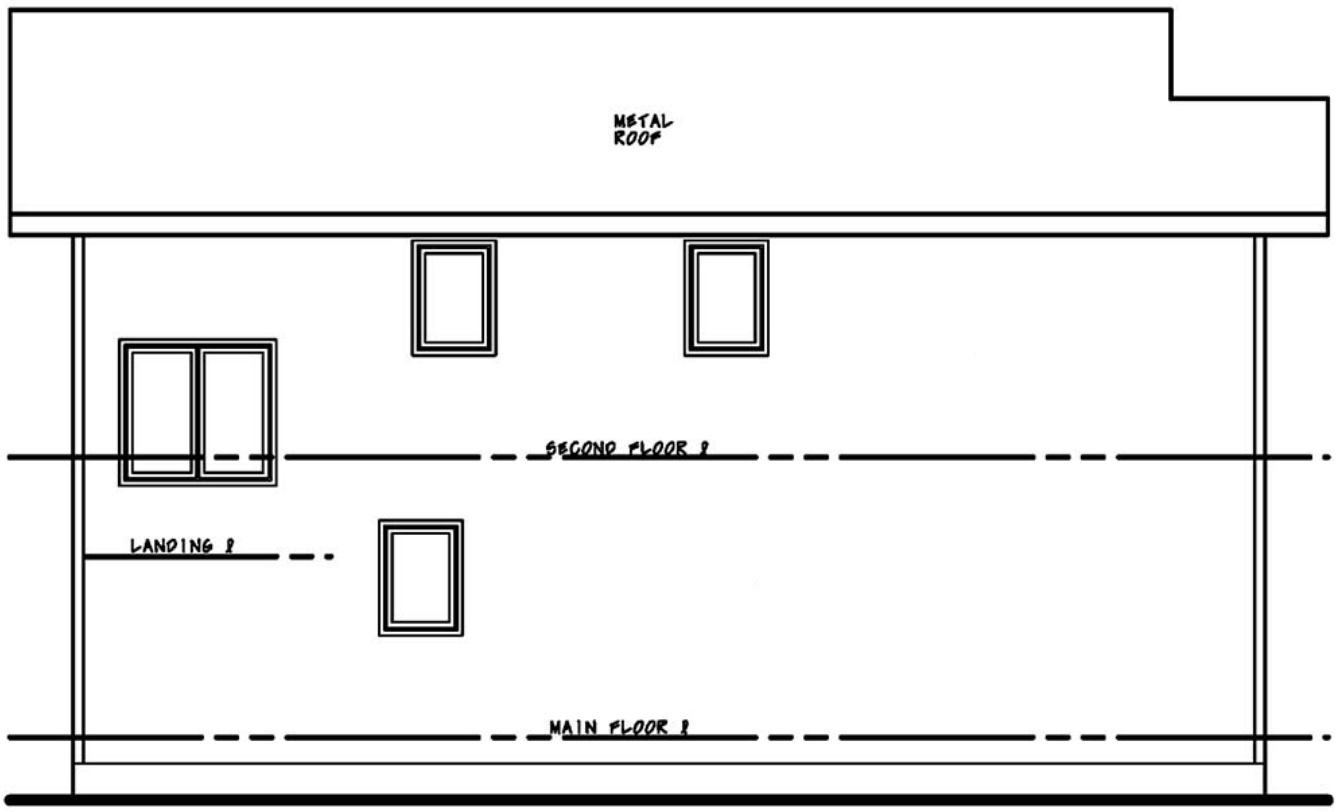
Weston, FL 33331
Tel: 954-389-0220



RIGHT SIDE ELEVATION

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220



LEFT SIDE ELEVATION

This Instrument Prepared By:
Geoffrey C. Bennett, Esquire
4651 Sheridan Street, Suite 490
Hollywood, Florida 33021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ____ day of May, 2017 (the "Effective Date"), by Landings Fort Pierce, LLC, a Florida limited liability company (henceforth referred to as the "Developer"), whose mailing address is 4651 Sheridan St. #480, Hollywood, FL 33021, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH:

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

WHEREAS, a previous owner of the Property obtained approval of the Site Plan and Conditional Use for Portofino Landings by the City Commission on September 6, 2005, which site plan was amended on or about November 17, 2008, resulting in a redistribution of the units and buildings within the site; and

WHEREAS, on March 20, 2017, the City Commission of the City of Fort Pierce approved the Preliminary Plat of the Portofino Landings Subdivision, through which the Developer intends to complete the development of the Property ("Project") ; and

WHEREAS, on April 20, 2017, the Technical Review Committee, in its review of the proposed final plat, required the Developer to provide this Agreement which sets forth the Developer's obligations to provide a letter of credit in an amount sufficient to secure the Developer's obligation to complete the installation of certain improvements as described in the engineer's cost estimate, a copy of which is attached hereto as **Exhibit "B"**; and

WHEREAS, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

WHEREAS, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

WHEREAS, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.

2. Consideration and Conditions. In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree that final plat approval for the Project by the City Commission of the City of Fort Pierce, is and shall be specifically conditioned upon the Developer obtaining a letter of credit, or cash, or such other security as may be approved by the City (the "Approved Security") in an amount sufficient to secure the Developer's obligations as shown in **Exhibit "B"**, with respect to the following:

a. Sidewalks. Prior to recording of the plat for the Project, the Developer shall provide the City with the Approved Security to secure the Developer's obligation to complete the installation of sidewalks in the unfinished sections of the Project (the "Sidewalks"). Prior to the completion of each building within the Project, the Developer shall install the Sidewalks in front of each building, and no building shall be issued a C.O. unless the required Sidewalks adjacent to such building have been installed as in front of it.

b. Parking. Prior to recording of the plat for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of new parking within the Project (the "Parking"). Prior to the completion of each building within the Project, the Developer shall install the Parking in front of each building, and no building shall be issued a C.O. unless the required Parking to such building has been installed in front of it.

c. Water and Sewer. Prior to recording of the plat for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of all sewer and water connections within the Project (the "Connections"). Prior to the completion of each building within the Project, the Developer shall install the required Connections for each building, and no building shall be issued a C.O. unless the required Connections for such building have been installed.

d. 2nd Lift of Asphalt. Prior to recording of the plat for the Project, the Developer shall provide the City with Approved Security to secure the Developer's obligation to complete the installation of a second lift of asphalt ("2nd Lift") at the locations shown in Exhibit C attached hereto. The Developer shall complete the installation of the 2nd Lift no later than two (2) years after the recordation of the final plat.

3. Surety. The Surety provided by Developer to the City to secure Developer's obligation to construct improvements as set forth in Paragraph 2 above, shall be the Approved Security in an amount equal to 110% of the estimated cost of constructing the improvements, as set forth in Exhibit "B", and in a form with conditions as approved by the City Attorney. Upon representation by Developer that the required improvements are completed, an inspection shall be made by the City. Upon satisfactory completion of each of the required improvements described above in Sections 2.a.,b.,c. and d., the City shall release the portion of the Letter of Credit securing each by the cost amount shown in Exhibit B. In the event Developer fails to timely complete the required improvements, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

4. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager
100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
James Messer, Esq.
100 North U.S. 1
Fort Pierce, FL 34950

Developer:
Landings Fort Pierce, LLC
4651 Sheridan St. #480
Hollywood, FL 33021

With a copy to:
Steven B. Greenfield
6111 Broken Sound Parkway, NW
Suite 350
Boca Raton, FL 33487

This forgoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

5. Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

6. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

7. Governing Law. This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

8. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

9. Laws, Ordinances and Codes. The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.

10. Covenant with Respect to Engineer's Certification. The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as Exhibit "B", is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project pursuant to this Agreement.

11. Permits, Conditions, Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the Jaw governing permitting requirements, conditions, terms or restrictions.

12. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

13. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

14. Remedies. The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

15. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

16. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

[Signature page follows]

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

By: _____
Linda Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
James M. Messer, Esq., City Attorney

DEVELOPER:

Landings Fort Pierce, LLC, a Florida limited liability company
By: Creative Homes USA, LLC, it's Manager

By: _____
Salomon Sutton, its Manager

[Signature page to Development Agreement - City of Ft. Pierce and Landings Fort Pierce, LLC]

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N01°28'11"E ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF 357.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE S52°29'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.04 FEET; THENCE CONTINUE ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES: S05°45'47"W, A DISTANCE OF 210.34 FEET; THENCE S52°29'33"W A DISTANCE OF 71.28 FEET; THENCE S52°26'41"W A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S52°29'55"W A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N37°30'27"W A DISTANCE OF 188.00 FEET; THENCE S52°29'55"W A DISTANCE OF 710.00 FEET TO THE EAST LINE OF A ROAD EASEMENT KNOWN AS PARCEL G AS RECORDED IN OFFICIAL RECORD BOOK 874, PAGE 801, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,; THENCE N37°30'05"W ALONG SAID EAST LINE A DISTANCE OF 29.99 FEET; THENCE N52°29'51"E A DISTANCE OF 719.99 FEET; THENCE N37°30'09"W A DISTANCE OF 480.50 FEET; THENCE S52°29'51"W A DISTANCE OF 715.50 FEET TO SAID EAST ROAD EASEMENT LINE AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS N65°10'05"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, HAVING A RADIUS OF 595.00 FEET THROUGH A CENTRAL ANGLE OF 29°52'53", A DISTANCE OF 310.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST ROAD EASEMENT LINE, HAVING A RADIUS OF 2043.43 FEET AND A CENTRAL ANGLE OF 14°32'43", A DISTANCE OF 518.75 FEET TO A POINT OF TANGENCY, THENCE N19°35'36"E A DISTANCE OF 212.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 37, AN 81.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO COURSES, FIRST N89°01'36"E A DISTANCE OF 315.07 FEET; THENCE N89°04'21"E, A DISTANCE OF 552.73 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 29, A 131.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES, FIRST S24°04'49"E A DISTANCE OF 10.27 FEET; THENCE S13°01'22"E A DISTANCE OF 469.48 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'39", A DISTANCE OF 235.38 FEET; THENCE S78°53'23"W A DISTANCE OF 69.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE N28°15'34"W A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET; THENCE S76°15'19"W A DISTANCE OF 109.98 FEET; THENCE S52°26'19"W A DISTANCE OF 84.86 FEET; THENCE N37°24'29"W A DISTANCE OF 101.02 FEET; THENCE S52°35'31"W A DISTANCE OF 149.75 FEET; THENCE S37°24'29"E A DISTANCE OF 337.95 FEET; THENCE N52°29'33"E A DISTANCE OF 185.54 FEET; S37°30'27"E A DISTANCE OF 33.20 FEET; THENCE S52°29'55"W A DISTANCE OF 175.00 FEET; THENCE S37°30'05"E A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 18.851 ACRES (821,161 SQUARE FEET) MORE OR LESS.

CAULFIELD & WHEELER, INC.

7900 Glades Road, Boca Raton, Florida 33434 * (561) 392-1991 * FAX (561) 750-1452

Land Development Permit No. | Job No.: **7795** | Instrument No.: | Prepared by: **CLG**

Control No.: | Lender: | Surety Amount: **$192,788** | Developer: **Prime Group**

Portofino Landings - Site Plan Revision

Engineer's Opinion of Construction Cost

Fort Pierce, Florida

	Original Cost Estimate				Work Completed-to-Date			Work Remaining		
DESCRIPTION	COST QUANTITY CODE	UNITS	ORIGINAL UNIT PRICE	TOTAL	QUANTITY	UNITS	TOTAL	QUANTITY	CURRENT UNIT PRICE	COST
I. Pavement & Grading										
General										
Mobilization	1	LS	$7,500.00	$7,500.00				1	$7,500.00	$7,500.00
Testing	1	LS	$2,500.00	$2,500.00				1	$2,500.00	$2,500.00
Survey	1	LS	$2,300.00	$2,300.00				1	$2,300.00	$2,300.00
Silt Fence	1,250	LF	$1.10	$1,375.00				1,250	$1.10	$1,375.00
NPDES Monitoring	1	LS	$1,000.00	$1,000.00				1	$1,000.00	$1,000.00
			Subtotal	**$14,675.00**					**Tract A Subtotal**	**$14,675.00**
Tract A										
Demolition										
Saw Cut ex. Asphalt	1,065	LF	$1.50	$1,597.50				1,065	$1.50	$1,597.50
Demo Ex. Asphalt Section	1,123	SY	$1.90	$2,133.70				1,123	$1.90	$2,133.70
Demo Ex. Type "D" Curb	99	LF	$1.50	$148.50				99	$1.50	$148.50
Proposed Pavement										
Type "D" Curb	532	LF	$14.50	$7,714.00				532	$14.50	$7,714.00
8" Stabilized Subgrade	1,921	SY	$4.00	$7,684.00				1,921	$4.00	$7,684.00
6" Compacted Limerock Base	1,835	SY	$11.50	$21,102.50				1,835	$11.50	$21,102.50
1 1/4" Type S-I ACSC Asphalt (1st Lift)	1,835	SY	$6.50	$11,927.50				1,835	$6.50	$11,927.50
3/4" Type S-III ACSC Asphalt (2nd Lift)	11,386	SY	$3.90	$44,405.40				11,386	$3.90	$44,405.40
5' Sidewalk (Thickened Edge)	9,638	SF	$3.10	$29,877.80				9,638	$3.10	$29,877.80
5' Sidewalk (4" Thick)	336	SF	$3.10	$1,041.60				336	$3.10	$1,041.60
Striping (6" White)	3,724	LF	$0.80	$2,979.20				3,724	$0.80	$2,979.20
Striping (HC Spaces)	15	EA	$150.00	$2,250.00				15	$150.00	$2,250.00
			Tract A Subtotal	**$132,861.70**					**Tract A Subtotal**	**$132,861.70**
Tract B										
Demolition										
Saw Cut ex. Asphalt	110	LF	$1.50	$165.00				110	$1.50	$165.00
Demo Ex. Asphalt Section	110	SY	$1.90	$209.00				110	$1.90	$209.00
Proposed Pavement										
8" Stabilized Subgrade	44	SY	$4.00	$176.00				44	$4.00	$176.00
6" Compacted Limerock Base	37	SY	$11.50	$425.50				37	$11.50	$425.50
1 1/4" Type S-I ACSC Asphalt (1st Lift)	37	SY	$6.50	$240.50				37	$6.50	$240.50
3/4" Type S-III ACSC Asphalt (2nd Lift)	37	SY	$3.90	$144.30				37	$3.90	$144.30
5' Sidewalk (Thickened Edge)	385	SF	$3.10	$1,193.50				385	$3.10	$1,193.50
			Tract B Subtotal	**$2,553.80**					**Tract B Subtotal**	**$2,553.80**
SUBTOTAL				**$150,090.50**						**$150,090.50**

CAULFIELD & WHEELER, INC.

7900 Glades Road, Boca Raton, Florida 33434 * (561) 392-1991 * FAX (561) 750-1452

Land Development Permit No.
Control No.:

Job No.: **7795**
Lender:

Instrument No.:
Surety Amount: **$192,788**

Prepared by: **CLG**
Developer: **Prime Group**

Portofino Landings - Site Plan Revision

Fort Pierce, Florida

DESCRIPTION	COST CODE	Original Cost Estimate QUANTITY	UNITS	UNIT PRICE	TOTAL	Work Completed-to-Date QUANTITY	UNITS	TOTAL	Work Remaining QUANTITY	CURRENT UNIT PRICE	COST
III. Water & Sewer Utilities											
Tract A											
Water Utilities											
2" Water Service w/RPZ (New)		12	EA	$550.00	$6,600.00				12	$550.00	$6,600.00
2" Water Service w/RPZ (Existing relocate)		46	EA	$250.00	$11,500.00				46	$250.00	$11,500.00
4" Fire Line Relocate		5	EA	$800.00	$4,000.00				5	$800.00	$4,000.00
Sewer Utilities											
6" Sanitary Sewer Lateral Relocate		8	EA	$250.00	$2,000.00				8	$250.00	$2,000.00
				Tract A Subtotal	**$24,100.00**					**Tract A Subtotal**	**$24,100.00**
SUBTOTAL					**$24,100.00**						**$24,100.00**

CAULFIELD & WHEELER, INC.
7900 Glades Road, Boca Raton, Florida 33434 * (561) 392-1991 * FAX (561) 750-1452

Land Development Permit No.
Control No.:

Job No.: 7795
Lender:

Instrument No.:
Surety Amount: $192,788

Prepared by: CLG
Developer: Prime Group

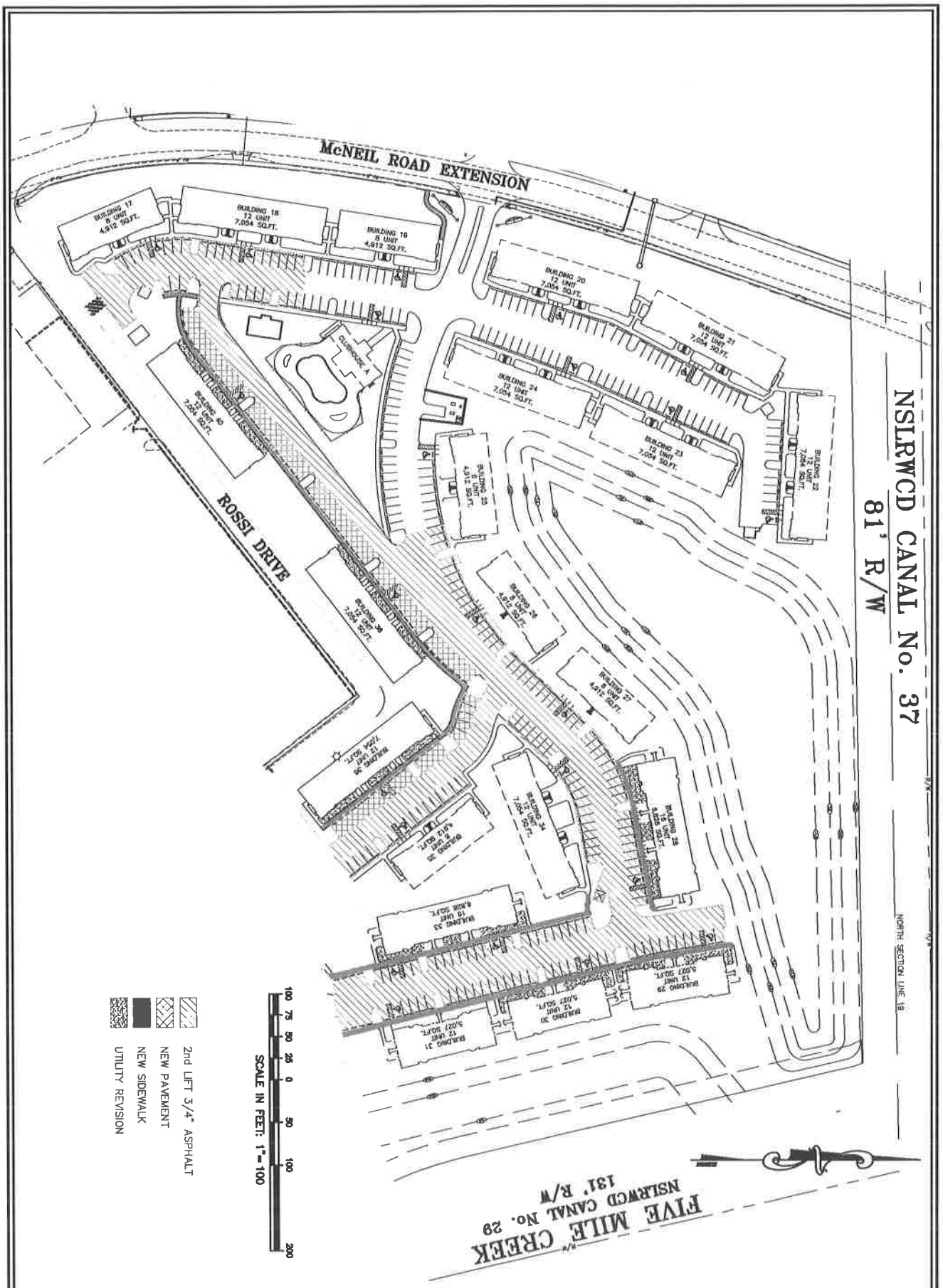
Portofino Landings - Site Plan Revision

Fort Pierce, Florida

Original Cost Estimate

DESCRIPTION		TOTAL	Work Completed-to-Date TOTAL	Work Remaining CURRENT COST
SUMMARY				
I. Pavement & Grading		$150,090.50		$150,090.50
II. Drainage				
III. Water & Sewer Utilities		$24,100.00		$24,100.00
IV. Sewer				
IV. Reclaimed Water				
V. Permitting				
Development Permit	$200.00			
Plan Review Fee @ 05%	$870.95	$1,070.95		$1,070.95
TOTAL		$175,261.45		$175,261.45

Christopher L. Goetzinger, P.E. Date 4/26/2017
Florida P.E. No. 69193



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PORTOFINO LANDINGS
IMPROVEMENTS EXHIBIT
FORT PIERCE, FLORIDA

REVISIONS	DATE	BY
FILE NAME 00000		

DATE	4/19/2017
DRAWN BY	CLG
F.B./ PG.	00000
SCALE	00000
JOB NO.	7795

Prepared by
Franco Prado, president of
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
(954)389-0220

[DRAFT]

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AFREEMENT ("Agreement") is entered into this _____ day of _____, 20_____ (the "Effective Date"), by Martin Prado, a Florida resident (henceforth referred to as the "Developer"), whose mailing address is 4581 Weston Road, Suite 154, Weston, FL 33331, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereinafter referred to as ("City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"); and

WHEREAS, on _____, 20_____, the Fort Pierce Planning Department, in its review of the proposed Master Planned Development, required the Developer to provide this agreement; and

WHEREAS, the City has determined that entering into this Agreement with respect to the development of the Property is in the best interest of the citizens of the City of Fort Pierce; and

WHEREAS, the City and the Developer desire to set forth certain terms, conditions and agreements with respect to the development of the Project upon the Property; and

WHEREAS, the proposed Project is consistent with the general purpose, goals, objectives and standards of the City of Fort Pierce Comprehensive Plan and the City of Fort Pierce land development code; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by reference.

2. Consideration and Conditions. In further consideration of the foregoing and of the terms and covenants set forth herein, the parties hereto agree that final approval for the Project by

the City Commission of the City of Fort Pierce, is and shall be specifically conditioned with respect to the following:

a. Development Uses. All legal uses shall be permitted, with the primary use being residential. Population density shall be the maximum allowed by the City of Fort Pierce Comprehensive Plan. Maximum building height shall be 45 feet. Maximum building lot coverage shall be 90%.

b. Public Facilities. Water, sewer, and natural gas will be provided by FPUA. Electricity will be provided by FPL.

3. Notices. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager
100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

Developer:
Martin Prado
4581 Weston Road, Suite 154
Weston, FL 33331

With a copy to
Franco Prado
4581 Weston Road, Suite 154
Weston, FL 33331

This forgoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

4. Headings. Captions and paragraph headings contained in this Agreement are for the convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision thereof.

5. Counterparts. This Agreement may be executed in any number of identical counterparts. If so executed each of such counterparts is to be deemed an original for all purposes

and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to provide or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

6. Governing Law. The Agreement and the construction and enforcement thereof shall be interpreted under the law of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trail before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

7. Binding Effect. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

8. Laws, Ordinances and Codes. The Developer shall comply with all federal, state and local laws, codes, ordinances and regulations governing the permitting and construction of the Project.

9. Permits, Conditions, Terms or Restrictions. The failure of this Agreement to address a particular permit, condition, terms or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the law governing permitting requirements, conditions, terms or restrictions.

10. Amendments. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

11. Further Documentation. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

12. Remedies. The City and Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

13. Entire Agreement. This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

14. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right,

remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

[Signature page follows]

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

By: _____
Linda Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
James M. Messer, Esq., City Attorney

DEVELOPER:

Martin Prado, a Florida resident

By: _____
Martin Prado

[Signature page to Development Agreement – City of Fort Pierce and Martin Prado]

EXHIBIT “A”

LEGAL DESCRIPTION:

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

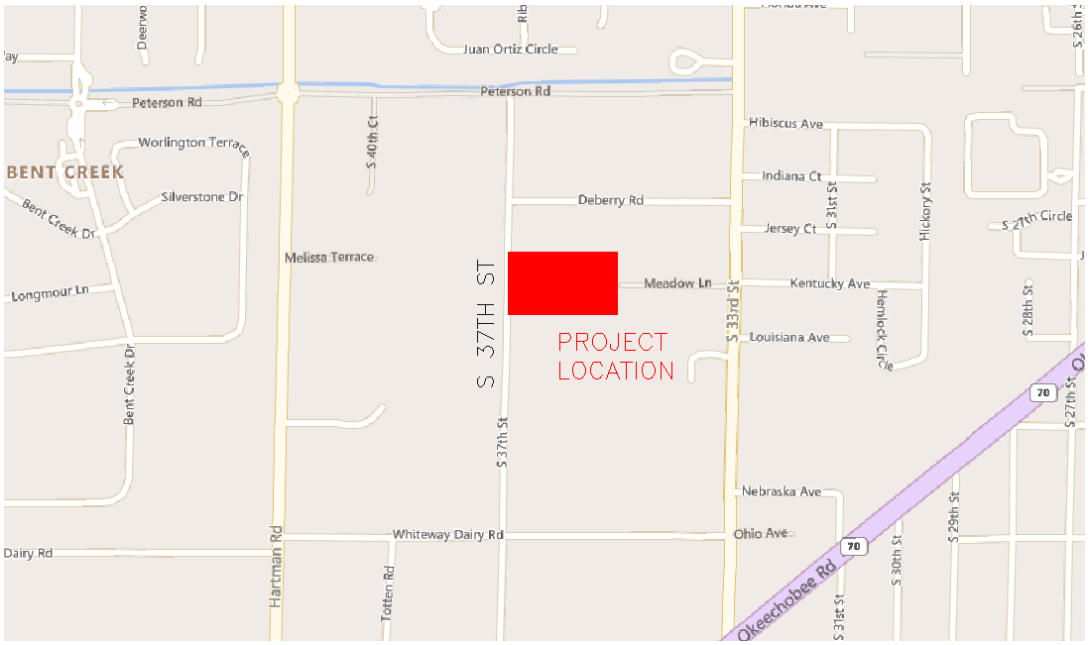
Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

7/17/24 Project No. 24-057

Site Location:
1038 South 37th Street,
Ft Pierce, Florida 34947
Parcel ID: 2417-213-0001-000-7

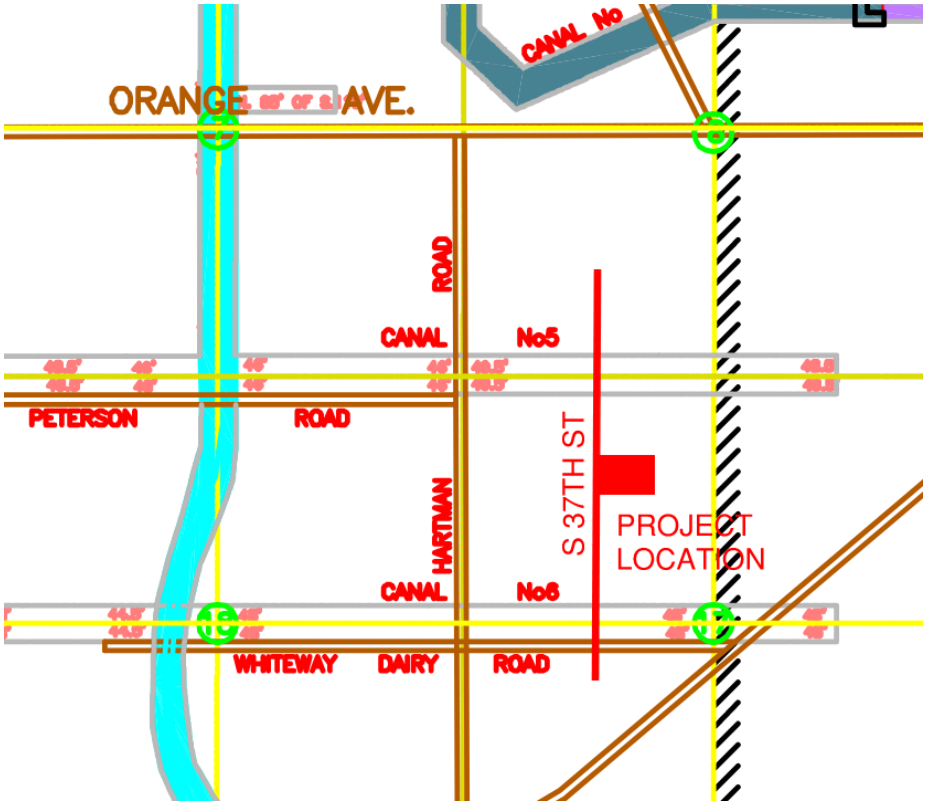
Drainage Statement

This report is part of a master site plan application for a proposed residential development on a 5.28-acre site within the City of Ft. Pierce, as depicted in the following roads map:



The master site plan shows a proposed residential development with two wet retention ponds near the main entryway off S 37th Street. These ponds can include fountains for water aeration and aesthetic appeal.

The maximum density of the development is 60 units. initiatory stormwater calculations indicate that the project site can fully accommodate the required water quality treatment volume and the 10-year, 24-hour storm event on-site. Discharge would be managed using a designed and permitted control structure and weir. The site ultimately outfalls into the North St. Lucie River Water Control District (NSLRWCD) 298 District of the South Florida Water Management District (SFWMD) canal adjacent to the property on S 37th Street, which connects downstream to Canal 5 and Canal 6.



initiatory drainage calculations are included in this report. The project is anticipated to fully comply with the drainage standards of Saint Lucie County, and a comprehensive stormwater analysis and permitting process will be conducted during final engineering.

I hereby certify that this drainage statement has been prepared in accordance with accepted engineering practices and the requirements of St. Lucie County, the North St. Lucie River Water Control District (NSLRWCD), and the South Florida Water Management District (SFWMD). To the best of my knowledge, it accurately represents the drainage conditions of the proposed development.

Thank you,

Dylan O'Berry, P.E.
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952

ARTHUR DYLAN O'BERRY LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Arthur D O'Berry
Location: Art of Engineering, Inc. Port St Lucie, FL
Reason: I attest to the accuracy and integrity of this document
Contact Info: email: dylan@artofengineering.net phone: (772) 203-0664
Date: 2024.07.20 13:56:35-04'00'

Pre-Development Land Use Calculations

Project Explanation

Project Name:	**Martin & Sons - 1038 S 37th St. Ft Pierce**		
Project #:	**23-057**		
Engineer:	**Dylan OBerry**	**Engineer:**	
Date:	**7/8/2024**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 17.45 ft-NAVD **Source:** Survey Topo Map

Control Elevation (CE) = 15.00 ft-NAVD **Source:** USDA Soils Report

Site Land Use

	Exist. Area 1	Exist. Area 2	Exist. Area 3	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	229,996 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	229,996 SF
Total Areas (A_t)	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Bldg. %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Pervious Area (A_p)	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Impervious %	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 16.00
Ending Stage = 19.00
Stage Increment = 0.10

Name	**Exist. Area 1**	**Exist. Area 2**	**Exist. Area 3**	**Exist. Area 4**	**Exist. Area 5**	**Exist. Area 6**	**Exist. Area 7**	**Exist. Area 8**	**Exist. Area 9**	
Area	**5.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**16.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**18.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.70	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
16.80	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
16.90	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
17.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25
17.10	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39
17.20	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
17.30	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76
17.40	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.99
17.50	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.26
17.60	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
17.70	1.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.88
17.80	2.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.24
17.90	2.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.62
18.00	3.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04
18.10	3.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.49
18.20	3.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.98
18.30	4.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.49
18.40	5.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.02
18.50	5.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.54
18.60	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.07
18.70	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.60
18.80	7.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.13
18.90	7.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.66
19.00	8.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.18

Pre-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**16.00**
Ending Stage =	**19.00**
Stage Increment =	**0.10**

Name	**Exist. Area 1**	**Exist. Area 2**	**Exist. Area 3**	**Exist. Area 4**	**Exist. Area 5**	**Exist. Area 6**	**Exist. Area 7**	**Exist. Area 8**	**Exist. Area 9**	
Area	**5.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**16.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**18.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.70	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
16.80	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62
16.90	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
17.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24
17.10	1.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.55
17.20	1.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.86
17.30	2.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.17
17.40	2.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.48
17.50	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80
17.60	3.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.11
17.70	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42
17.80	3.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.73
17.90	4.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.04
18.00	4.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.35
18.10	4.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.66
18.20	4.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.97
18.30	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.40	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.50	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.60	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.70	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.80	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
18.90	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28
19.00	5.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28

PRE-Development Stormwater Calculations

Project Explanation

Revised:

Project: Martin & Sons - 1038 S 37th St. Ft Pierce
Engineer: Dylan OBerry
Project #: 23-057
Date: 7/8/2024

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	5.28	5.28
TOTAL =	0.00	0.00	5.28	5.28

Find Curve Number:

Avg. Pervious Ground El. =	17.45
Control Elev. =	15.00
Distance to Water Table =	2.45

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	3.81	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	3.81	inches	(S_{max})($F_{compact}$)
Available Soil Storage (S_{avail}) =	3.81	inches	(A_p)($S_{compact}$)/(A_t)
Curve Number (CN) =	**72**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations

Project Explanation

Project Name:	**Martin & Sons - 1038 S 37th St. Ft Pierce**		
Project #:	**23-057**		
Engineer:	**Dylan OBerry**	**Engineer:**	
Date:	**7/8/2024**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 17.16 ft-NAVD **Source:** Survey Topo Map

Control Elevation (CE) = 15.00 ft-NAVD **Source:** USDA Soils Report

Site Land Use

	Open Area	Stormwater Retention	Impervious Area	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	33.2%	12.3%	54.5%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	76,348 SF	28,258 SF	125,390 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	229,996 SF
Total Areas (A_t)	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
Bldg. %	0.00%	0.00%	41.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	22.35%
Bldg. Area (A_r)	0.00	0.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	1.18
Pervious %	100.00%	55.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	39.95%
Pervious Area (A_p)	1.75	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.11
Impervious %	0.00%	0.00%	59.00%	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	32.17%
Impervious Area (A_i)	0.00	0.00	1.70	0.00	0.00	0.00	0.00	0.00	0.00	1.70
Open Water %	0.00%	45.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	5.53%
Open Water Area (Ac.)	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29

Post-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 15.00
Ending Stage = 20.50
Stage Increment = 0.20

Name	Open Area	Stormwater Retention	Impervious Area	Exist. Area 4	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	16.60	12.00	18.50	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	18.50	18.50	20.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Linear	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
15.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
15.20	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51
15.40	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.58
15.60	0.00	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
15.80	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.72
16.00	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
16.20	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
16.40	0.00	0.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.97
16.60	0.00	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06
16.80	0.02	1.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.17
17.00	0.07	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.32
17.20	0.17	1.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52
17.40	0.30	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75
17.60	0.46	1.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03
17.80	0.66	1.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.34
18.00	0.90	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.70
18.20	1.18	1.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.10
18.40	1.49	2.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54
18.60	1.84	2.17	0.01	0.00	0.00	0.00	0.00	0.00	0.00	4.03
18.80	2.20	2.30	0.09	0.00	0.00	0.00	0.00	0.00	0.00	4.59
19.00	2.55	2.43	0.24	0.00	0.00	0.00	0.00	0.00	0.00	5.22
19.20	2.90	2.56	0.47	0.00	0.00	0.00	0.00	0.00	0.00	5.93
19.40	3.25	2.69	0.78	0.00	0.00	0.00	0.00	0.00	0.00	6.72
19.60	3.60	2.82	1.16	0.00	0.00	0.00	0.00	0.00	0.00	7.58
19.80	3.95	2.95	1.62	0.00	0.00	0.00	0.00	0.00	0.00	8.52
20.00	4.30	3.08	2.16	0.00	0.00	0.00	0.00	0.00	0.00	9.54
20.20	4.65	3.21	2.73	0.00	0.00	0.00	0.00	0.00	0.00	10.60
20.40	5.00	3.34	3.31	0.00	0.00	0.00	0.00	0.00	0.00	11.65

Post-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**15.00**
Ending Stage =	**20.50**
Stage Increment =	**0.20**

Name	**Open Area**	**Stormwater Retention**	**Impervious Area**	**Exist. Area 4**	**Exist. Area 5**	**Exist. Area 6**	**Exist. Area 7**	**Exist. Area 8**	**Exist. Area 9**	
Area	**1.75**	**0.65**	**2.88**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**16.60**	**12.00**	**18.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**18.50**	**18.50**	**20.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Linear	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
15.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30
15.20	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32
15.40	0.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34
15.60	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
15.80	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
16.00	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40
16.20	0.00	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
16.40	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
16.60	0.00	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
16.80	0.18	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66
17.00	0.37	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87
17.20	0.55	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07
17.40	0.74	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28
17.60	0.92	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48
17.80	1.11	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.69
18.00	1.29	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
18.20	1.48	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.09
18.40	1.66	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.30
18.60	1.75	0.65	0.19	0.00	0.00	0.00	0.00	0.00	0.00	2.59
18.80	1.75	0.65	0.58	0.00	0.00	0.00	0.00	0.00	0.00	2.98
19.00	1.75	0.65	0.96	0.00	0.00	0.00	0.00	0.00	0.00	3.36
19.20	1.75	0.65	1.34	0.00	0.00	0.00	0.00	0.00	0.00	3.74
19.40	1.75	0.65	1.73	0.00	0.00	0.00	0.00	0.00	0.00	4.13
19.60	1.75	0.65	2.11	0.00	0.00	0.00	0.00	0.00	0.00	4.51
19.80	1.75	0.65	2.49	0.00	0.00	0.00	0.00	0.00	0.00	4.90
20.00	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
20.20	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28
20.40	1.75	0.65	2.88	0.00	0.00	0.00	0.00	0.00	0.00	5.28

Post-Development Stormwater Calculations

Project Explanation

Revised:

Project: Martin & Sons - 1038 S 37th St. Ft Pierce
Engineer: Dylan OBerry
Project #: 23-057
Date: 7/8/2024

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	1.99	1.18	2.11	5.28
TOTAL =	1.99	1.18	2.11	5.28

Find Curve Number:

Avg. Pervious Ground El. =	17.16
Control Elev. =	15.00
Distance to Water Table =	2.16

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	2.97	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	2.23	inches	(S_{max})($F_{compact}$)
Available Soil Storage (S_{avail}) =	0.89	inches	(A_p)($S_{compact}$)/(A_t)
Curve Number (CN) =	**92**		1000 / (S_{avail}+10)

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Water Quality Calculations

Revised:

Project: Martin & Sons - 1038 S 37th St. Ft Pierce
Engineer: Dylan OBerry

Project #: 23-057
Date: 08-Jul-24

1-inch Over the Project Area

(Treated Volume) 1-inch * 1-ft/12-in * 5.28 (PROJECT AREA) = 0.44 (TREATED VOLUME) ac-ft

2.5-inches Times the Percent Impervious

(Site Area) 5.28 (PROJECT AREA (AC)) - (0.29 (LAKES (AC)) + 1.18 (ROOFS (AC))) = 3.81 (SITE AREA) ac

(Impervious Area) 3.81 (SITE AREA (AC)) - 2.11 (PERVIOUS AREA (AC)) = 1.70 (IMPERVIOUS AREA) ac

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 44.60%

(2.5-in * % Imp.) 2.5-inches * 44.60% (PERCENT IMPERVIOUS) = 1.12 (INCHES TO BE TREATED) in

(Treated Volume) 1.12 (TREATED (IN)) * 1-ft/12-in * 4.99 (PROJECT AREA - LAKES (AC)) = 0.46 (TREATED VOLUME) ac-ft

Required Wet Detention = 0.46 ac-ft

Required Dry Detention (75% of Wet Detention) = 0.35 ac-ft

Required Retention (50% of Wet Detention) = 0.23 ac-ft

Treatment System Type Wet Detention
Treatment Volume Required = 0.46 ac-ft

Direct Discharge to OFW? No
Total Treatment Volume Required = 0.46 ac-ft

Water Quality Elevation (EL_{wq}) = 15.05 ft NAVD

Estimated Required Attenuation

Project Explanation

Revised:

Project: Martin & Sons - 1038 S 37th St. Ft Pierce Engineer: Dylan OBerry

Project #: 23-057 Date: 7/8/2024

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 5.28

Soil Storage, S (inches) = 3.81

Curve Number, CN = 1000/(S+10)

= 72

10 Year - 1 Day Rainfall, P (inches) = 7.1 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume I

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.96

Volume, V (AC-FT) = A * Q

= 1.74

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 5.28

Soil Storage, S (inches) = 0.89

Curve Number, CN = 1000/(S+10) =

92

10 Year - 1 Day Rainfall, P (inches) = 7.1 (From Figure C-8 SFWMD ERP Applicant's Handbook Volume I

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 6.13

Volume, V (AC-FT) = A * Q

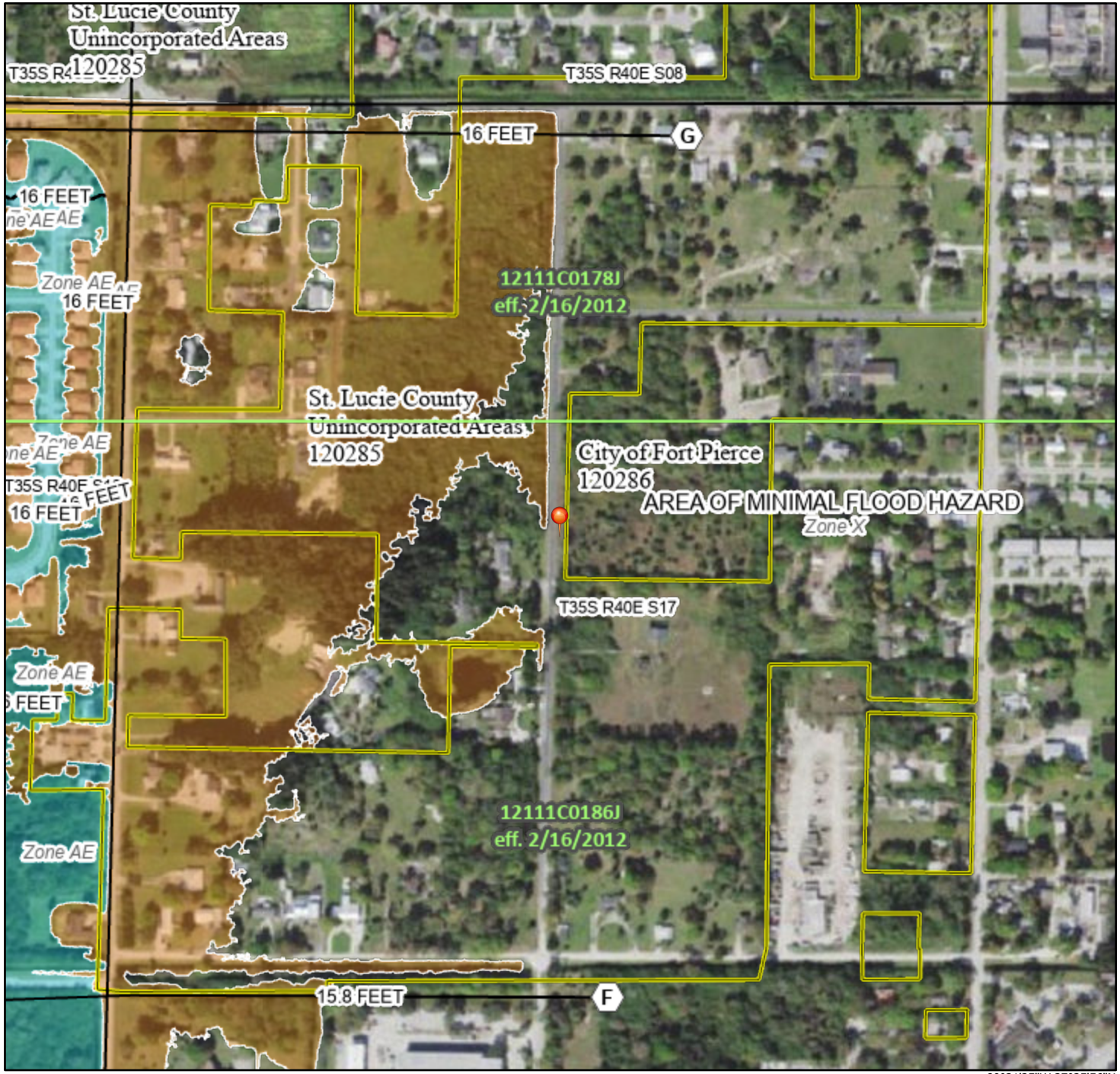
= 2.70

10Y-1D Elevation = 18.00 ft NAVD

National Flood Hazard Layer FIRMette

FEMA

80°22'3"W 27°26'28"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°21'25"W 27°25'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2024 at 12:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NOAA Atlas 14, Volume 9, Version 2
Location name: Fort Pierce, Florida, USA*
Latitude: 27.4365°, Longitude: -80.3622°
Elevation: 16 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.542** (0.436-0.682)	**0.619** (0.497-0.779)	**0.747** (0.598-0.943)	**0.857** (0.681-1.09)	**1.01** (0.779-1.33)	**1.14** (0.854-1.51)	**1.27** (0.916-1.73)	**1.40** (0.969-1.96)	**1.58** (1.05-2.28)	**1.72** (1.11-2.52)
10-min	**0.794** (0.638-0.998)	**0.906** (0.727-1.14)	**1.09** (0.875-1.38)	**1.26** (0.998-1.59)	**1.48** (1.14-1.95)	**1.67** (1.25-2.22)	**1.85** (1.34-2.53)	**2.05** (1.42-2.87)	**2.32** (1.54-3.34)	**2.52** (1.63-3.69)
15-min	**0.969** (0.778-1.22)	**1.10** (0.887-1.39)	**1.33** (1.07-1.68)	**1.53** (1.22-1.94)	**1.81** (1.39-2.38)	**2.03** (1.52-2.70)	**2.26** (1.64-3.08)	**2.50** (1.73-3.50)	**2.82** (1.88-4.07)	**3.08** (1.99-4.50)
30-min	**1.47** (1.18-1.85)	**1.68** (1.34-2.11)	**2.02** (1.62-2.55)	**2.32** (1.84-2.94)	**2.74** (2.11-3.60)	**3.08** (2.31-4.10)	**3.43** (2.48-4.68)	**3.79** (2.62-5.32)	**4.29** (2.85-6.19)	**4.68** (3.02-6.85)
60-min	**1.93** (1.55-2.43)	**2.21** (1.77-2.78)	**2.67** (2.13-3.37)	**3.05** (2.43-3.87)	**3.59** (2.75-4.69)	**4.00** (3.00-5.31)	**4.42** (3.19-6.02)	**4.85** (3.35-6.79)	**5.42** (3.60-7.81)	**5.86** (3.78-8.58)
2-hr	**2.39** (1.94-2.98)	**2.74** (2.22-3.42)	**3.32** (2.68-4.14)	**3.79** (3.04-4.75)	**4.43** (3.42-5.73)	**4.93** (3.72-6.47)	**5.42** (3.94-7.30)	**5.91** (4.12-8.19)	**6.56** (4.38-9.36)	**7.04** (4.59-10.2)
3-hr	**2.62** (2.14-3.25)	**3.02** (2.46-3.75)	**3.67** (2.98-4.56)	**4.20** (3.38-5.24)	**4.92** (3.81-6.31)	**5.46** (4.14-7.13)	**6.00** (4.39-8.04)	**6.54** (4.57-9.02)	**7.24** (4.86-10.3)	**7.76** (5.08-11.2)
6-hr	**3.02** (2.48-3.70)	**3.50** (2.88-4.30)	**4.30** (3.52-5.29)	**4.98** (4.05-6.15)	**5.93** (4.66-7.59)	**6.67** (5.12-8.68)	**7.44** (5.50-9.92)	**8.22** (5.81-11.3)	**9.28** (6.30-13.1)	**10.1** (6.67-14.5)
12-hr	**3.44** (2.86-4.18)	**4.01** (3.32-4.87)	**5.02** (4.14-6.11)	**5.92** (4.86-7.24)	**7.27** (5.80-9.33)	**8.39** (6.52-10.9)	**9.58** (7.17-12.8)	**10.9** (7.78-14.9)	**12.7** (8.71-17.9)	**14.1** (9.41-20.2)
24-hr	**3.91** (3.27-4.70)	**4.63** (3.87-5.57)	**5.92** (4.94-7.14)	**7.10** (5.88-8.60)	**8.87** (7.16-11.3)	**10.4** (8.13-13.4)	**12.0** (9.04-15.9)	**13.7** (9.90-18.7)	**16.1** (11.2-22.7)	**18.1** (12.2-25.8)
2-day	**4.52** (3.82-5.37)	**5.44** (4.59-6.48)	**7.04** (5.92-8.40)	**8.44** (7.06-10.1)	**10.5** (8.50-13.2)	**12.2** (9.60-15.5)	**13.9** (10.6-18.2)	**15.8** (11.5-21.3)	**18.4** (12.8-25.6)	**20.4** (13.8-28.8)
3-day	**5.07** (4.31-6.00)	**6.02** (5.12-7.13)	**7.66** (6.48-9.09)	**9.10** (7.65-10.9)	**11.2** (9.11-14.0)	**12.9** (10.2-16.3)	**14.7** (11.2-19.1)	**16.5** (12.1-22.2)	**19.1** (13.4-26.5)	**21.2** (14.4-29.8)
4-day	**5.57** (4.75-6.56)	**6.51** (5.55-7.68)	**8.14** (6.91-9.62)	**9.56** (8.07-11.4)	**11.6** (9.52-14.5)	**13.3** (10.6-16.8)	**15.1** (11.6-19.6)	**17.0** (12.5-22.7)	**19.6** (13.8-27.0)	**21.6** (14.8-30.3)
7-day	**6.81** (5.85-7.94)	**7.75** (6.66-9.05)	**9.37** (8.02-11.0)	**10.8** (9.17-12.7)	**12.8** (10.6-15.8)	**14.5** (11.7-18.2)	**16.3** (12.6-20.9)	**18.1** (13.4-24.1)	**20.7** (14.7-28.4)	**22.7** (15.6-31.7)
10-day	**7.84** (6.77-9.10)	**8.83** (7.62-10.3)	**10.5** (9.05-12.3)	**12.0** (10.3-14.1)	**14.1** (11.7-17.3)	**15.9** (12.8-19.7)	**17.6** (13.7-22.6)	**19.5** (14.5-25.9)	**22.2** (15.8-30.3)	**24.2** (16.8-33.6)
20-day	**10.6** (9.24-12.2)	**11.9** (10.4-13.7)	**14.0** (12.2-16.2)	**15.9** (13.7-18.4)	**18.5** (15.4-22.3)	**20.5** (16.7-25.2)	**22.6** (17.7-28.6)	**24.8** (18.6-32.5)	**27.8** (19.9-37.6)	**30.0** (21.0-41.5)
30-day	**12.8** (11.2-14.6)	**14.4** (12.6-16.5)	**17.0** (14.8-19.5)	**19.2** (16.6-22.1)	**22.2** (18.6-26.5)	**24.5** (20.0-29.9)	**26.9** (21.2-33.8)	**29.3** (22.0-38.1)	**32.5** (23.4-43.7)	**34.9** (24.5-48.0)
45-day	**15.6** (13.8-17.7)	**17.6** (15.5-19.9)	**20.7** (18.2-23.6)	**23.3** (20.3-26.7)	**26.8** (22.5-31.7)	**29.4** (24.1-35.6)	**32.0** (25.3-39.9)	**34.6** (26.2-44.7)	**38.0** (27.6-50.9)	**40.5** (28.6-55.5)
60-day	**18.0** (15.9-20.3)	**20.3** (17.9-22.9)	**23.8** (21.0-27.1)	**26.7** (23.4-30.5)	**30.6** (25.7-36.0)	**33.4** (27.5-40.2)	**36.2** (28.7-44.9)	**38.9** (29.5-50.0)	**42.3** (30.8-56.3)	**44.8** (31.7-61.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 50 100 200 300

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.5	2.4%
31	Pepper and EauGallie sands	18.3	97.4%
99	Water	0.0	0.2%
Totals for Area of Interest		**18.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting

National map unit symbol: 1jptv
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ankona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 11 inches: sand
E - 11 to 38 inches: sand
Bh - 38 to 48 inches: loamy sand
Btg - 48 to 57 inches: sandy loam
Cg - 57 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Farmton

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 34 inches: sand
Bh - 34 to 50 inches: sand
Btg - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 4 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

31—Pepper and EauGallie sands

Map Unit Setting

National map unit symbol: 1jpvs
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pepper and similar soils: 46 percent
Eaugallie and similar soils: 44 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pepper

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand

E - 6 to 23 inches: sand
Bh1 - 23 to 33 inches: sand
Bh2 - 33 to 57 inches: sand
Btg - 57 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 16 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Eaugallie

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 26 inches: sand
Bh - 26 to 47 inches: sand
Btg - 47 to 62 inches: sandy loam
Cg - 62 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Tantile

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 2 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pineda

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Nettles
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

99—Water

Map Unit Composition
Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups
Land capability classification (irrigated): None specified
Ecological site: R156BY100FL - Subaqueous Freshwater Riverine Habitats
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

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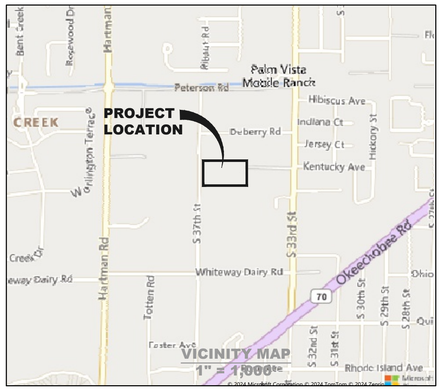
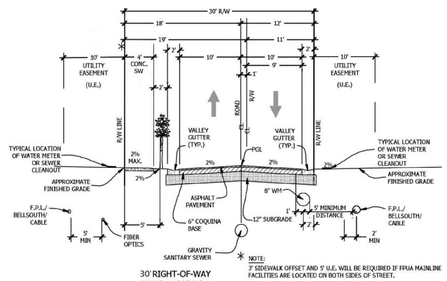


JURISDICTION:	
CITY OF FORT PIERCE	
NORTH ST LUCIE RIVER WATER CONTROL DISTRICT	
OWNERSHIP:	
MARTIN PRADO	
4366 PINE RIDGE CT	
WESTON, FL 33331	
PARCEL ID:	
2417-213-0001-000-7	
LEGAL DESCRIPTION:	
17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)	
ZONING:	
RESIDENTIAL	
TOTAL SITE AREA:	
PROPERTY SIZE	229,996 SF (5.28 AC) (100%)
PROPOSED DEVELOPMENT:	
SINGLE FAMILY HOUSING	60 UNITS
PROPOSED PERVIOUS:	
OPEN GREEN SPACE	76,348 SF (1.75 AC) (33.2%)
STORMWATER RETENTION AREA	28,258 SF (0.65 AC) (12.3%)
TOTAL PERVIOUS	104,606 SF (2.40 AC) (45.5%)



30' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 20 MPH

TYPICAL ROAD RIGHT-OF-WAY

LEGEND

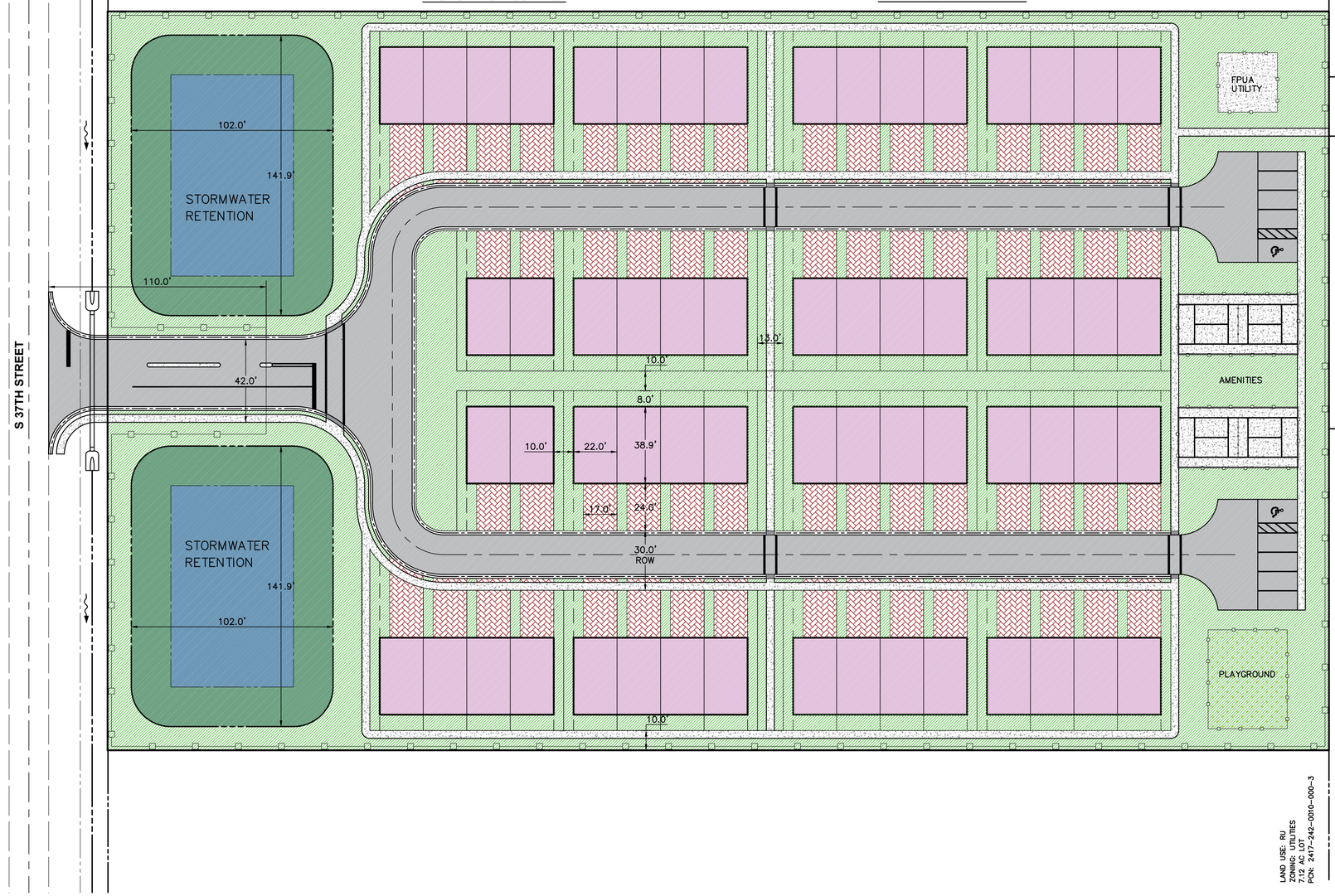
- EXIST. EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- PROP. FENCELINE
- PROP. LOT LINES
- DRAINAGE FLOW ARROW
- PROP. OPEN GREEN SPACE
- PROP. STORM WATER RETENTION
- PROP. SINGLE FAMILY
- PROP. RIGHT-OF-WAY
- PROP. DRIVEWAY



TWO-HOME CONFIGURATION



FOUR-HOME CONFIGURATION



REVISIONS:

DATE: 7/8/24
DESIGNED BY: DO
PROJECT NO. 2023-057
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
CAD: Civil3D.dwg

CITY OF FORT PIERCE
PLANNING DEPARTMENT
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3737

MARTIN & SONS
1038 S 37TH STREET
FORT PIERCE, FLORIDA 34947
MASTER SITE PLAN

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Date: 2024.07.22 09:05:07-04'00'

ARTHUR DYLAN O'BERRY No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO. 2023-057
SHEET 1 OF 1

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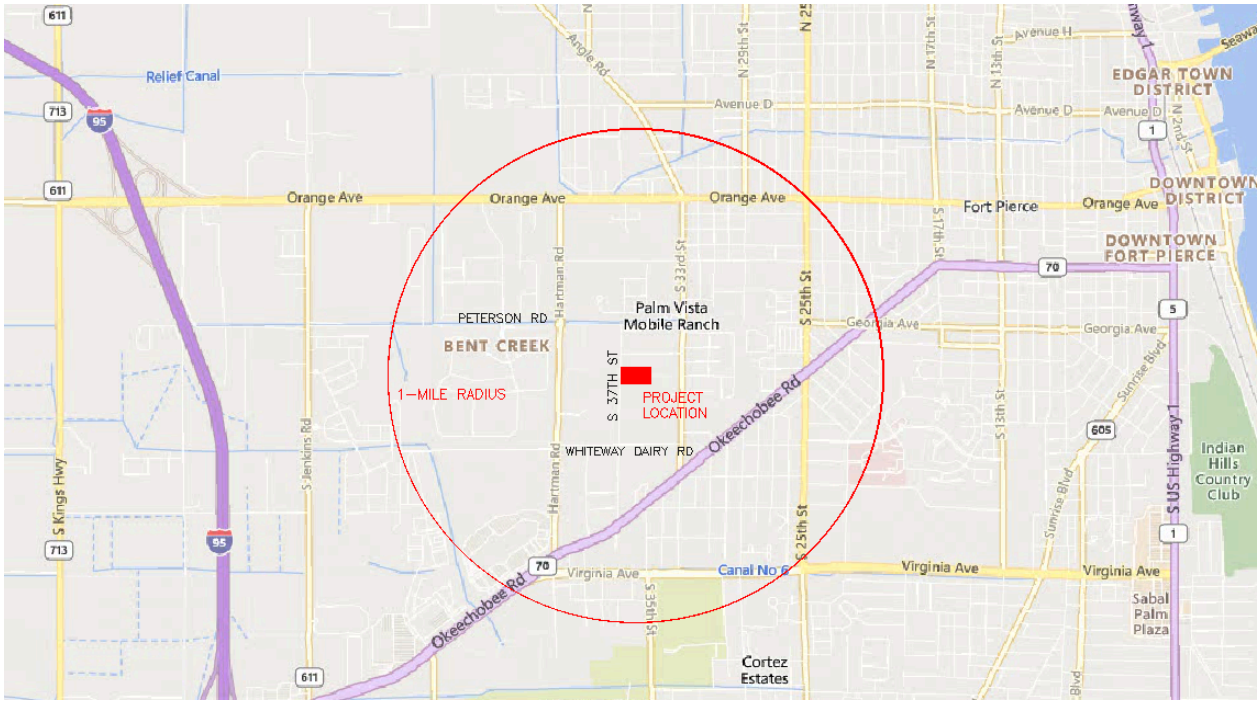
7/8/24 Project No. 24-057

Site Location:
1038 South 37th Street,
Ft Pierce, Florida 34947
Parcel ID: 2417-213-0001-000-7

Traffic Statement

This report is part of a preliminary site plan application for a proposed residential development on a 5.28-acre site within the City of Ft. Pierce, as depicted in the following 1-mile radius map:



The preliminary site plan illustrates that the proposed residential development will feature a single gated driveway for both entrance and exit, connecting to S 37th Street. The driveway's proposed design includes an ample 110-foot queue length, surpassing the required minimum of 100 feet. No turn lanes are planned for the entrance at this time.

The proposed development's maximum density is 60 units. The ITE Trip Generation Manual, 11th Edition, was utilized to estimate the future daily, AM peak hour, and PM peak hour traffic impacts that this development will have on the surrounding roadway network.

- Land Use Code 215 for Single Family Attached Housing
- Independent Variable 60 Dwelling Units

The following fitted curve calculated trip ends were determined for each time period:

- Weekday Daily
  - 407 Total
  - 203 Entry
  - 204 Exit
- Weekday Peak Hour of Adjacent Street in the AM
  - 26 Total
  - 6 Entry
  - 20 Exit
- Weekday Peak Hour of Adjacent Street in the PM
  - 32 Total
  - 19 Entry
  - 13 Exit

The greatest peak hour peak direction anticipated with the project is the 20 AM Exit trips. Based upon the City of Ft Pierce Code of Ordinance Section 105-5.f.2.b the project will be considered a "minimal-scale" impact project.

Traffic Distribution:

The first adjacent road, South 37th Street, is a local 2-lane road not included in the 2024 St. Lucie TPO Traffic Counts and Level of Service Report. For this analysis, it is assumed to have a typical 2-lane roadway volume and an existing Level of Service (LOS) 'C,' capable of accommodating the new project trips.

The next two local roads, Peterson Road (north) and Whiteway Dairy Road (south), are also not in the LOS report. It is anticipated that 50% of the project trips will head north towards Orange Avenue, and 50% will head south towards Okeechobee Road (SR-70).

A detailed traffic distribution analysis will be included in the final traffic impact analysis for the project.

I hereby certify that the traffic statement presented herein has been conducted in accordance with accepted engineering practices and the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, and to the best of my knowledge accurately represents the traffic impacts of the proposed development

Thank you,

Dylan O'Berry, P.E.
Art of Engineering, Inc.
2674 SE Ruffin Terrace
Port St Lucie, FL 34952

ARTHUR DYLAN O'BERRY LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Arthur D O'Berry
Location: Art of Engineering, Inc. Port St Lucie, FL
Reason: I attest to the accuracy and integrity of this document
Contact Info: email: dylan@artofengineering.net phone: (772) 203-0664
Date: 2024.07.08 12:14:17-04'00'

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE :
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

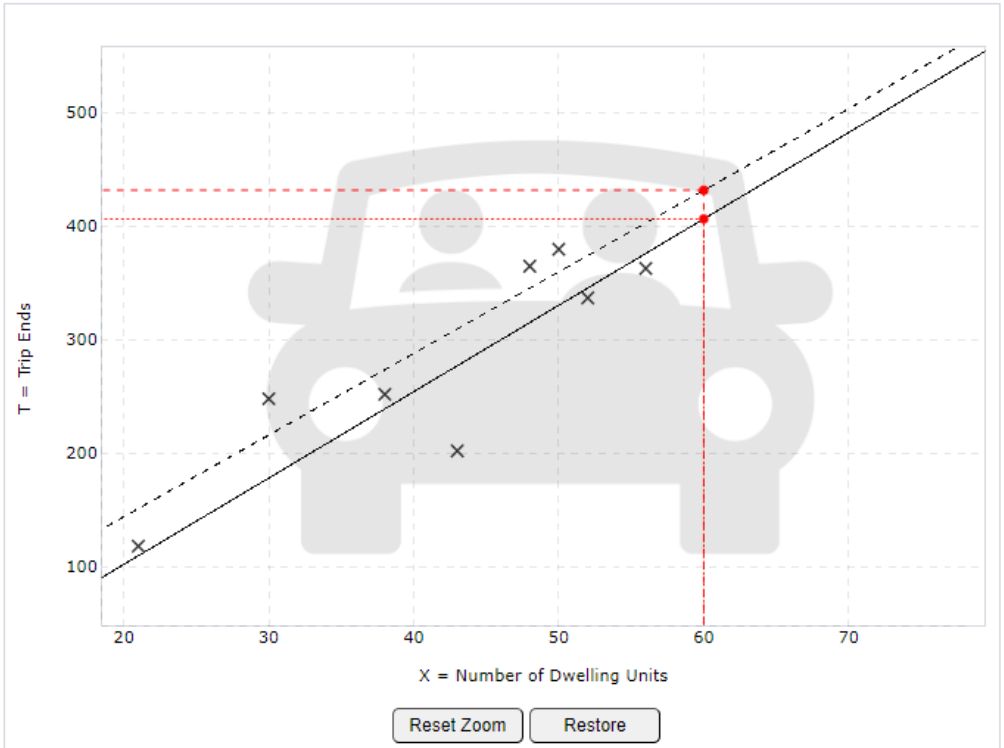
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
60 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
22

Avg. Num. of Dwelling Units:
120

Average Rate:
7.20

Range of Rates:
4.70 - 10.97

Standard Deviation:
1.61

Fitted Curve Equation:
T = 7.62(X) - 50.48

R^2:
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 432 (Total), 216 (Entry), 216 (Exit)
Fitted Curve: 407 (Total), 203 (Entry), 204 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE :
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

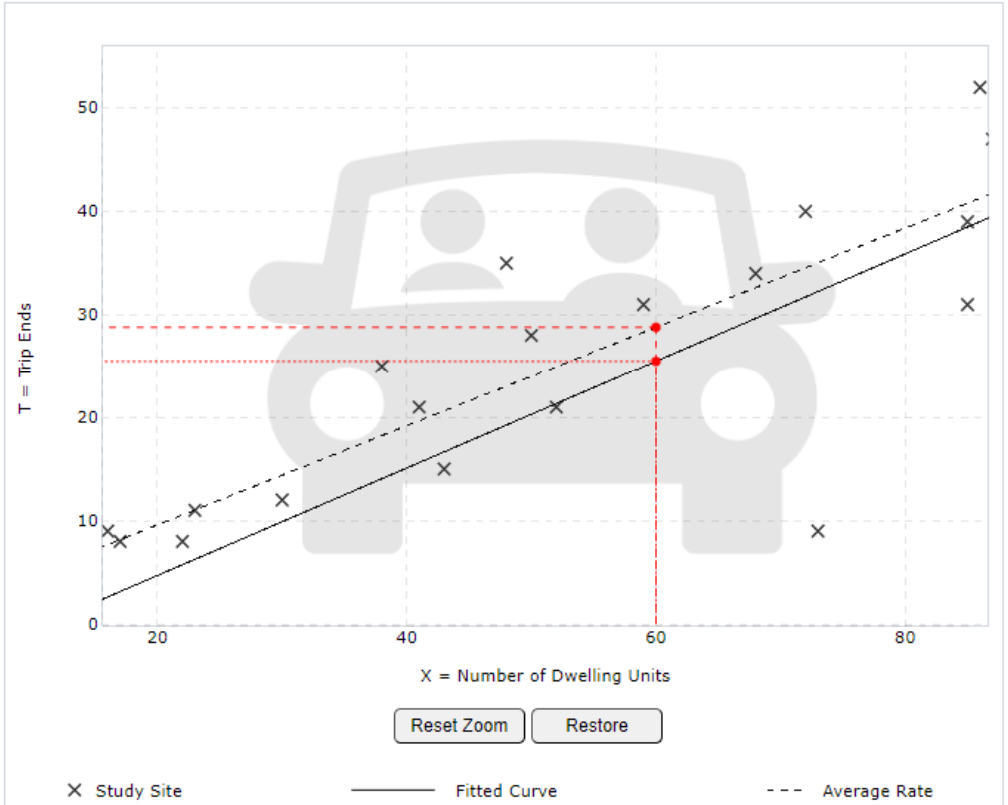
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
60 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
46

Avg. Num. of Dwelling Units:
135

Average Rate:
0.48

Range of Rates:
0.12 - 0.74

Standard Deviation:
0.14

Fitted Curve Equation:
T = 0.52(X) - 5.70

R^2:
0.92

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 29 (Total), 7 (Entry), 22 (Exit)
Fitted Curve: 26 (Total), 6 (Entry), 20 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE :
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

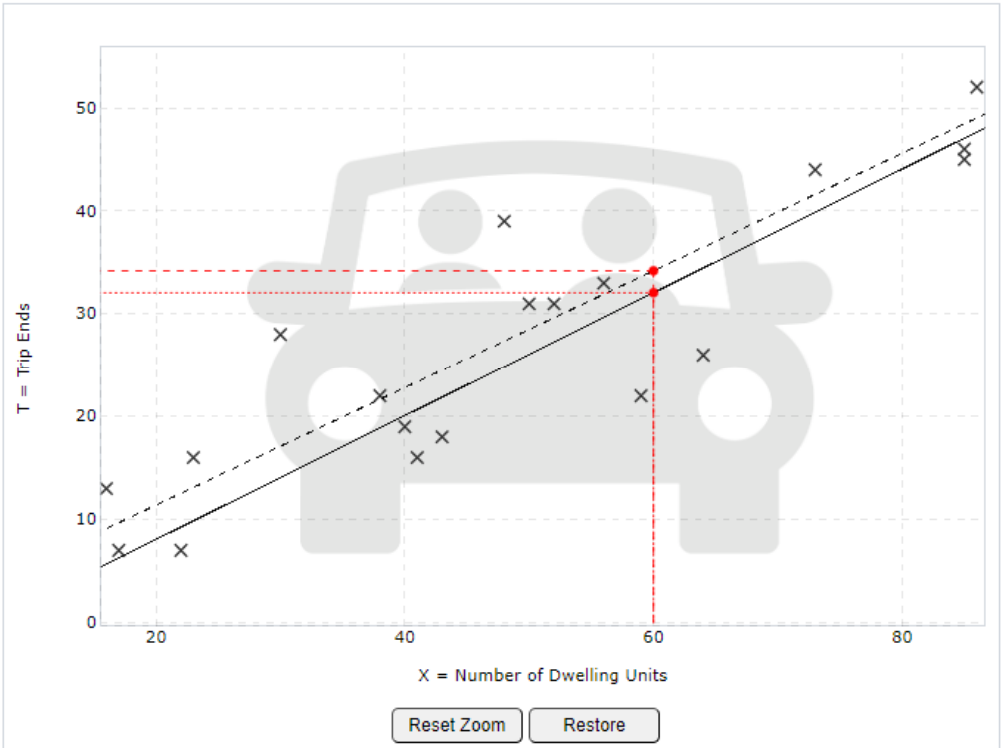
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffi

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
60 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
51

Avg. Num. of Dwelling Units:
136

Average Rate:
0.57

Range of Rates:
0.17 - 1.25

Standard Deviation:
0.18

Fitted Curve Equation:
T = 0.60(X) - 3.93

R^2:
0.91

Directional Distribution:
59% entering, 41% exiting

Calculated Trip Ends:
Average Rate: 34 (Total), 20 (Entry), 14 (Exit)
Fitted Curve: 32 (Total), 19 (Entry), 13 (Exit)

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

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 British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 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
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,350	2023							
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,350	2023							
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	GEORGIA AVE to DELAWARE AVE	609	22,000	2024	1,630	1,133	D	0.70	1,105	D	0.68
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,852	2023							
25TH ST	ORANGE AVE to AVENUE D	610	19,817	2023	1,630	986	D	0.60	1,141	D	0.70
25TH ST	AVENUE D to AVENUE Q	940050	18,497	2023							
25TH ST	AVENUE Q to JUANITA AVE	945152	17,404	2023							
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	16,732	2013							
25TH ST	ST LUCIE BLVD to US 1	945165	8,302	2023							
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,555	2023	750	371	D	0.49	334	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,503	2023	790	302	C	0.38	302	C	0.38
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,386	2023	540	390	D	0.72	335	D	0.62
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,386	2023	790	390	C	0.49	335	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,684	2021	750	230	C	0.31	248	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,333	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	923	2022	750	66	C	0.09	67	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,551	2022	2,100	1,110	C	0.53	918	C	0.44
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	20,000	2024	2,100	1,015	C	0.48	1,033	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2024	2,000	770	C	0.39	819	C	0.41
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	22,596	2022	2,100	1,274	C	0.61	1,214	C	0.58
ANGLE RD	ORANGE AVE to AVENUE D	100	10,500	2024	790	566	D	0.72	551	D	0.70
ANGLE RD	AVENUE D to AVENUE Q	100	10,500	2024	540	566	E	1.05	551	E	1.02
ANGLE RD	AVENUE Q to 53RD ST	615	8,203	2023	600	549	D	0.92	494	D	0.82
ANGLE RD	53RD ST to KEEN RD	616	5,808	2023	630	365	C	0.58	315	C	0.50
ANGLE RD	KEEN RD to KINGS HWY	616	5,808	2023	880	365	C	0.41	315	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,733	2022	1,070	232	B	0.22	223	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,067	2023	1,070	99	B	0.09	99	B	0.09
AVENUE A	7TH ST to US 1	945034	873	2023	790	82	C	0.10	82	C	0.10
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,213	2023	600	109	C	0.18	109	C	0.18
AVENUE D	ANGLE RD to 29TH ST	164	4,331	2022	600	232	C	0.39	238	C	0.40

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 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
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 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
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

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Roadway Name	Location	STATION ID	2024 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
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* 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.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

Construction plans are not required for the Master Planned Development Application.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

Phasing is not proposed at this time.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

There is no previously approved site plan.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

The statement of PD benefits is included with the application narrative.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

The topographic survey is combined with the boundary survey and is also provided under the Boundary Survey document uploaded to the online application portal.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

June 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – Online Documentation Statement
City of Fort Pierce, Florida

Dear City of Fort Pierce Planning Department,

The utilities water and wastewater service is included with the application narrative.

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Technical Review Committee **1. f.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Final Planned Development - Sunrise Residential (Phase 1) - At or near 9850 West Midway Road

SUMMARY

Project #: PD2024-00006

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

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

This Final Planned Development application is for Phase 1 of the Planned Development. Phase 1 consists of 258.18 acres, 409 Single-Family Homes, and 458 Townhomes.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

At or near 9850 West Midway Road
(2) Parcels: 2334-340-0000-000-7 and 2334-410-0000-000-1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Cover Letter
Project Narrative
Warranty Deed
Aerial
Civil Plans
Phase 1 Site Plan
Stormwater Report
Landscape Plan
Topographic Survey
Boundary Survey
Drainage Statement
Tree Survey
Environmental Summary
Legal Description
Lighting Plan
Phasing Plan
Site Plan with Civil
PD Development Agreement
Utility Phasing Plan
Other Pertinent Documents
Other Pertinent Documents
Other Pertinent Documents
Other Pertinent Documents
Tree Mitigation
Capacity Analysis
Elevations
Elevations & Floor Plans

Form Review

Form Started By: Vennis Gilmore
Started On: 09/05/2024 09:44 AM
Final Approval Date: 09/05/2024

lucido&associates

July 12, 2024 **VIA DIGITAL DELIVERY**

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

Re: Sunrise Residential – Final Phase 1 Planned Development (PD) Application

On behalf of Walton Acquisitions FL, LLC and Sunrise Residential, LLC, we respectfully submit this Final Phase 1 Planned Development (PD) application package. The proposed PD includes general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments.)

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

1. Cover Letter
2. Project Narrative/Historical Report
3. Property Ownership Card
4. Warranty Deeds
5. Site Plan
6. Storm Water Report
7. Traffic Analysis
8. LA Plan
9. Topographic Survey
10. Boundary Survey
11. Tree Survey
12. Elevations / Floor Plans
13. Tree Mitigation Plan
14. Sunrise Residential MPD
15. Environmental Report

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

Sincerely,

Derrick E Phillips Jr
Project Manager

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

PROJECT NARRATIVE

lucido&associates

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

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

Dear Mr. Freeman,

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

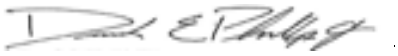
The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. Uses within the proposed development include general commercial, neighborhood commercial, and various residential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

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

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

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

Kindest Regards,



Derrick E Phillips Jr
Project Manager

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

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

Prepared By:

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

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

SPECIAL WARRANTY DEED

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

P-WRR

CF83999-004

WITNESSETH:

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

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

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

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

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

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

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

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

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

Signed, Sealed and Delivered
in the presence of:

Print Name: Desiree Rodriguez
First Witness

Print Name: Mark Franco
Second Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

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

By: _____
Name: Ambre Boutin
Title: Authorized Signatory

By: _____
Name: Laura Gartner
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

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

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

[SEAL]

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

CF83999-004

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Village at Midway

Parcel 1:

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

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

OF SAID

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

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

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

Parcel 2:

Parcel A:

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

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

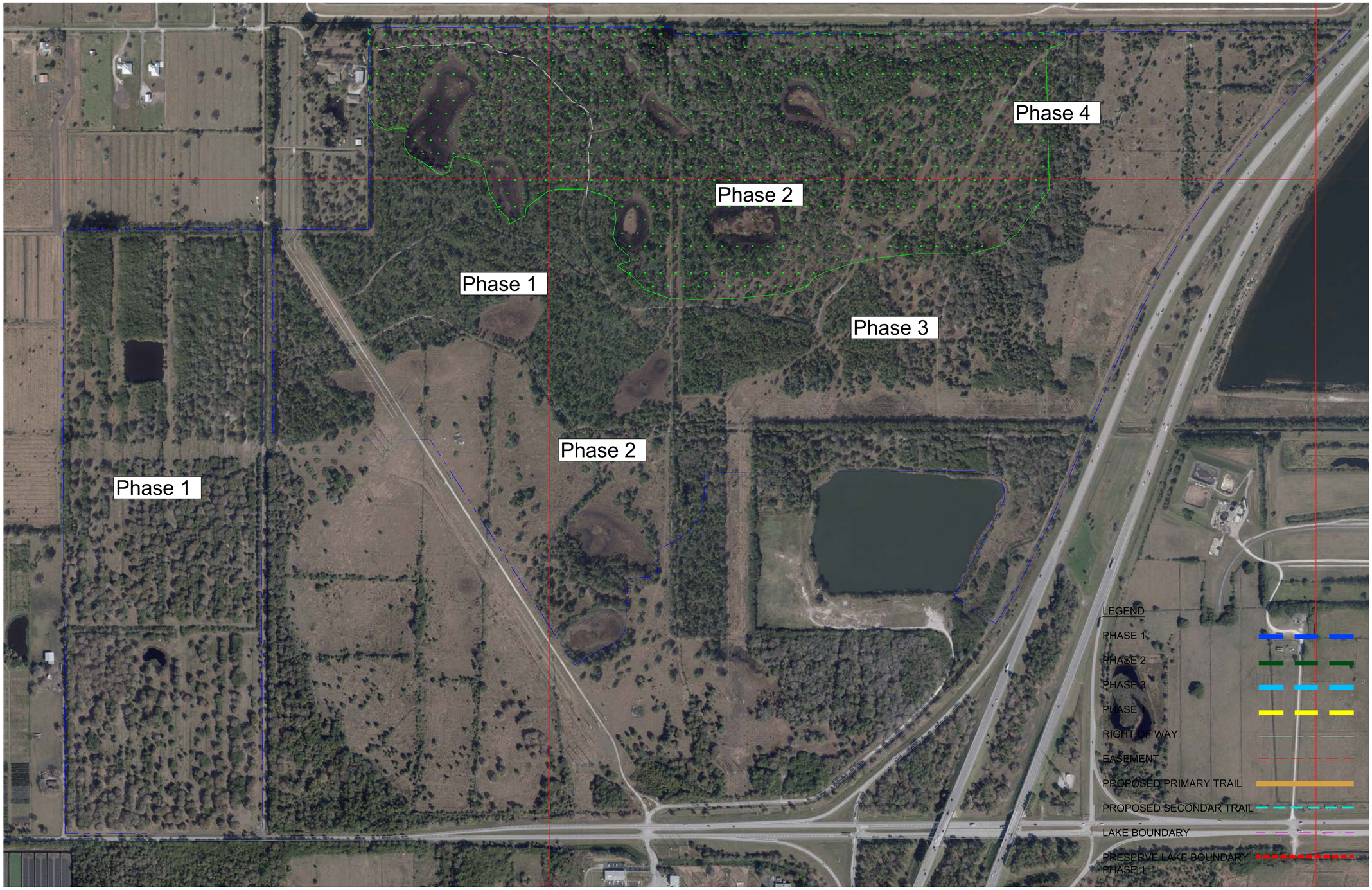
Parcel B:

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

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

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





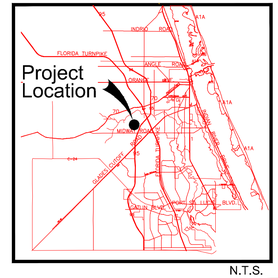
Aerial Exhibit

SCALE: 1"=300'-0"

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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 34994
772-220-2100

Sunrise Residential

PUR Preliminary Submittal

Aerial Exhibit

City of Fort Pierce, FL

Date	By	Description
12.18.23	JE	Preliminary PUR Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer	JE
Manager	SG
Project Number	---
Municipal Number	
Computer File	

Sheet EX1

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PRELIMINARY CONSTRUCTION PLANS
FOR

SUNRISE
MASTER PLANNED DEVELOPMENT (PD)

MIDWAY ROAD

FORT PIERCE, FL 34945

CITY OF FORT PIERCE, FLORIDA
JUNE 2024

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

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 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)

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)

OWNER

WALTON ACQUISITIONS
880 N GAINEY CENTER DR, STE 345
SCOTTSDALE, AZ 85258

APPLICANT

LEGACY GROUP
200 E ROBINSON STREET, STE 1120
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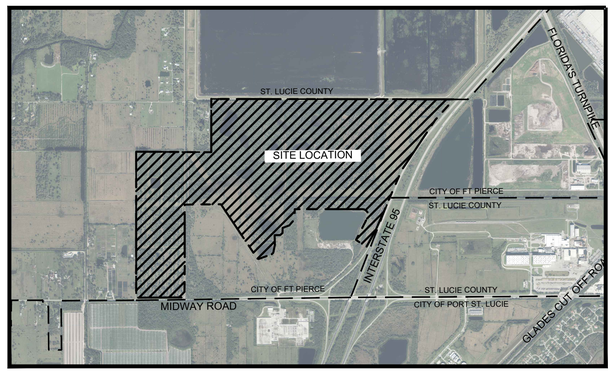
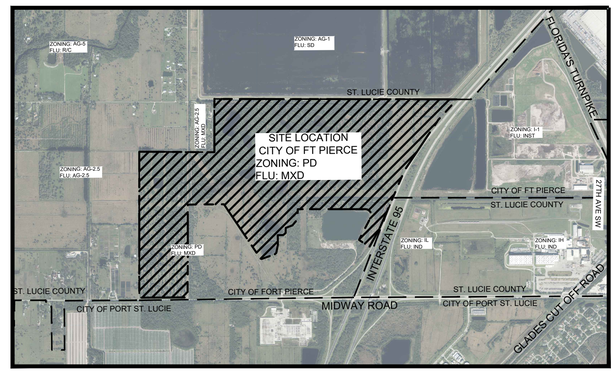


LOCATION MAP
SCALE: N.T.S



VICINITY MAP
SCALE: N.T.S

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

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 2024-05-24
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: 6/12/2024
TIME: 11:05 AM

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: 6/10/2024
TIME: 9:26 AM

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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No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

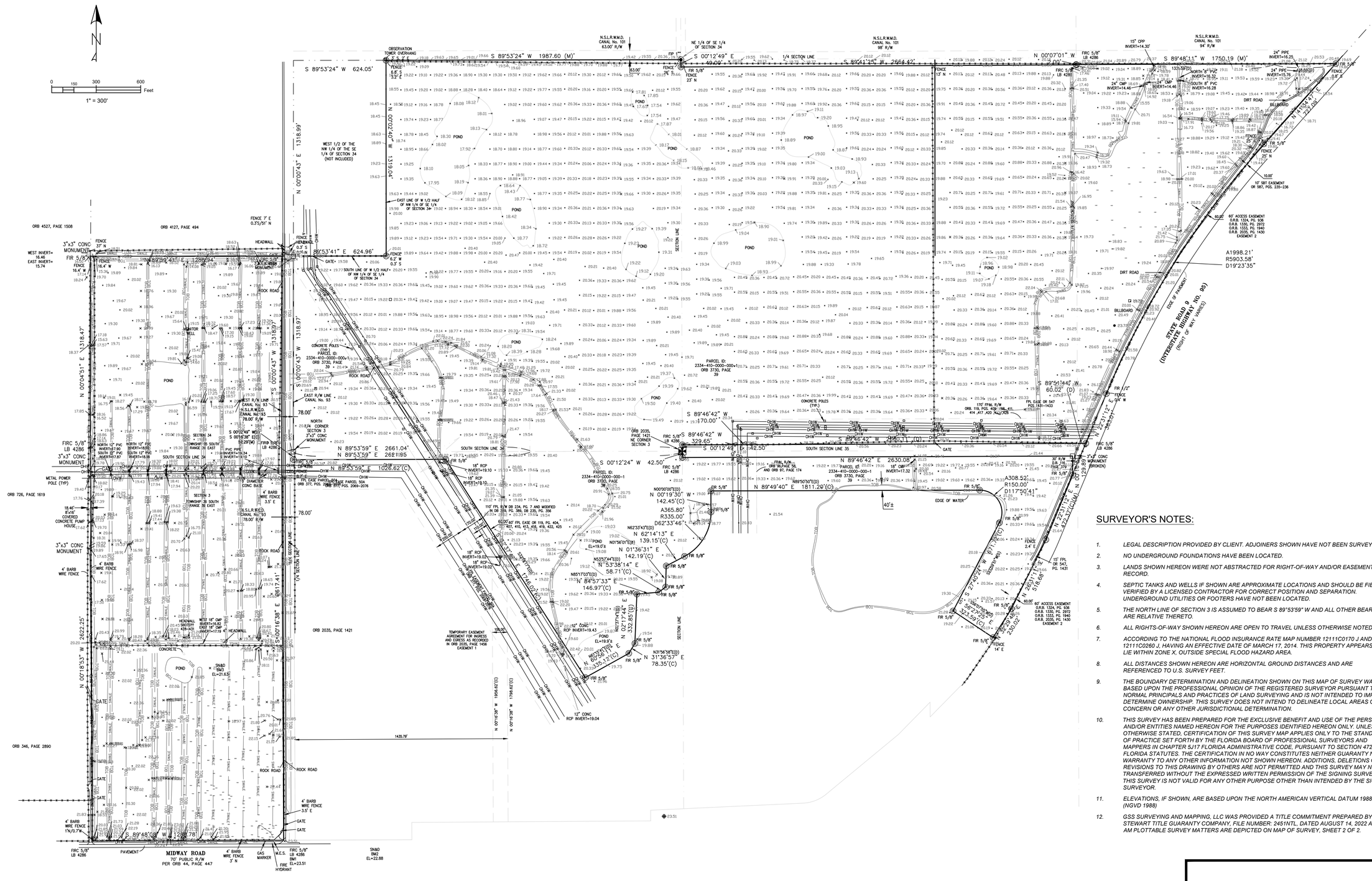
ISSUE	DATE	COMMENTS

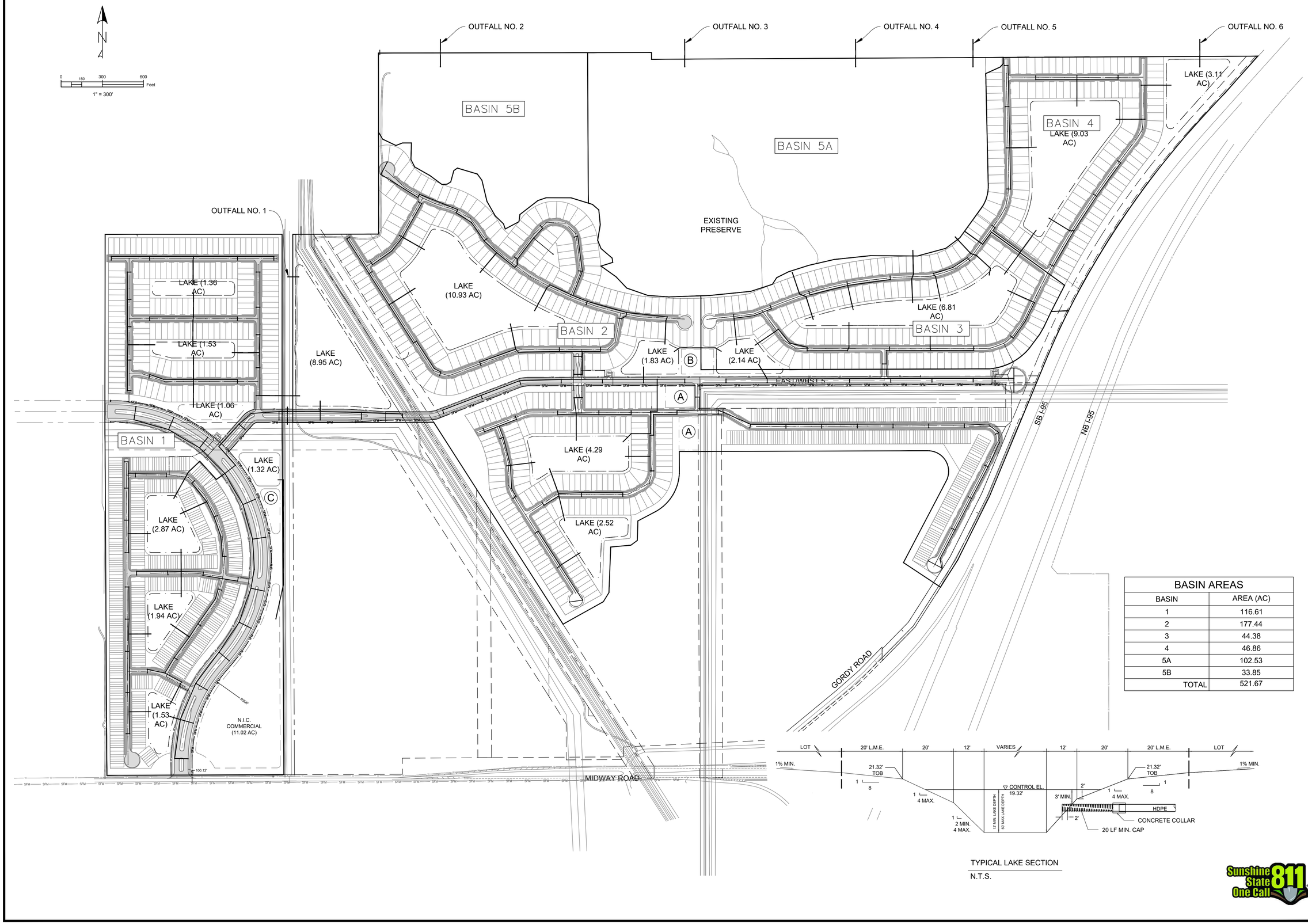
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: GENERAL NOTES

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

PROJ. NO. 22-2180
DATE 2024-05-24
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.S.L.R.W.M.D. CANAL No. 101 63.00' R/W
NE 1/4 of SE 1/4 of SECTION 34
1/4 SECTION LINE
S 89°41'25" W 2664.42'
N.S.L.R.W.M.D. CANAL No. 101 98' R/W
N. 00°07'01" W
S 89°48'11" W 1750.19 (M)'
N.S.L.R.W.M.D. CANAL No. 101 94' R/W
OBSERVATION TOWER OVERHANG
FENCE 0.6' S 32.2'
FIR 1" S 0.2' E
FENCE 24.5'
FIR 5/8" FENCE 23' N
FENCE 13' N
FIRC 5/8" LB 4286
15" CPP INVERT=14.30'
24" PIPE INVERT=16.25
24" CMP INVERT=14.46
24" PIPE INVERT=15.70
NORTH 8" PVC INVERT=15.35
SOUTH 8" PVC INVERT=16.28
DIRT ROAD
BILLBOARD
FENCE 0.6' S
FIR 5/8" FENCE 25' N
10.00' 10' SIT EASEMENT OR 587, PGS. 235-236
60.00' 60' ACCESS EASEMENT O.R.B. 1324, PG. 936 O.R.B. 1330, PG. 2972 O.R.B. 1333, PG. 1940 O.R.B. 2035, PG. 1430 EASEMENT 2
A1998.21' R5903.58' D19°23'35"
DIRT ROAD
STATE ROAD 9 (INTERSTATE HIGHWAY NO. 95) (RIGHT-OF-WAY VARIES)
EDGE OF PAVEMENT
S 89°51'44" W 60.02' (M)
FIR 1/2" FENCE 0.4' W
S 89°46'42" W 70.00'
S 89°46'42" W 329.65'
S 00°12'49" E 42.50'
S 89°46'42" W 2630.08'
N 89°49'40" E 1811.29'(C)
FPL R/W ORB 1119, PGS. 409, 414, 417, 420 & 426
170' FP&L R/W ORB. 119, PGS. 409, 414, 417, 420 & 426, 611
FPL EASE ON 547 PGS. 1431-1433
SOUTH SECTION LINE 35
CONCRETE POLES (TYP.)
GATE
EDGE OF WATER
40'±
30' R/W O.R. 719, PG. 1431
3"x3" CONC MONUMENT (BROKEN)
A308.52' R150.00' D117°50'41"
N 22°31'12" E 229.37'(M)
N 22°31'12" E 229.37'(M)
N 00°02'40" W 1319.04'
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
SECTION LINE
POND
ORB 4527, PAGE 1508
ORB 4127, PAGE 494
FENCE 3' E 0.3'S/1' N
3"x3" CONC MONUMENT
WEST INVERT= 16.46 EAST INVERT= 15.74
FIR 5/8" FENCE 16.4' W
FENCE 37' N
FENCE 0.3' S
HEADWALL
GATE
S 89°53'41" E 624.96'
S 89°53'41" E 2504.24'
ROCK ROAD
MONITOR WELL
N 00°04'51" E 1318.47'
N 00°02'43" E 1318.99'
S 00°02'43" W 1318.97'
SOUTH LINE OF W 1/2 HALF OF NW 1/4 OF SE 1/4 OF SECTION 34
EAST R/W LINE CANAL No. 93 N.S.L.R.W.M.D. CANAL No. 93 78.00' R/W
78.00'
CONCRETE POLES (TYP.)
PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39
PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39
NORTH SECTION 3 3"x3" CONC MONUMENT
N 89°53'59" E 2661.04'
N 89°53'59" E 2681.95'
N 89°53'59" E 1026.62'(C)
FIRC 5/8" LB 4286
3"x3" CONC MONUMENT
S 00°12'49" W(D) S 00°16'38" E(C) 52.29'(M)
FIRC 5/8" LB 4286
NORTH 12" PVC INVERT=18.55
SOUTH 12" PVC INVERT=18.87
NORTH 12" PVC INVERT=18.55
SOUTH 12" PVC INVERT=18.81
PVC PIPE INVERT=19.10 INVERT=19.34
TOWNSHIP 35 SOUTH RANGE 34 EAST
SECTION 34
SECTION 3
TOWNSHIP 36 SOUTH RANGE 35 EAST
SOUTH SECTION LINE 34
NORTH 12" RCP INVERT=19.10
SOUTH 18" RCP INVERT=18.80
18" RCP INVERT=19.10
18" RCP INVERT=19.10
FIRC 5/8" LB 4286
3"x3" CONC MONUMENT
METAL POWER POLE (TYP)
ORB 726, PAGE 1619
18.45' 8'x16' COVERED CONCRETE PUMP HOUSE
3"x3" CONC MONUMENT
4' BARB WIRE FENCE
4' BARB WIRE FENCE
N.S.L.R.W.C.D. CANAL No. 93 78.00' R/W
4' BARB WIRE FENCE 3.5' E
ROCK ROAD
ROCK ROAD
N 00°18'53" W 2622.25'
S 00°16'38" E 1317.41'
ORB 2035, PAGE 1421
CONCRETE
POND
SWALE SM3 EL=21.63
HEADWALL W/ SKIMSTEP ORB 438-435
WEST 18" CMP INVERT=16.82 EAST 18" CMP INVERT=17.18
4" HEADWALL
GATE
ORB 346, PAGE 2890
ROCK ROAD
ROCK ROAD
4' BARB WIRE FENCE 3.5' E
GATE
GATE
4' BARB WIRE FENCE 1'N/0.7'W
S 89°48'08" W 1260.78
FIRC 5/8" LB 4286
PAVEMENT
MIDWAY ROAD 70' PUBLIC R/W PER ORB 44, PAGE 447
4' BARB WIRE FENCE 3' N
GAS MARKER
W.E.S.
FIRC 5/8" LB 4286 BM1 EL=23.51
FIRE HYDRANT
SWALE BM2 EL=22.88
TEMPORARY EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS RECORDED IN ORB 2035, PAGE 1456 EASEMENT 1
100.00'
1435.79'
N 00°18'36" W 1956.82'(C)
N 00°18'36" W 1798.82'(C)
12" CONC RCP INVERT=19.04
ORB 2035, PAGE 1421
S 00°12'24" W 42.50'
PARCEL ID: 2334-410-0000-000-1 ORB 3730, PAGE 39
NE CORNER SECTION 3
FIRC 5/8" LB 4286
S 89°46'42" W 329.65'
S 00°12'49" E 42.50'
FIRC 5/8" LB 4286
S 89°46'42" W 70.00'
ORB 2035, PAGE 1421
FPL R/W ORB 58, AND ORB 97, PAGE 174
PARCEL 65 ORB 3730, PAGE 39
N 89°46'42" E 2630.08'
N 89°49'40" E 1811.29'(C)
N 89°50'50"E(D)
N 00°19'30" W 142.45'(C)
A365.80' R335.00' D62°33'46"
N62°33'43"E(D)
N 62°14'13" E 139.15'(C)
N01°56'01"E(D)
N 01°36'31" E 142.19'(C)
N53°57'44"E(D)
N 53°38'14" E 58.71'(C)
N85°17'03"E(D)
N 84°57'33" E 146.97'(C)
N02°07'44"E(D)
N 02°17'44" E 332.85'(C)
N31°56'58"E(D)
N 31°36'57" E 78.35'(C)
POND EL=19.0'±
FIR 5/8"
SOUTH SECTION LINE 34
SECTION LINE
N 00°07'01" W 2644.42'
N 00°07'01" W 2644.42'
S 89°51'44" W 60.02' (M)
FIR 1/2" FENCE 0.4' W
S 89°51'44" W 60.02' (D)
FIR 5/8" FENCE 14' E
S 27°40'25" W 571.12'(C)
S 27°40'25" W 323.59'(C)
S 27°40'25" W 247.53'(C)
N 89°17'11" E 516.68'
60.00' 60' ACCESS EASEMENT O.R.B. 1324, PG. 936 O.R.B. 1330, PG. 2972 O.R.B. 1333, PG. 1940 O.R.B. 2035, PG. 1430 EASEMENT 2
FIR 5/8"
FIR 5/8"
FIR 5/8"



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

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

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

THIS SHEET: OVERALL CONCEPTUAL DRAINAGE PLAN

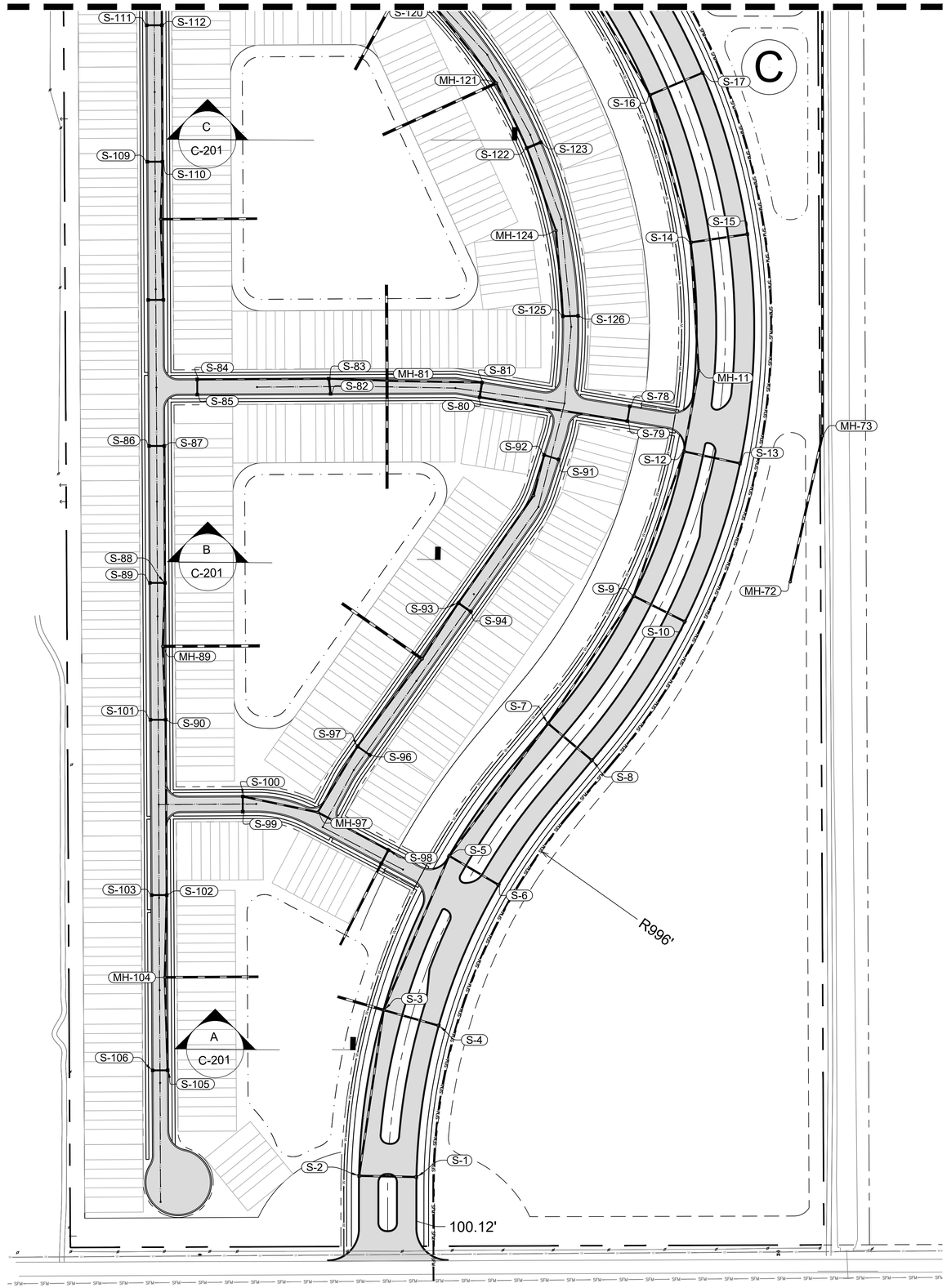
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

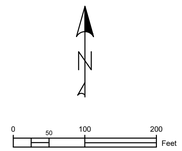
PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO. C-200

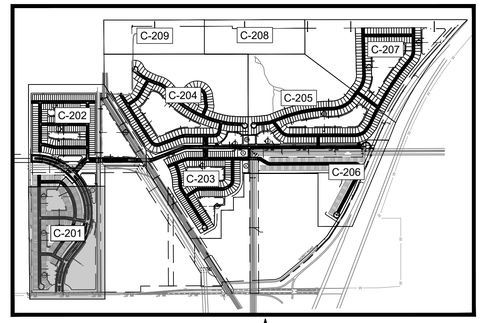
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg TIME: 9:26 AM DATE: 6/10/2024

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: 6/10/2024 TIME: 9:26 AM

MATCHLINE SHEET C-202

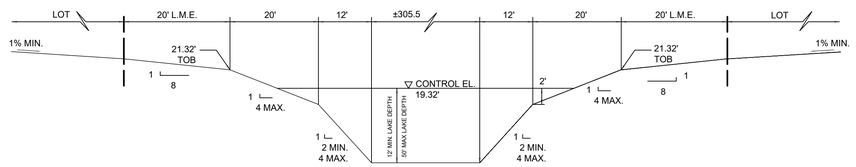






KEY MAP

N.T.S.



LAKE SECTION C

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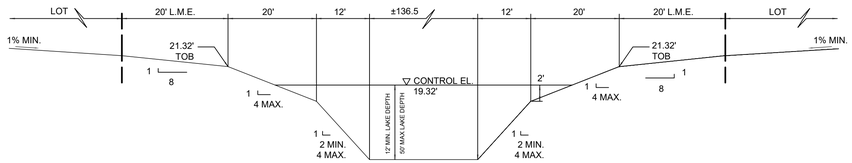
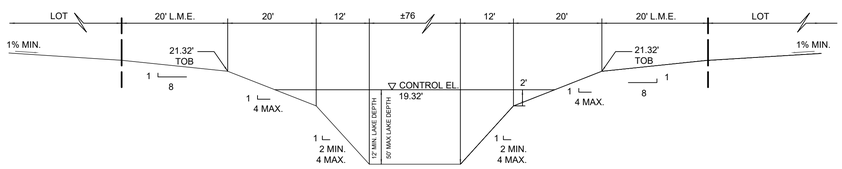


LAKE SECTION B

N.T.S.



LAKE SECTION A

N.T.S.

Mills, Short & Associates
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C.A. #: 30698
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

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

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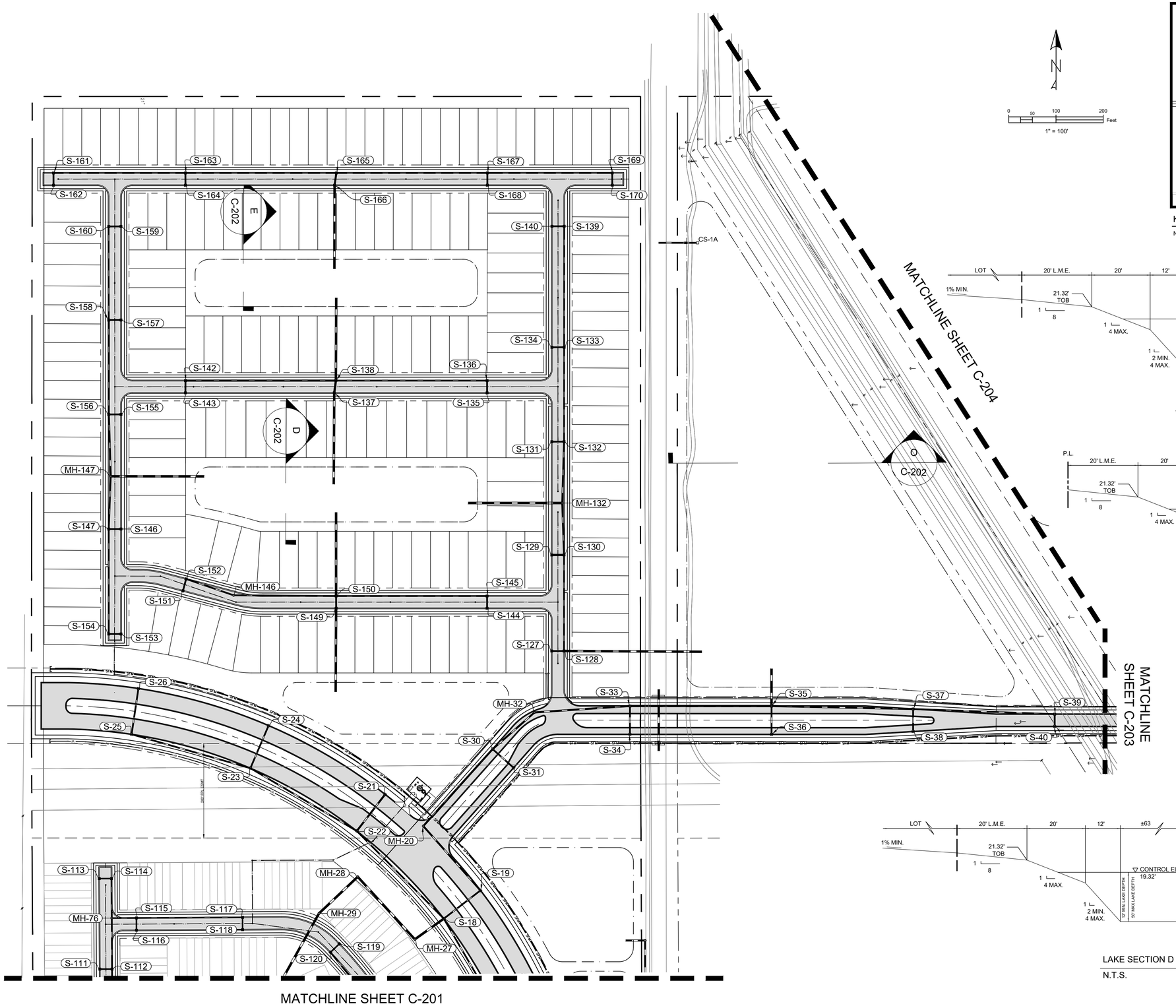
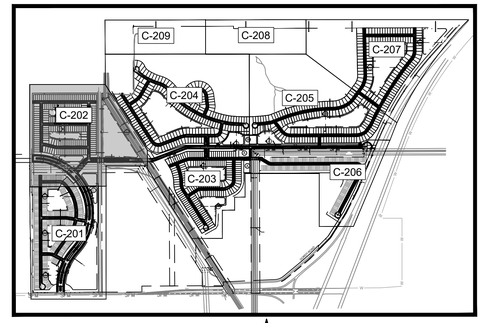
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO. C-201

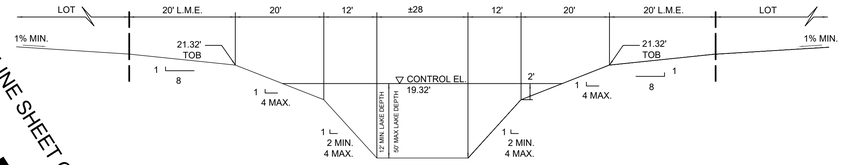
Sunshine State One Call 811





KEY MAP

N.T.S.



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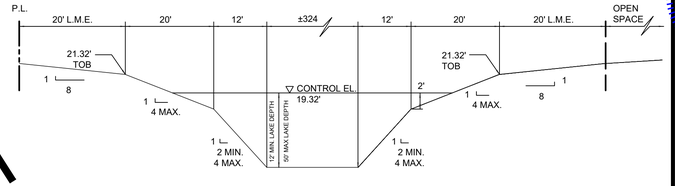

LAKE SECTION O

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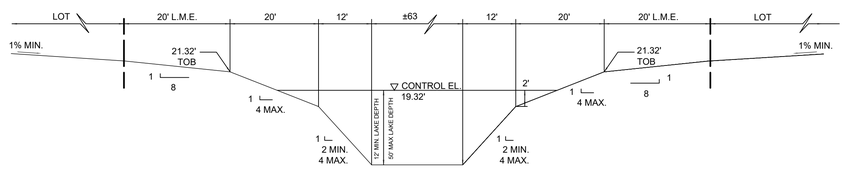

LAKE SECTION D

N.T.S.

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JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET
CONCEPTUAL DRAINAGE PLAN

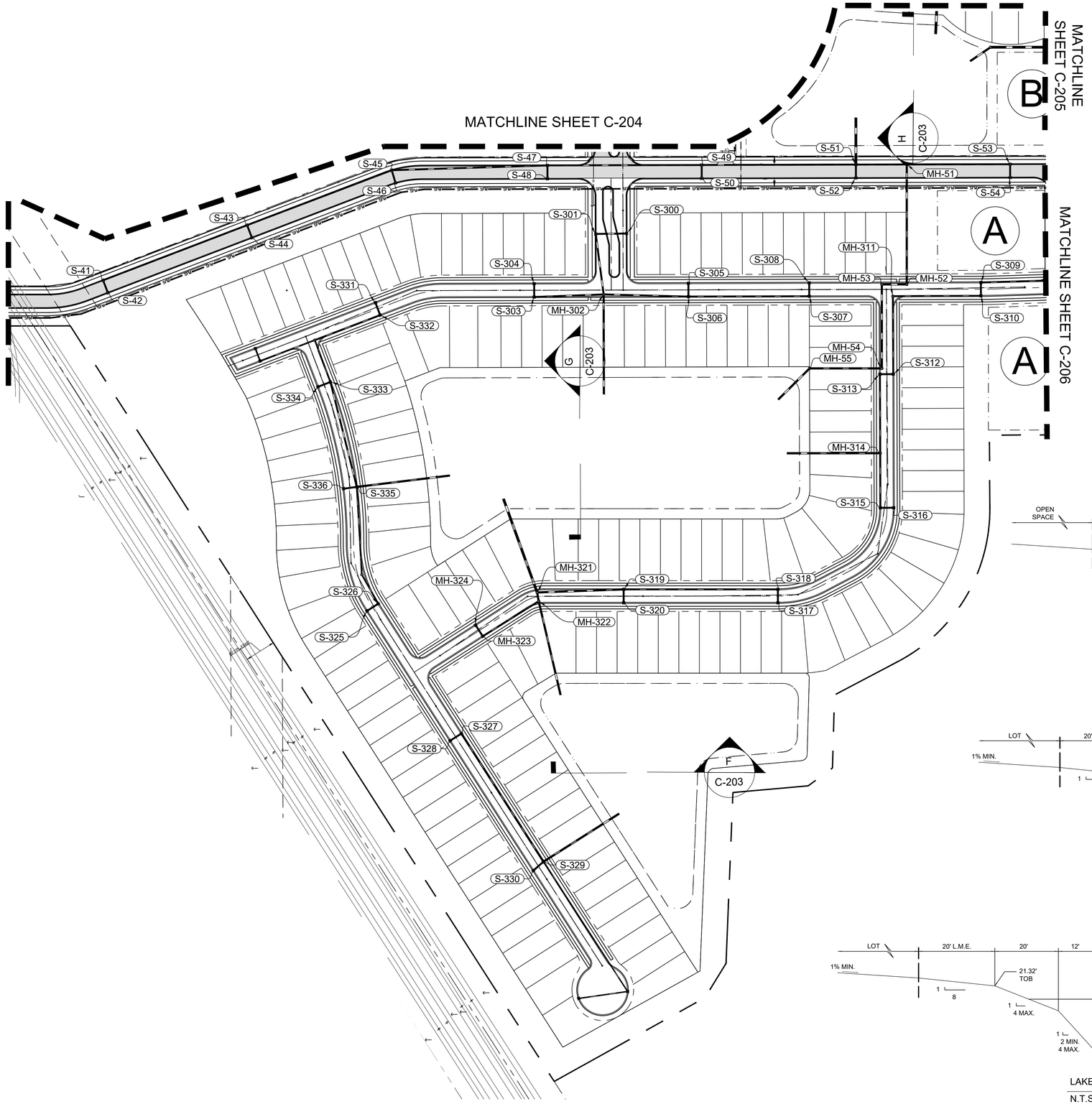
DRAWN BY KKR
CHECKED BY JWM
APPROVED BY JWM
SCALE: SEE SHEET

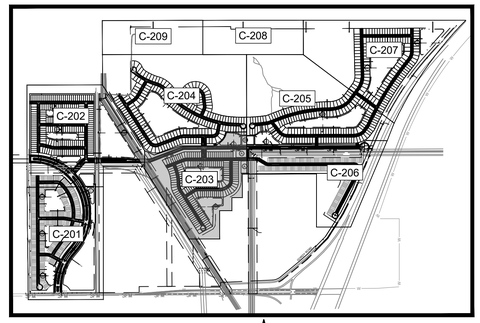
PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO.
C-202

Sunshine State One Call 811

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: 6/10/2024 TIME: 9:26 AM

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: 6/10/2024 TIME: 9:27 AM





KEY MAP

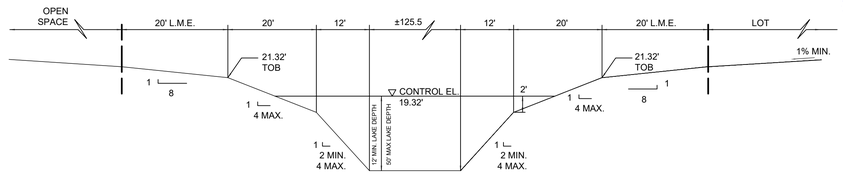
N.T.S.

N

N

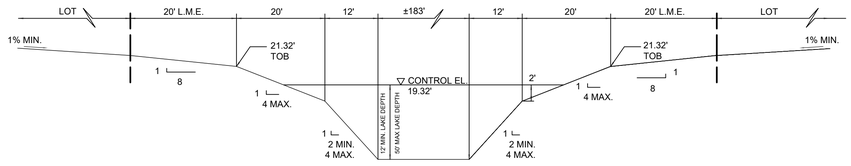
0 50 100 200 Feet

1" = 100'



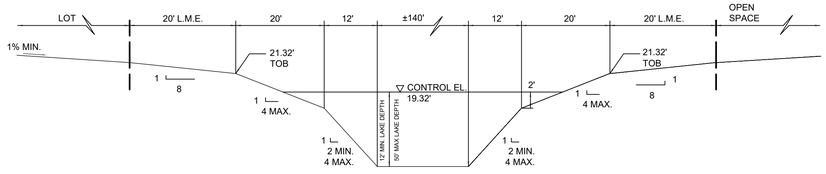
LAKE SECTION H

N.T.S.



LAKE SECTION G

N.T.S.



LAKE SECTION F

N.T.S.

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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS
LICENSE No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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 2024-05-24
SHEET NO.

C-203

Sunshine State 811 One Call

MATCHLINE SHEET C-209

MATCHLINE SHEET C-208

MATCHLINE SHEET C-205

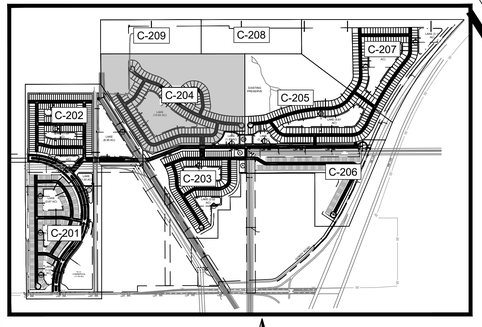
MATCHLINE SHEET C-202

MATCHLINE SHEET C-203

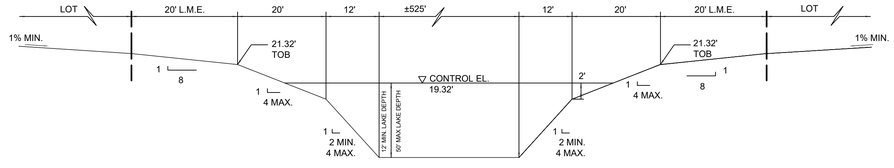
LAKE
(10.93 AC)

S-374 S-375 S-204 S-203 S-202 S-201 S-205 S-206 MH-207 S-208 S-209 S-213 MH-209 S-210 S-212 S-211 S-216 S-215 MH-214 S-219 S-218 S-220 S-221 S-222 S-223 S-224 S-225 S-226 S-227 S-228 S-229 S-194 S-193 S-200 S-199 S-198 S-196 S-197 S-192 S-191 S-190 S-189 S-187 S-188 S-181 S-178 S-177 MH-175 S-176 S-179 S-180 S-174 S-173 S-182 S-183 MH-186 S-185 S-184 S-171 S-172 C-204

0 50 100 200 Feet
1" = 100'



KEY MAP
N.T.S.



LAKE SECTION I
N.T.S.

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: 6/10/2024 TIME: 9:27 AM

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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 2024-05-24
SHEET NO.

C-204

Sunshine State 811 One Call

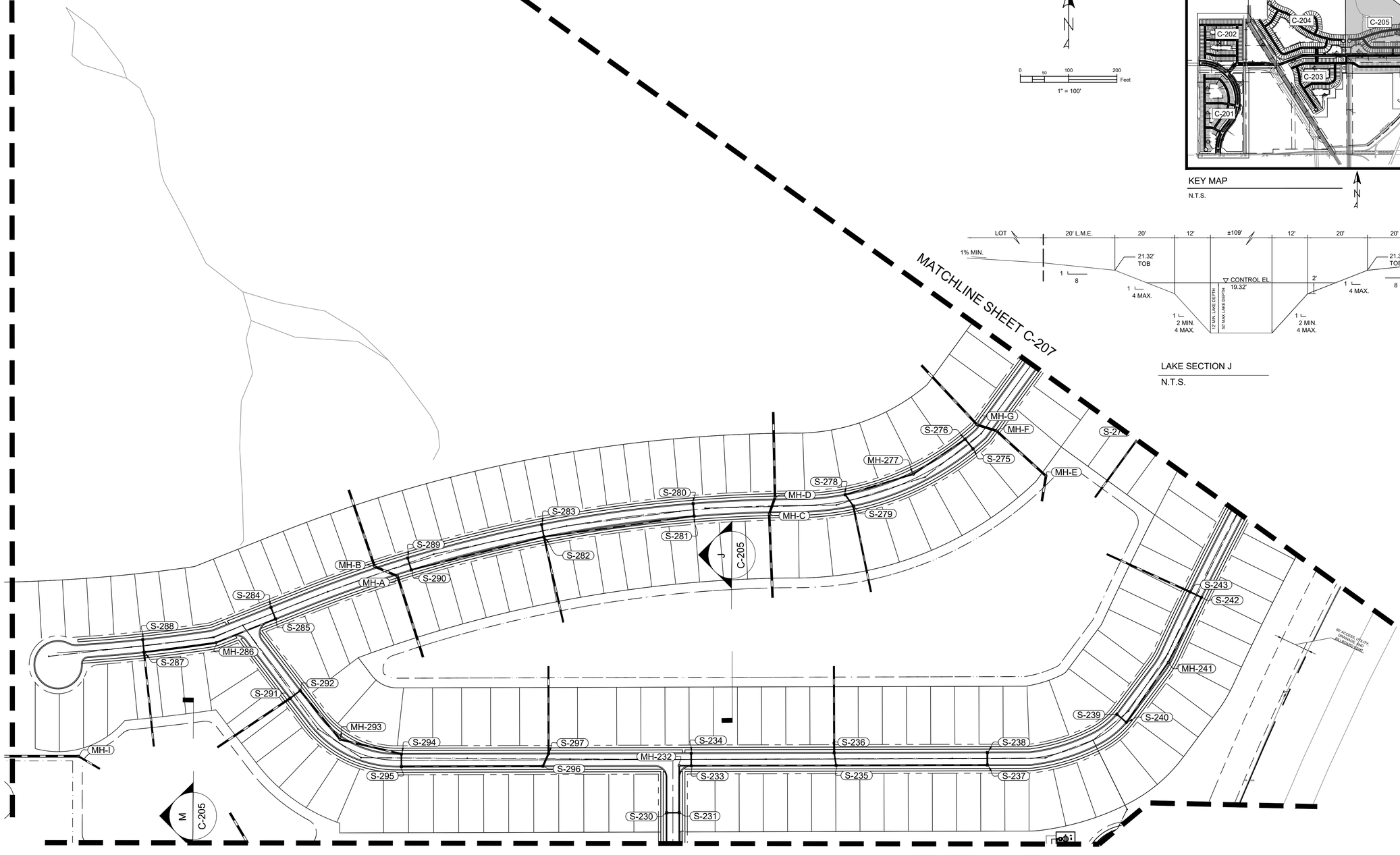
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 6/10/2024 TIME: 9:27 AM

MATCHLINE SHEET C-208

MATCHLINE SHEET C-204

MATCHLINE SHEET C-207

MATCHLINE SHEET C-206



0 50 100 200 Feet

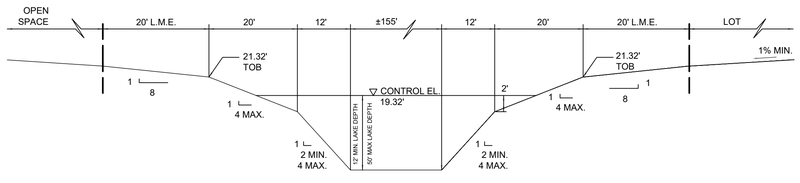
1" = 100'

KEY MAP

N.T.S.

LAKE SECTION J

N.T.S.



LAKE SECTION M

N.T.S.

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

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

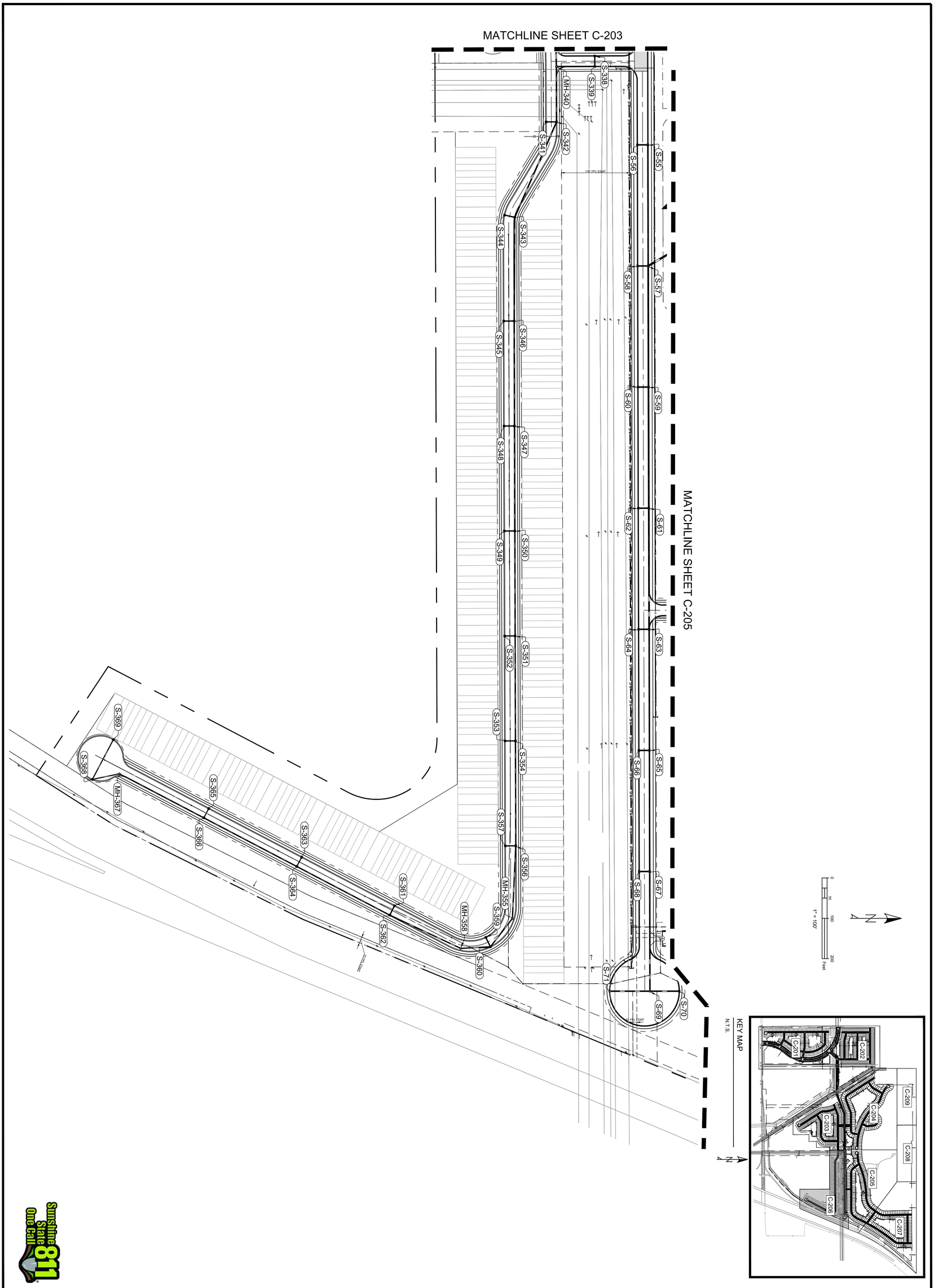
THIS SHEET: CONCEPTUAL DRAINAGE PLAN

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

PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO.

C-205

Sunshine State 811 One Call



Sunshine 811 State One Call

C-206

SHEET NO.

DATE 2024-05-24

PROJ. NO. 22-2180

SUNRISE RESIDENTIAL

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

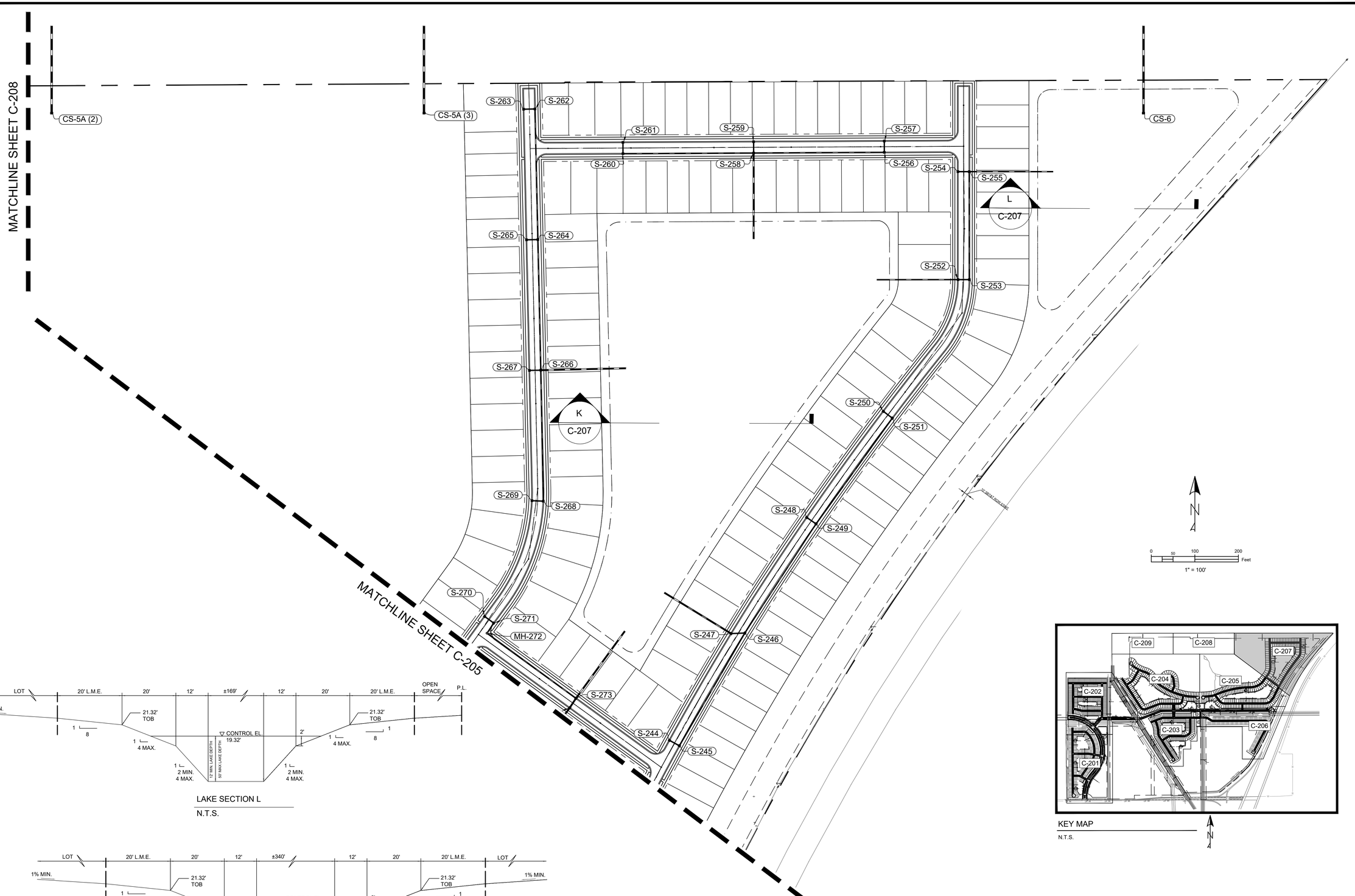
THIS SHEET
CONCEPTUAL DRAINAGE PLAN

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

ISSUE	DATE	COMMENTS

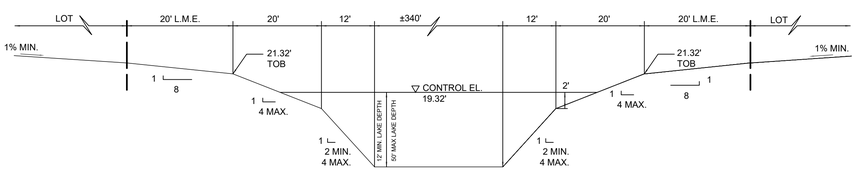
PROFESSIONAL ENGINEER
STATE OF FLORIDA
JAMES W. MILLS
No. 74145
LICENSE

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



LAKE SECTION L

N.T.S.



LAKE SECTION K

N.T.S.

KEY MAP

N.T.S.

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
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Vero Beach, Florida 32960

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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 2024-05-24
SHEET NO.

C-207

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: 6/10/2024 TIME: 9:27 AM

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KEY MAP

N.T.S.

Mills, Short & Associates

PHONE: 772.226.7282
C.A. #: 30698

WEBSITE:
www.MillsShortAssociates.com

700 22nd Place, Suite 2C/2D
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JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET
CONCEPTUAL DRAINAGE PLAN

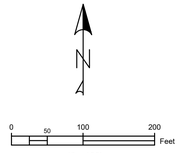
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

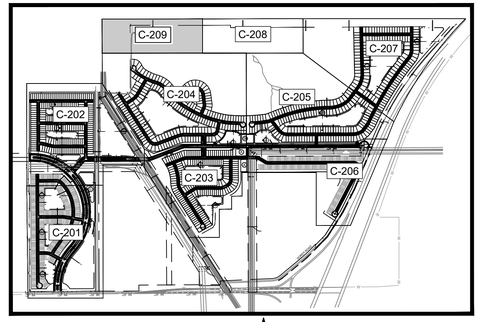
PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO.

C-208

Sunshine State 811 One Call

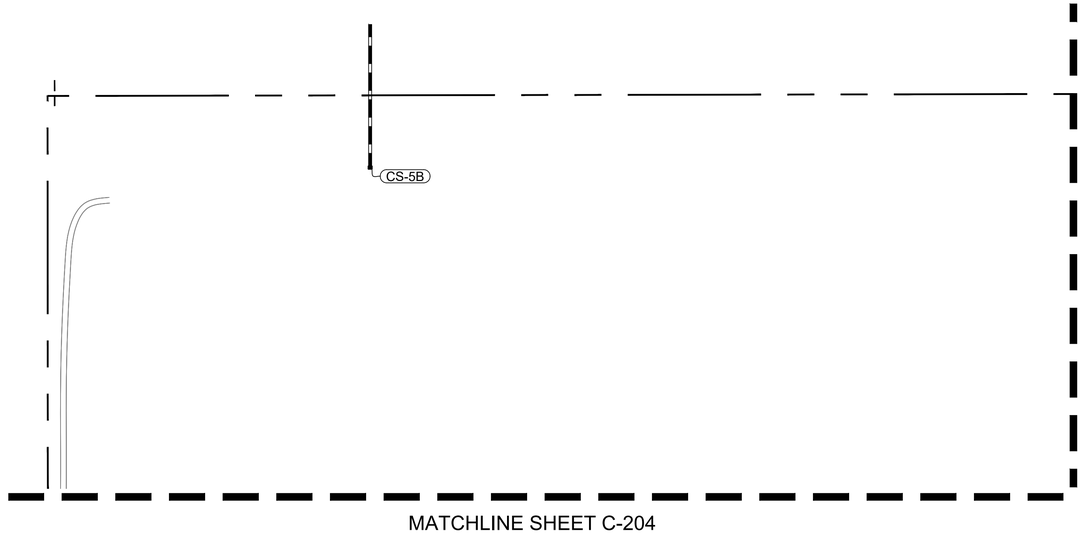
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Prelim PUR\C-200 OVERALL CONCEPTUAL DRAINAGE PLAN.dwg DATE: 6/10/2024 TIME: 9:28 AM





KEY MAP

N.T.S.



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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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 2024-05-24
SHEET NO. C-209

Sunshine State One Call 811

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: 6/10/2024 TIME: 9:28 AM

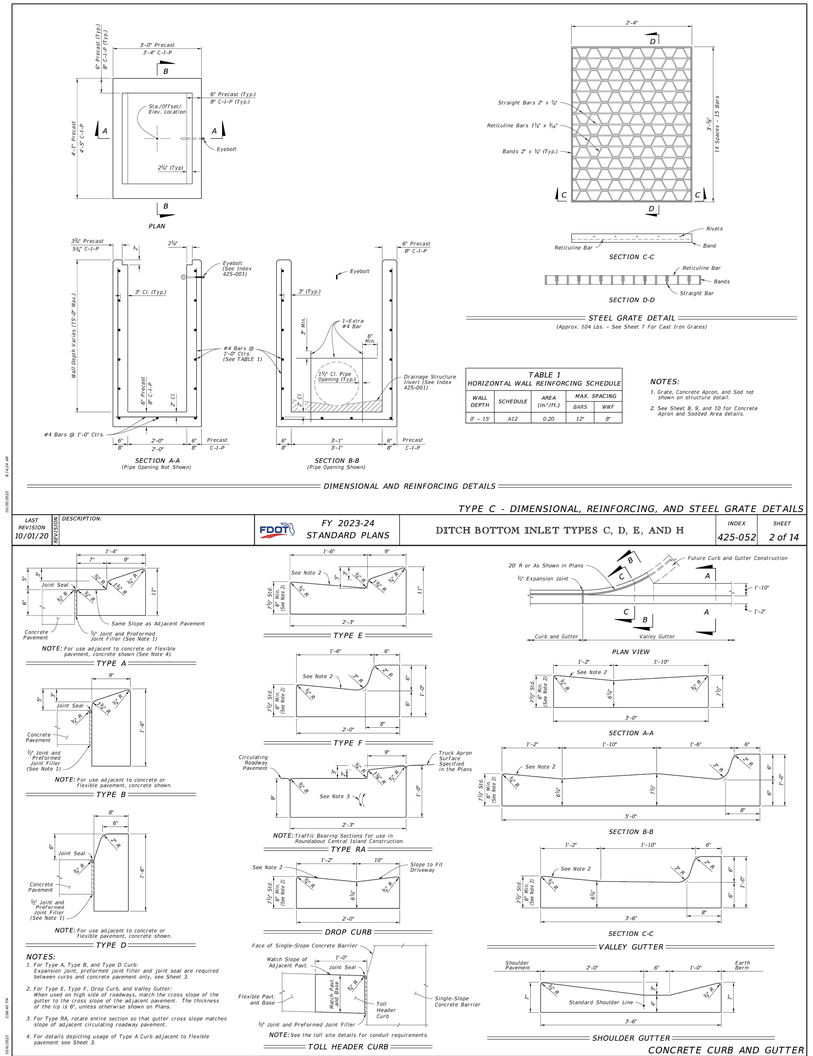


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20				425-052	2 of 14

NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).
NOTE: For use adjacent to concrete or Flexible pavement, concrete shown.
NOTE: For use adjacent to concrete or flexible pavement, concrete shown.
NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.
NOTE: See the toll site details for conduit requirements.

NOTES:
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3

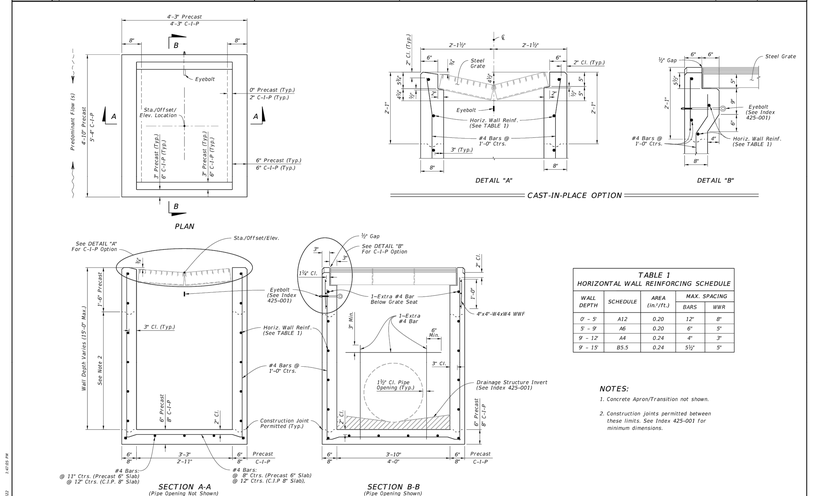


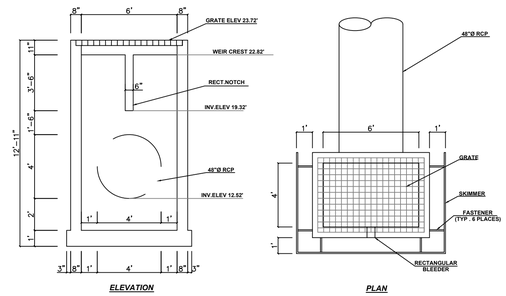
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

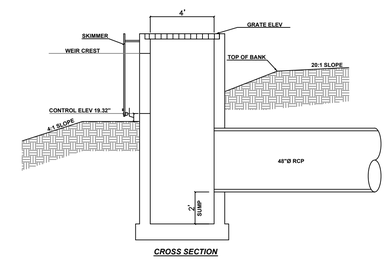
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	8"
5' - 9'	A6	0.20	6"	5"
9' - 12'	A4	0.24	4"	3"
9' - 13'	B5.5	0.24	5½"	5"

NOTES:
1. Concrete Apron/Transition not shown.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

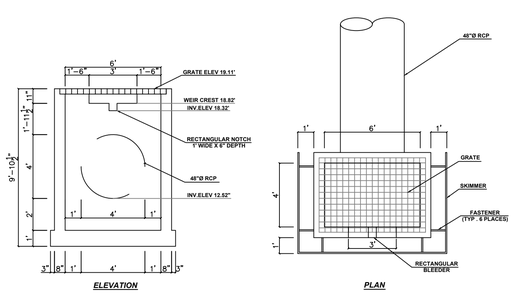
DIMENSIONAL AND REINFORCING DETAILS

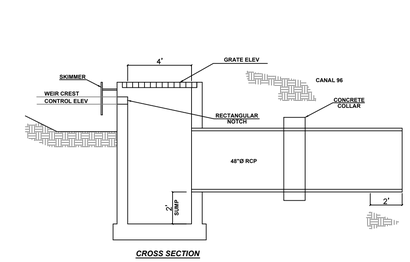
LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	GUTTER INLET TYPE S	INDEX	SHEET
10/01/20				425-040	2 of 5





CONTROL STRUCTURE #1





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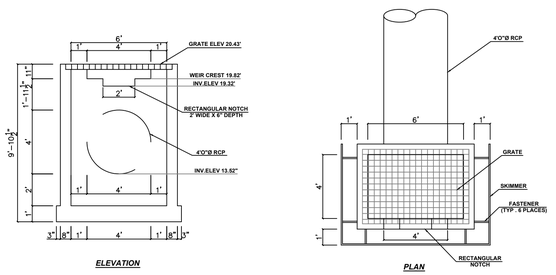

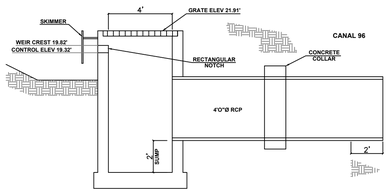

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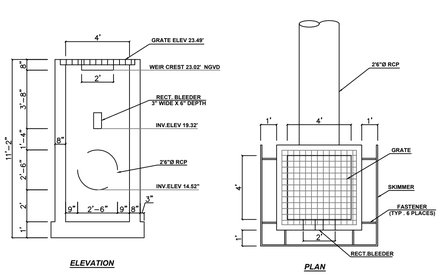

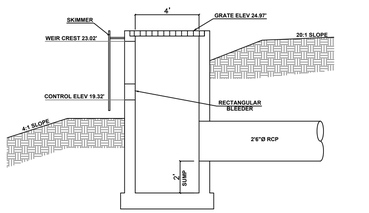

CONTROL STRUCTURE #6

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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 2024-05-24
SHEET NO. C-210

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: 6/10/2024 TIME: 9:28 AM

N

0 150 300 600 Feet

1" = 300'

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

EXISTING PRESERVE

LAKE (3.11 AC)

LAKE (9.03 AC)

LAKE (10.93 AC)

LAKE (6.81 AC)

LAKE (1.36 AC)

LAKE (1.53 AC)

LAKE (8.95 AC)

LAKE (1.83 AC)

LAKE (2.14 AC)

PROP. WATER MAIN (PUBLIC)

LIFT STATION 3 (PUBLIC)

LAKE (1.66 AC)

PROP. WATER MAIN (PUBLIC)

LIFT STATION 2 (PUBLIC)

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

PROP. SAN FM (PUBLIC)

LAKE (1.32 AC)

LIFT STATION 1 (PUBLIC)

LAKE (4.29 AC)

SB I-95

NB I-95

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

LAKE (2.87 AC)

LAKE (2.52 AC)

PROP. SAN FM (PUBLIC)

PROP. WATER MAIN (PUBLIC)

PROP. GRAVITY SEWER SYSTEM (PUBLIC)

LAKE (1.94 AC)

LAKE (1.53 AC)

N.I.C. COMMERCIAL (11.02 AC)

EXISTING 8" SANITARY FORCE MAIN (PUBLIC - ST. LUCIE COUNTY)

EXISTING 12" PVC WATER MAIN (PUBLIC - ST. LUCIE COUNTY)

GORDY ROAD

MIDWAY ROAD

WATER MAIN POINT OF CONNECTION

SAN. FORCE MAIN POINT OF CONNECTION

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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Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

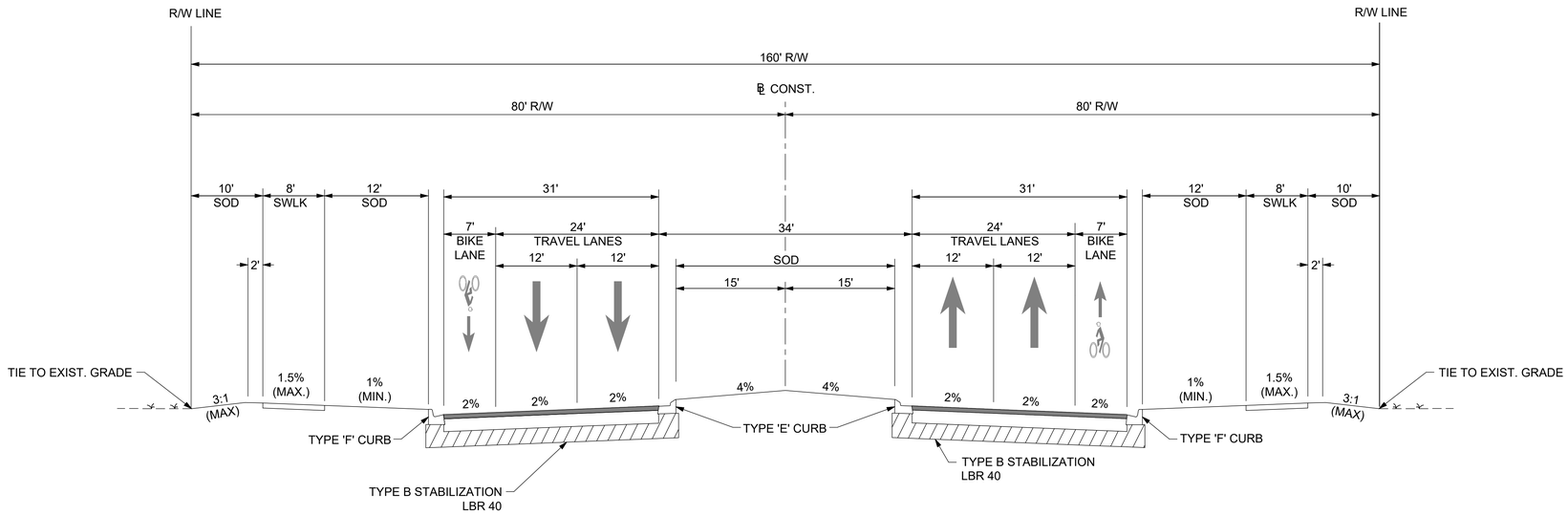
SUNRISE RESIDENTIAL
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL

THIS SHEET: OVERALL CONCEPTUAL UTILITY PLAN

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

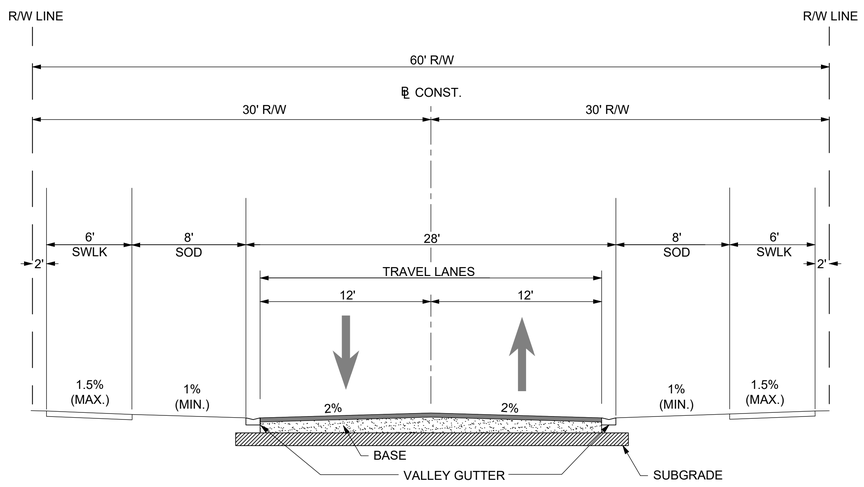
PROJ. NO. 22-2180
DATE 2024-05-24
SHEET NO.

C-300



ARTERIAL ROAD "A" TYPICAL SECTION

N.T.S.



LOCAL ROAD, 60' R/W TYPICAL SECTION

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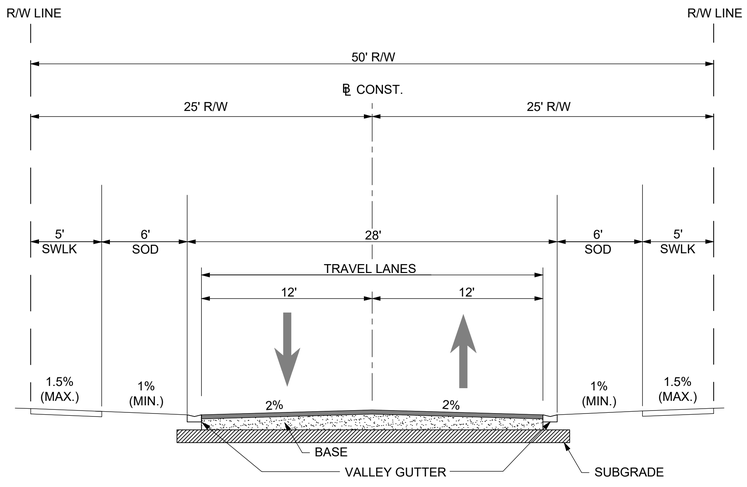

LOCAL ROAD, 50' R/W TYPICAL SECTION

N.T.S.

Mills, Short & Associates
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Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

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 2024-05-24
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: 6/10/2024 TIME: 9:28 AM

CONSTRUCTION PLANS
FOR

SUNRISE PLANNED DEVELOPMENT (PD) SUBDIVISON

PHASE 1

MIDWAY ROAD

FORT PIERCE, FL 34945

CITY OF FORT PIERCE, FLORIDA
JULY 2024

SHEET INDEX:

G-100	TITLE SHEET
G-200	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-101	PHASE 1 OVERALL SITE LAYOUT
C-102	OFFSITE IMPROVEMENTS PLAN
C-200	GRADING, DRAINAGE, AND PAVING PLANS
C-201	GRADING, DRAINAGE, AND PAVING PLANS
C-202	GRADING, DRAINAGE, AND PAVING PLANS
C-203	GRADING, DRAINAGE, AND PAVING PLANS
C-204	GRADING, DRAINAGE, AND PAVING PLANS
C-205	GRADING, DRAINAGE, AND PAVING PLANS
C-206	GRADING, DRAINAGE, AND PAVING PLANS
C-207	GRADING, DRAINAGE, AND PAVING PLANS
C-208	GRADING, DRAINAGE, AND PAVING PLANS
C-209	GRADING, DRAINAGE, AND PAVING PLANS
C-210	GRADING, DRAINAGE, AND PAVING PLANS
C-211	CROSS SECTIONS
C-300	GRADING, DRAINAGE, AND PAVING DETAILS
C-301	GRADING, DRAINAGE, AND PAVING DETAILS
C-302	TYPICAL ROADWAY SECTIONS
C-400	UTILITY PLAN
C-401	UTILITY PLAN
C-402	UTILITY PLAN
C-403	UTILITY PLAN
C-404	UTILITY PLAN
C-405	UTILITY PLAN
C-406	UTILITY PLAN
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C-408	UTILITY PLAN
C-409	UTILITY PLAN
C-410	UTILITY PLAN
C-500	PROFILES
C-501	PROFILES
C-502	PROFILES
C-503	PROFILES
C-504	PROFILES
C-505	PROFILES
C-506	PROFILES
C-507	PROFILES
C-508	PROFILES
C-509	PROFILES
C-510	PROFILES
C-600	UTILITY DETAILS (WATER)
C-601	UTILITY DETAILS (WATER)
C-602	UTILITY DETAILS (SEWER)
C-603	LIFT STATION DETAILS
C-700	STORMWATER POLLUTION PREVENTION PLAN
C-701	SWPP & EROSION CONTROL DETAILS
C-702	SWPP & EROSION CONTROL DETAILS

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 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)

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)

OWNER

WALTON ACQUISITIONS FL LLC
8800 N GAINEY CENTER DR, STE 345
SCOTTSDALE, AZ 85258

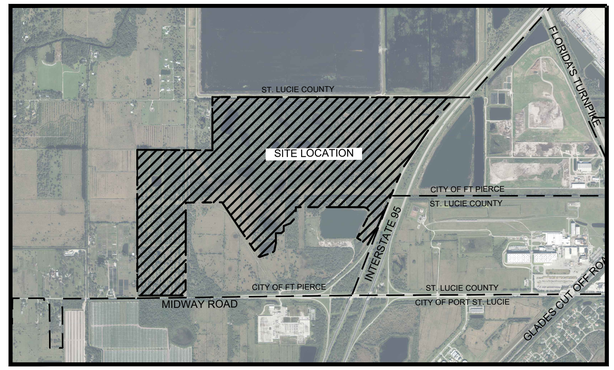
APPLICANT

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



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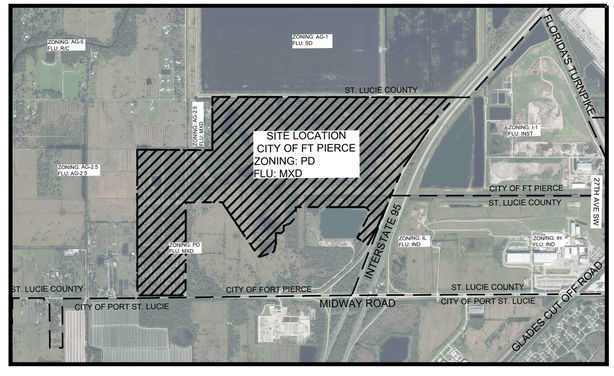
LOCATION MAP
SCALE: N.T.S



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VICINITY MAP
SCALE: N.T.S

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JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
G-100

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 7/11/2024 TIME: 10:55 AM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIG-200 GENERAL NOTES.dwg DATE: 7/11/2024 TIME: 10:55 AM

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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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: GENERAL NOTES

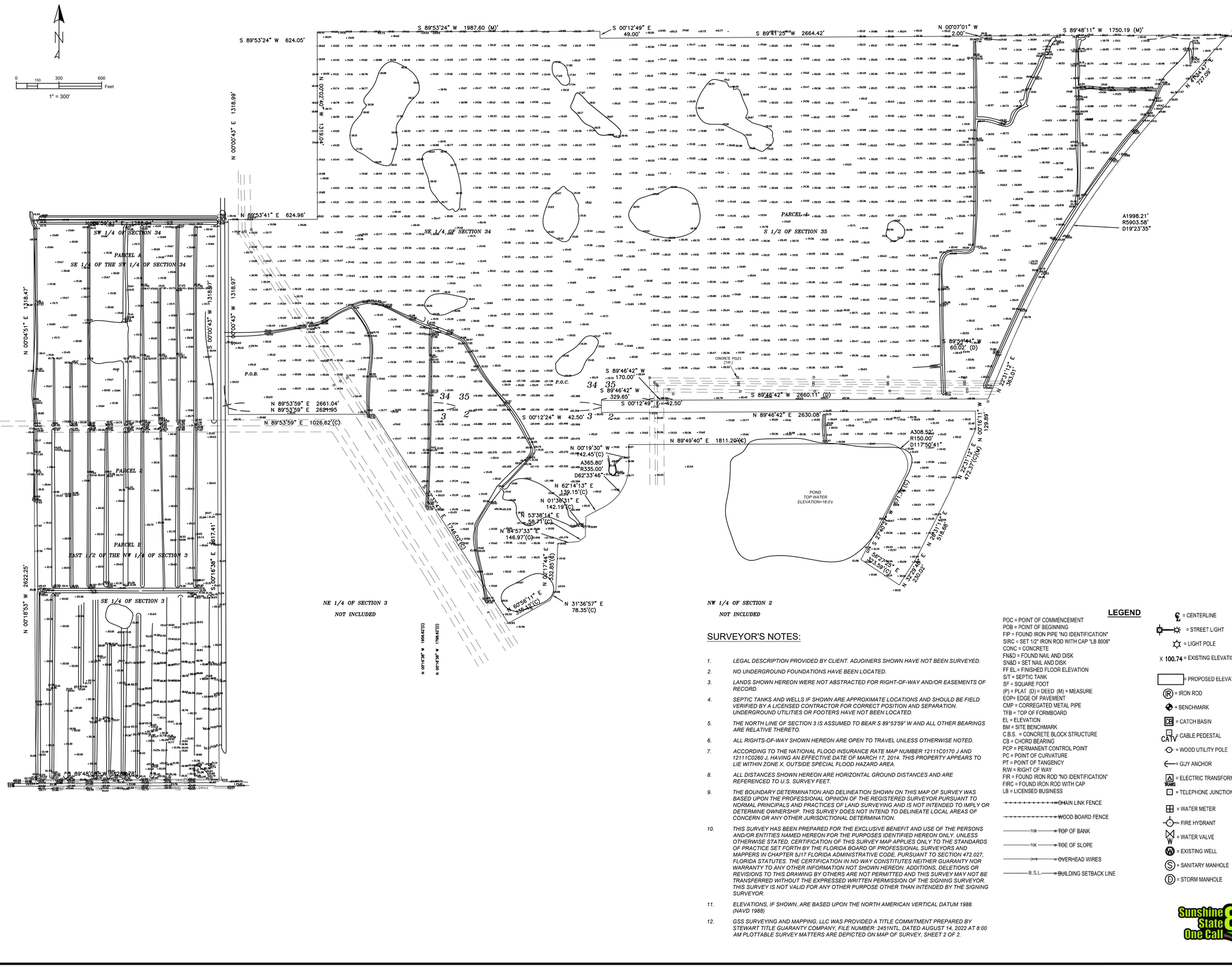
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. G-200

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIC-100 EXISTING CONDITIONS.dwg

DATE: 7/11/2024 TIME: 10:55 AM



SURVEYOR'S 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 NORTH AMERICAN VERTICAL DATUM 1988. (NAVD 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, 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 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
S/T = SEPTIC TANK
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORREGATED METAL PIPE
TFB = 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

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
= LIGHT POLE
X 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
IR = IRON ROD
= BENCHMARK
CB = CATCH BASIN
CATV = CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
TRANS = ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
W = EXISTING WELL
S = SANITARY MANHOLE
D = STORM MANHOLE

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

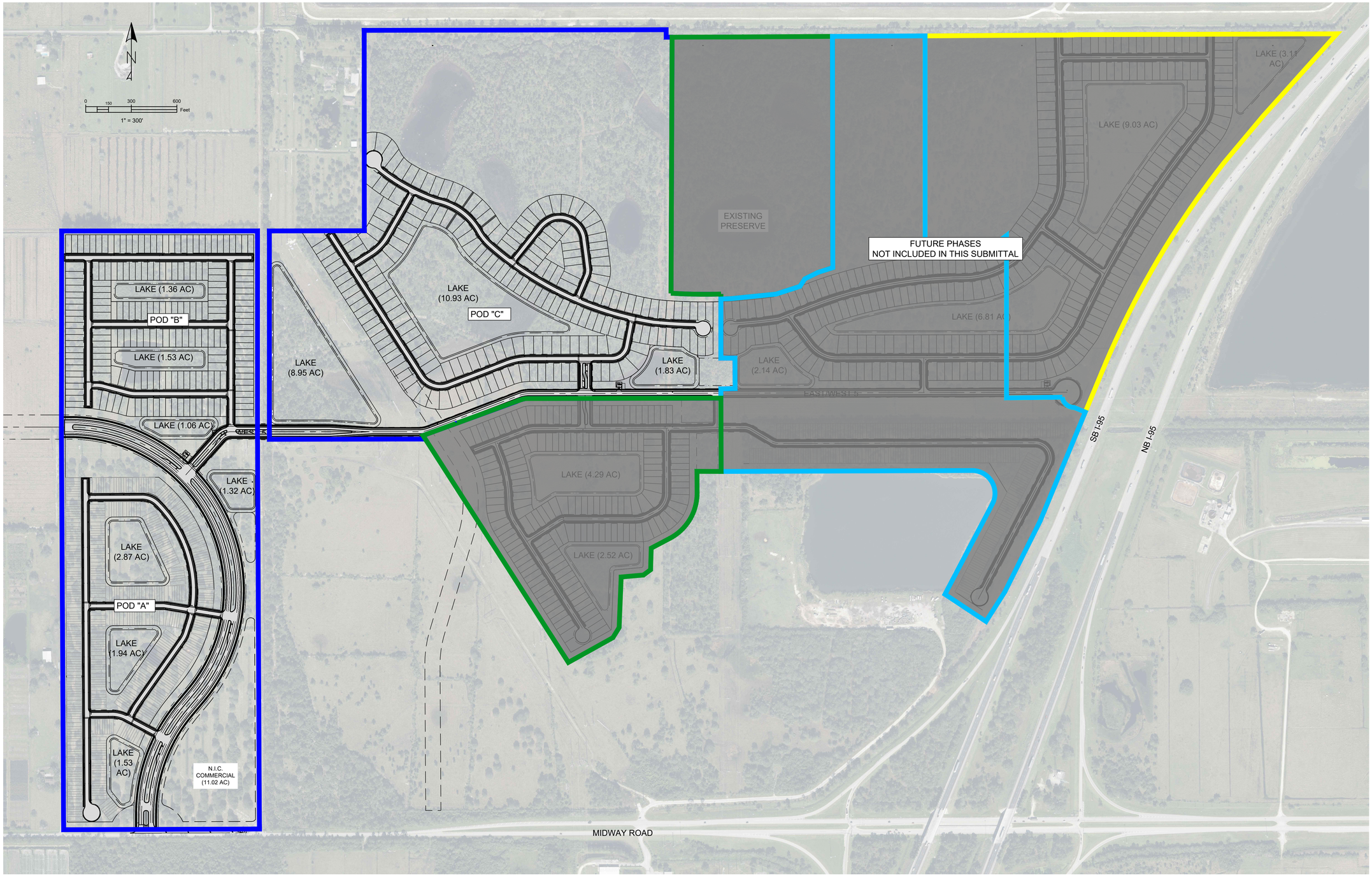
ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: EXISTING CONDITIONS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-100

Sunshine State 811 One Call



FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\C-1 PHASE 1 SITE LAYOUT.dwg DATE: 7/11/2024 TIME: 10:55 AM

Mills, Short & Associates
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JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1

MIDWAY ROAD
FORT PIERCE, FL 34945

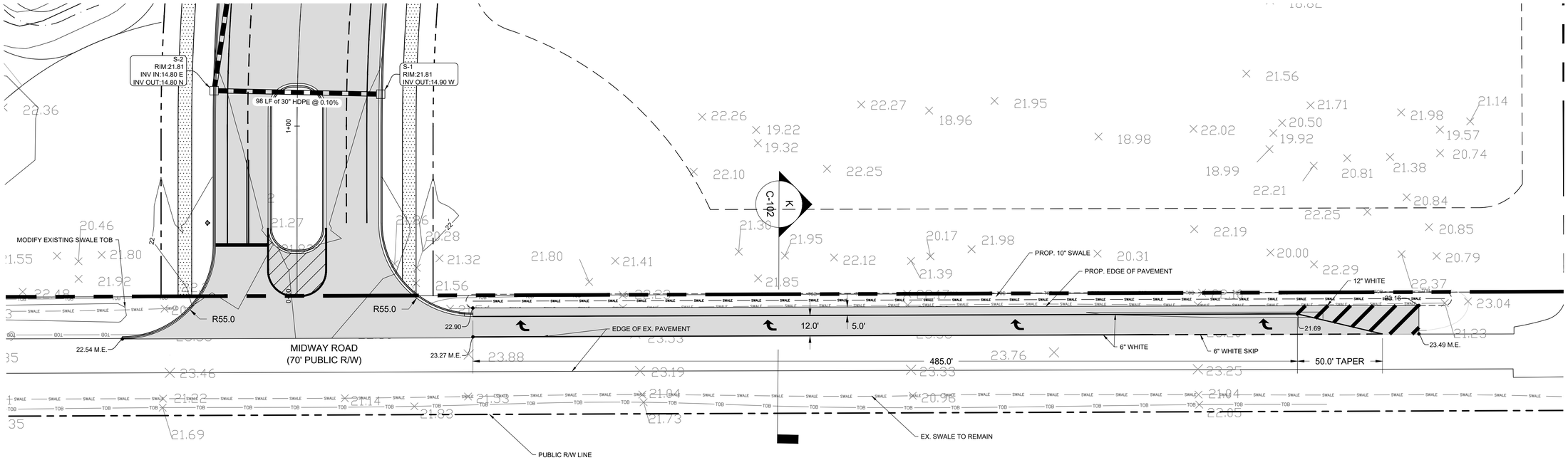
THIS SHEET: PHASE 1 OVERALL SITE LAYOUT

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

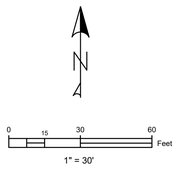
PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.

C-101

Sunshine State 811 One Call

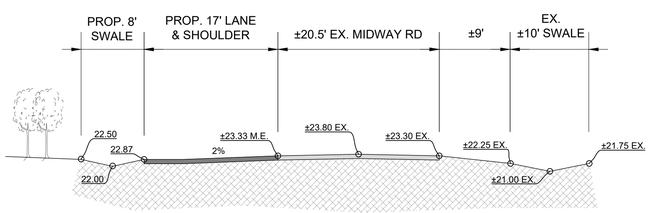


PROPOSED RIGHT-TURN LANE
SCALE = 1" = 30'



LEGEND:

- PROPERTY BOUNDARY
- –TOB 21.33'-
- 22.26 EXISTING SPOT ELEVATION
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



SECTION K
N.T.S.

Mills, Short & Associates
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JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET
OFFSITE IMPROVEMENTS PLAN

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-102

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:56 AM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:56 AM

N

0 25 50 100 Feet

1" = 50'

LEGEND:

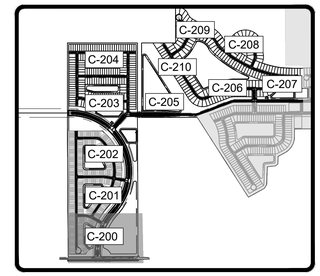
- PROPERTY BOUNDARY
- –TOB 21.33'– PROPOSED TOP OF BANK
- x70.5 EXISTING SPOT ELEVATION
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.

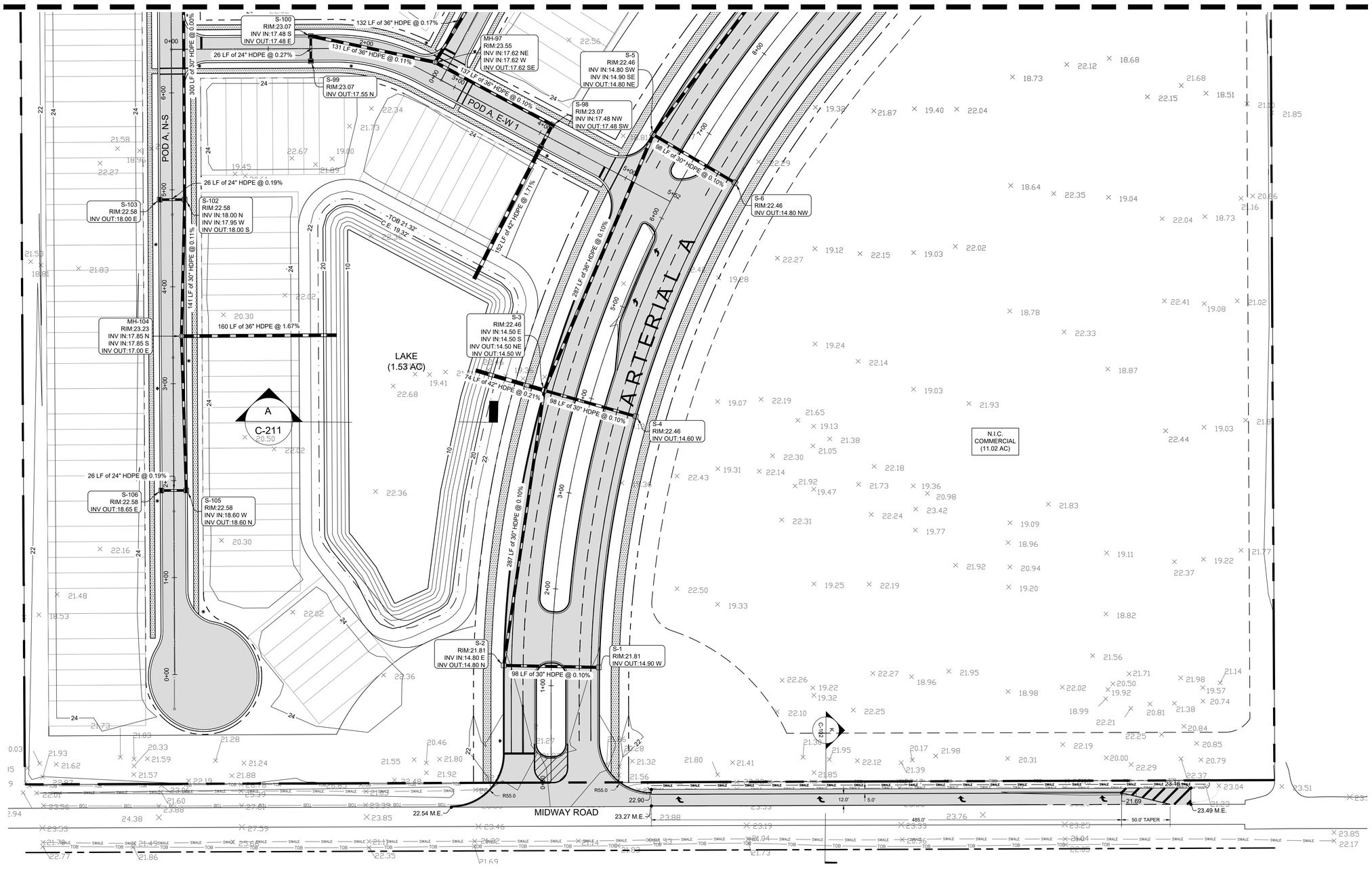
FLOOD ZONE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBERS 12111C0170J & 12111C0260J, EFFECTIVE MARCH 17, 2014, THIS PROPERTY APPEARS TO LIE IN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.



KEY MAP

MATCHLINE SHEET C-201



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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-200

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:56 AM

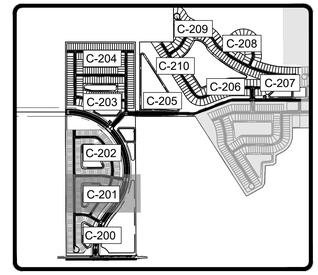
N

0 25 50 100 Feet

1" = 50'

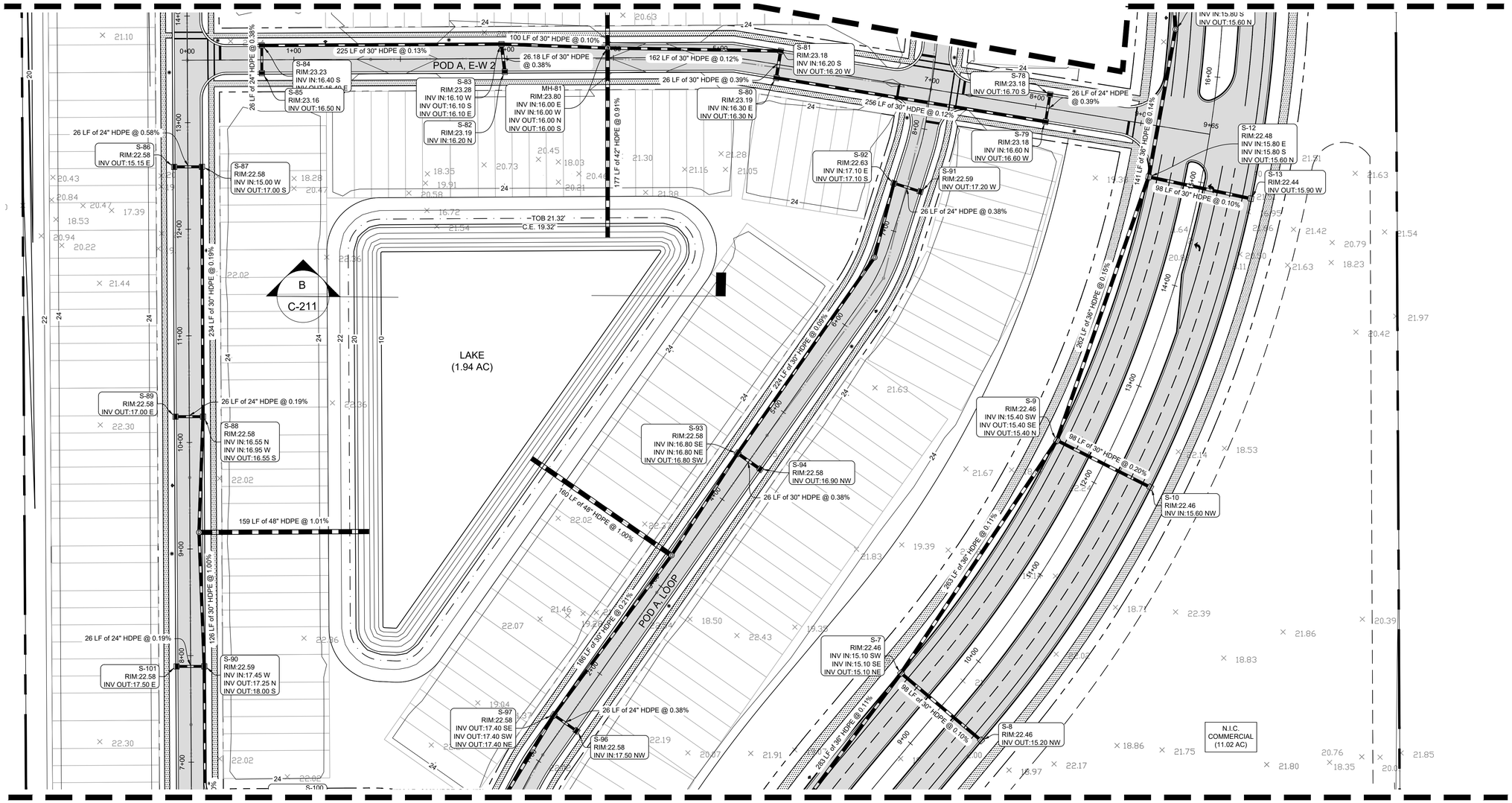
LEGEND:

- PROPERTY BOUNDARY
- –TOB 21.33'– PROPOSED TOP OF BANK
- x70.5 EXISTING SPOT ELEVATION
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP

MATCHLINE SHEET C-202



MATCHLINE SHEET C-200

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.

C-201

Sunshine State One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:56 AM

LEGEND:

- PROPERTY BOUNDARY
- TOB 21.33'
- EXISTING SPOT ELEVATION (×70.5)
- PROPOSED CONTOUR LINE (24)
- PROPOSED DRAINAGE STRUCTURE (D)
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE

N

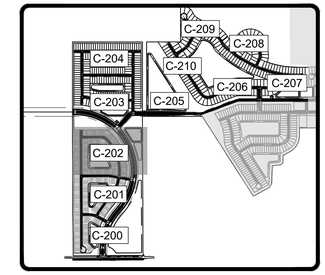
0 25 50 100 Feet

1" = 50'

MATCHLINE SHEET C-203

MATCHLINE SHEET C-201

KEY MAP



POD A, LOOP

POD A, N-S

ARTERIAL A

LAKE (1.32 AC)

LAKE (2.87 AC)

C-211

S-22 RIM:22.50 INV IN:15.10 NW INV IN:15.10 NE INV OUT:15.10 SE

182 LF of 36" HDPE @ 0.11%

262 LF of 36" HDPE @ 0.10%

MH-28 RIM:23.58 INV IN:14.60 SE INV OUT:14.60 SW

CS-1 RIM: 21.25 INV OUT:16.50 E

65 LF of 36" HDPE @ 0.77%

70 LF of 24" HDPE @ 0.69%

S-19 RIM:22.50 INV IN:15.00 NW INV OUT:15.00 SW INV OUT:15.00 NE

98 LF of 36" HDPE @ 0.15%

26 LF of 24" HDPE @ 0.38%

S-114 RIM:22.58 INV IN:16.90 W INV OUT:16.80 S

S-113 RIM:22.58 INV OUT:16.80 E

S-115 RIM:22.58 INV IN:16.80 S INV IN:16.80 E INV OUT:16.80 W

S-117 RIM:22.58 INV IN:17.10 S INV OUT:17.10 W

225 LF of 24" HDPE @ 0.13%

MH-29 RIM:23.85 INV IN:14.45 SW INV OUT:14.45 SW

133 LF of 42" HDPE @ 0.13%

179 LF of 42" HDPE @ 0.11%

84 LF of 30" HDPE @ 0.12%

26 LF of 24" HDPE @ 0.38%

26 LF of 24" HDPE @ 0.77%

S-119 RIM:22.58 INV OUT:16.50 SW

S-116 RIM:22.58 INV OUT:16.90 N

S-118 RIM:22.58 INV OUT:17.20 N

26 LF of 24" HDPE @ 0.38%

108 LF of 30" HDPE @ 0.19%

S-18 RIM:22.50 INV IN:14.85 SE INV IN:14.85 NW INV IN:14.85 NE INV OUT:14.85 SW

S-111 RIM:22.58 INV OUT:16.60 E

S-112 RIM:22.58 INV IN:16.50 N INV IN:16.50 W INV OUT:16.50 S

S-120 RIM:22.58 INV IN:16.30 NE INV OUT:16.30 SE

298 LF of 42" HDPE @ 0.05%

173 LF of 36" HDPE @ 0.17%

MH-121 RIM:23.16 INV IN:16.00 NW INV IN:16.00 SE INV OUT:16.00 SW

S-16 RIM:22.50 INV IN:15.15 S INV IN:15.15 NE INV OUT:15.15 NW

S-17 RIM:22.50 INV OUT:15.25 SW

98 LF of 30" HDPE @ 0.10%

234 LF of 30" HDPE @ 0.13%

204 LF of 42" HDPE @ 0.78%

123 LF of 24" HDPE @ 0.24%

26 LF of 36" HDPE @ 0.77%

S-123 RIM:22.58 INV OUT:16.50 W

S-122 RIM:22.58 INV IN:16.30 E INV IN:16.30 S INV OUT:16.30 NW

26 LF of 24" HDPE @ 0.39%

S-109 RIM:22.58 INV OUT:16.30 E

S-110 RIM:22.59 INV IN:16.20 W INV IN:16.20 N INV OUT:16.20 S

98 LF of 36" HDPE @ 0.20%

160 LF of 42" HDPE @ 1.02%

MH-110 RIM:23.16 INV IN:16.00 N INV IN:16.00 S INV OUT:16.00 E

38 LF of 36" HDPE @ 0.14%

MH-124 RIM:23.29 INV IN:16.50 S INV OUT:16.50 N

150 LF of 24" HDPE @ 0.10%

147 LF of 30" HDPE @ 0.20%

S-15 RIM:22.47 INV OUT:15.50 W

98 LF of 30" HDPE @ 0.10%

S-14 RIM:22.47 INV IN:15.40 S INV IN:15.40 E INV OUT:15.40 N

26 LF of 24" HDPE @ 0.39%

S-107 RIM:22.58 INV IN:16.20 W INV OUT:16.20 N

S-108 RIM:22.58 INV OUT:16.30 E

159 LF of 42" HDPE @ 1.02%

S-125 RIM:22.58 INV IN:16.80 E INV OUT:16.80 N

26 LF of 24" HDPE @ 0.38%

S-126 RIM:22.58 INV OUT:16.90 W

220 LF of 36" HDPE @ 0.09%

MH-11 RIM:22.97 INV IN:15.80 S INV OUT:15.60 N

TOB 21.32'
C.E. 19.32'

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-202

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:56 AM

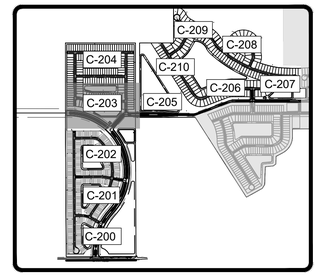
N

0 25 50 100 Feet

1" = 50'

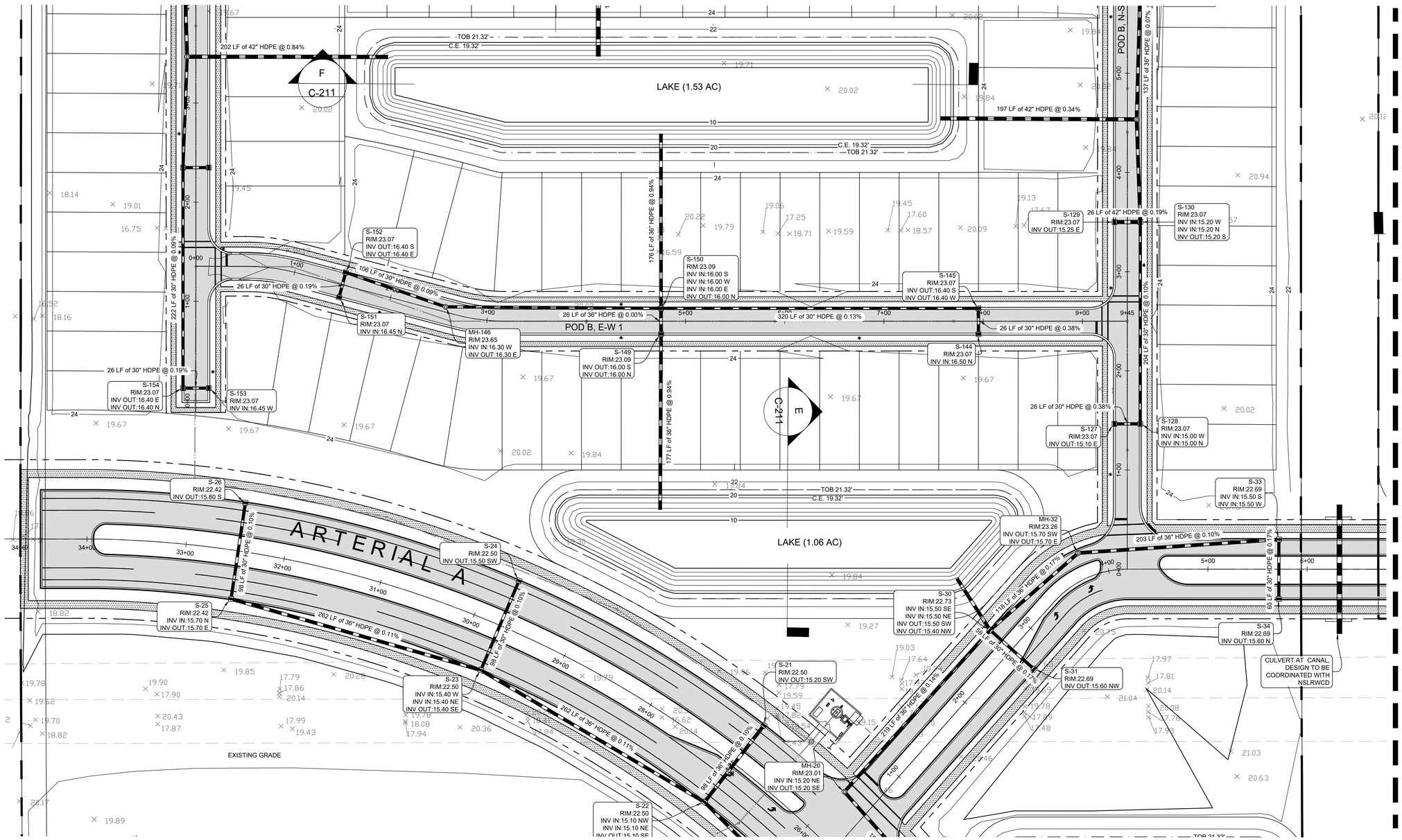
LEGEND:

- PROPERTY BOUNDARY
- –TOB 21.33'– PROPOSED TOP OF BANK
- x70.5 EXISTING SPOT ELEVATION
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP

MATCHLINE SHEET C-204



MATCHLINE SHEET C-202

MATCHLINE SHEET C-206

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-203

Sunshine State 811 One Call

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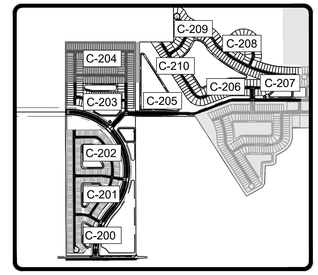
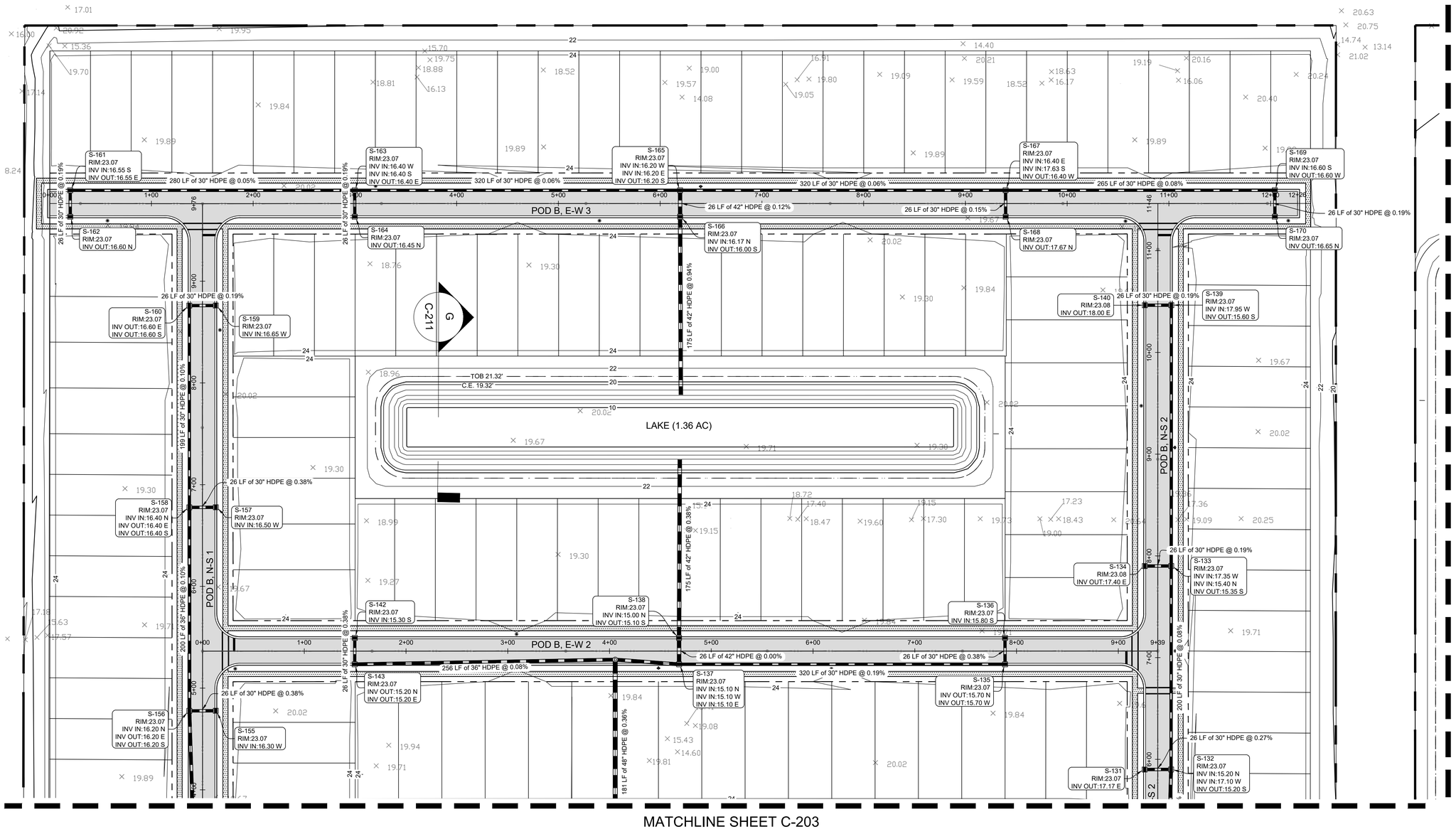
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP



MATCHLINE SHEET C-203

MATCHLINE SHEET C-210

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SUNRISE RESIDENTIAL PD PHASE 1
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FORT PIERCE, FL 34945

THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS

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

PROJ. NO.	22-2180
DATE	2024-07-08
SHEET NO.	C-204

Sunshine State 811 One Call

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- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE

KEY MAP

MATCHLINE SHEET C-210

MATCHLINE SHEET C-203

MATCHLINE SHEET C-206

LAKE (8.95 AC)

H

C-211

EXISTING GRADE

C.E. TOB 19.00'

–TOB 21.92'–

S-35
RIM:22.69
INV IN:15.30 S
INV IN:15.30 E
INV OUT:15.00 N

S-36
RIM:22.69
INV OUT:15.40 N

S-37
RIM:23.03
INV IN:15.50 S
INV IN:15.50 E
INV OUT:15.50 W
INV OUT:15.40 N

S-38
RIM:23.03
INV OUT:15.60 N

S-39
RIM:23.03
INV IN:15.80 S
INV OUT:15.80 W
INV OUT:15.80 E

S-40
RIM:23.03
INV OUT:15.90 N

S-41
RIM:23.03
INV IN:15.80 S
INV IN:15.80 W
INV OUT:15.80 E

S-42
RIM:23.03
INV OUT:15.90 N

60 LF of 30" HDPE @ 0.17%

300 LF of 30" HDPE @ 0.07%

48 LF of 30" HDPE @ 0.21%

300 LF of 30" HDPE @ 0.10%

26 LF of 30" HDPE @ 0.38%

26 LF of 30" HDPE @ 0.38%

7+00 8+00 9+00 10+00 11+00 12+00 14+00 15+00 16+00 18+00

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1

MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: GRADING, DRAINAGE, AND PAVING PLANS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.

C-205

Sunshine State 811 One Call

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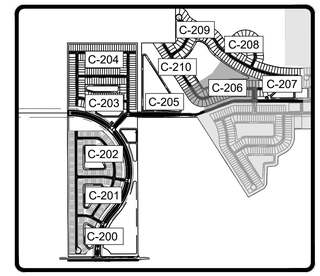
N

0 25 50 100 Feet

1" = 50'

LEGEND:

- PROPERTY BOUNDARY
- –TOB 21.33'– PROPOSED TOP OF BANK
- x70.5 EXISTING SPOT ELEVATION
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP

MATCHLINE SHEET C-208

MATCHLINE SHEET C-210

MATCHLINE SHEET C-207

MATCHLINE SHEET C-205

LAKE
(10.93 AC)

181 LF of 48" HDPE @ 0.34%

181 LF of 42" HDPE @ 0.36%

191 LF of 24" HDPE @ 0.32%

S-178
RIM:23.67
INV IN:15.30 S

MH-175
RIM:23.66
INV IN:15.80 E
INV IN:16.00 S
INV OUT:15.80 W

26 LF of 30" HDPE @ 0.38%

POD C, E-W 1

S-182
RIM:23.32
INV IN:15.15 S

199 LF of 36" HDPE @ 0.10%

282 LF of 30" HDPE @ 0.21%

S-179
RIM:23.67
INV IN:15.20 E
INV OUT:15.20 N
INV OUT:15.20 W

S-181
RIM:23.37
INV IN:15.00 E
INV OUT:15.00 N
INV OUT:15.00 W

102 LF of 30" HDPE @ 0.10%

S-171
RIM:22.80
INV OUT:16.20 E

60 LF of 30" HDPE @ 0.17%

26 LF of 30" HDPE @ 0.19%

191 LF of 30" HDPE @ 0.10%

S-183
RIM:23.32
INV IN:15.20 E
INV OUT:15.10 N

S-172
RIM:22.81
INV IN:16.10 W
INV OUT:16.10 N

298 LF of 30" HDPE @ 0.08%

54 LF of 24" HDPE @ 0.09%

MH-186
RIM:23.15
INV OUT:15.55 NW
INV OUT:15.55 SE

S-185
RIM:23.30
INV IN:15.60 NW
INV OUT:15.60 S

26 LF of 30" HDPE @ 0.19%

S-184
RIM:23.30
INV IN:15.65 N

S-45
RIM:23.03
INV IN:15.40 W
INV IN:15.40 S
INV OUT:15.40 E

S-47
RIM:23.03
INV IN:15.20 W
INV IN:15.20 S
INV OUT:15.20 E

303 LF of 30" HDPE @ 0.07%

300 LF of 36" HDPE @ 0.07%

26 LF of 30" HDPE @ 0.38%

S-46
RIM:23.03
INV OUT:15.50 N

S-48
RIM:23.03
INV OUT:15.30 N

S-43
RIM:23.03
INV IN:15.60 W
INV IN:15.60 S
INV OUT:15.60 E

S-44
RIM:23.03
INV OUT:15.70 N

300 LF of 30" HDPE @ 0.07%

26 LF of 30" HDPE @ 0.38%

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CHECKED BY JWM
APPROVED BY JWM
SCALE SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-206

Sunshine State 811 One Call

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N

0 25 50 100 Feet

1" = 50'

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- –TOB 21.33'– PROPOSED TOP OF BANK
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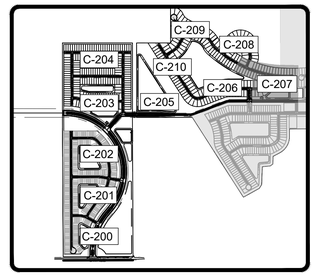
- 24 PROPOSED CONTOUR LINE
- D PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP

MATCHLINE SHEET C-208

MATCHLINE SHEET C-206

PHASE 2 NOT INCLUDED IN THIS APPLICATION

S-373 RIM:??? INV OUT:15.25 SE INV OUT:15.25 SW

S-220 RIM:23.56 INV IN:15.15 SW INV OUT:15.15 SE INV OUT:15.15 NW

S-372 RIM:??? INV IN:15.30 NW INV IN:15.30 N

POD C, LOOP

126 LF of 36" HDPE @ 0.08%

MH-221 RIM:23.39 INV IN:15.05 NW INV IN:15.05 NE INV OUT:15.05 SW

S-221 RIM:23.56 INV OUT:15.20 NE

MH-222 RIM:23.19 INV IN:15.00 NE INV OUT:15.00 SW INV OUT:15.00 SE

183 LF of 36" HDPE @ 0.11%

181 LF of 42" HDPE @ 0.36%

S-222 RIM:23.78 INV IN:15.25 S INV OUT:15.25 E

213 LF of 36" HDPE @ 0.09%

S-223 RIM:23.78 INV IN:15.20 NW INV OUT:15.20 N

MH-224 RIM:23.26 INV IN:15.45 W INV OUT:15.45 E

POD C, E-W 2

205 LF of 36" HDPE @ 0.10%

S-224 RIM:23.55 INV IN:15.65 W INV IN:15.65 S INV OUT:15.65 E

291 LF of 36" HDPE @ 0.12%

S-226 RIM:23.22 INV IN:15.30 W INV OUT:15.30 S

26 LF of 30" HDPE @ 0.19%

S-225 RIM:23.55 INV OUT:15.70 N

97 LF of 36" HDPE @ 0.15%

44 LF of 42" HDPE @ 0.11%

MH-227 RIM:23.67 INV OUT:15.10 E INV OUT:15.10 S

S-227 RIM:23.09 INV IN:15.15 W INV IN:15.15 N

142 LF of 42" HDPE @ 0.07%

259 LF of 48" HDPE @ 1.02%

MH-H RIM:22.78 INV IN:15.00 N INV OUT:-7.49 E INV OUT:15.00 SW

C-211

–TOB 21.32'–
C.E. 19.32'

S-177 RIM:23.35 INV OUT:16.20 SE

26 LF of 30" HDPE @ 0.38%

S-176 RIM:23.35 INV IN:16.10 NW INV OUT:16.10 W

163 LF of 30" HDPE @ 0.12%

MH-176 RIM:23.19 INV IN:16.00 E INV OUT:16.00 W

LAKE (1.83 AC)

AMENITY

PROP. PUBLIC LIFT STATION

S-49 RIM:23.03 INV IN:15.00 W INV IN:15.00 S INV OUT:15.00 E

300 LF of 36" HDPE @ 0.07%

56 LF of 42" HDPE @ 0.52%

S-51 RIM:23.03 INV IN:14.80 W INV IN:14.80 E INV IN:14.80 S INV OUT:14.80 N

S-53 RIM:23.03 INV IN:15.20 S INV OUT:15.20 W

201 LF of 30" HDPE @ 0.10%

26 LF of 30" HDPE @ 0.38%

S-50 RIM:23.03 INV OUT:15.10 N

S-52 RIM:23.03 INV OUT:14.90 N

S-54 RIM:23.03 INV OUT:15.30 N

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1

MIDWAY ROAD
FORT PIERCE, FL 34945

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

PROJ. NO. 22-2180

DATE 2024-07-08

SHEET NO.

C-207

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N

0 25 50 100 Feet

1" = 50'

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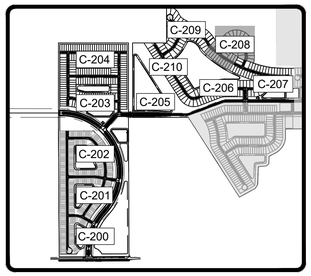
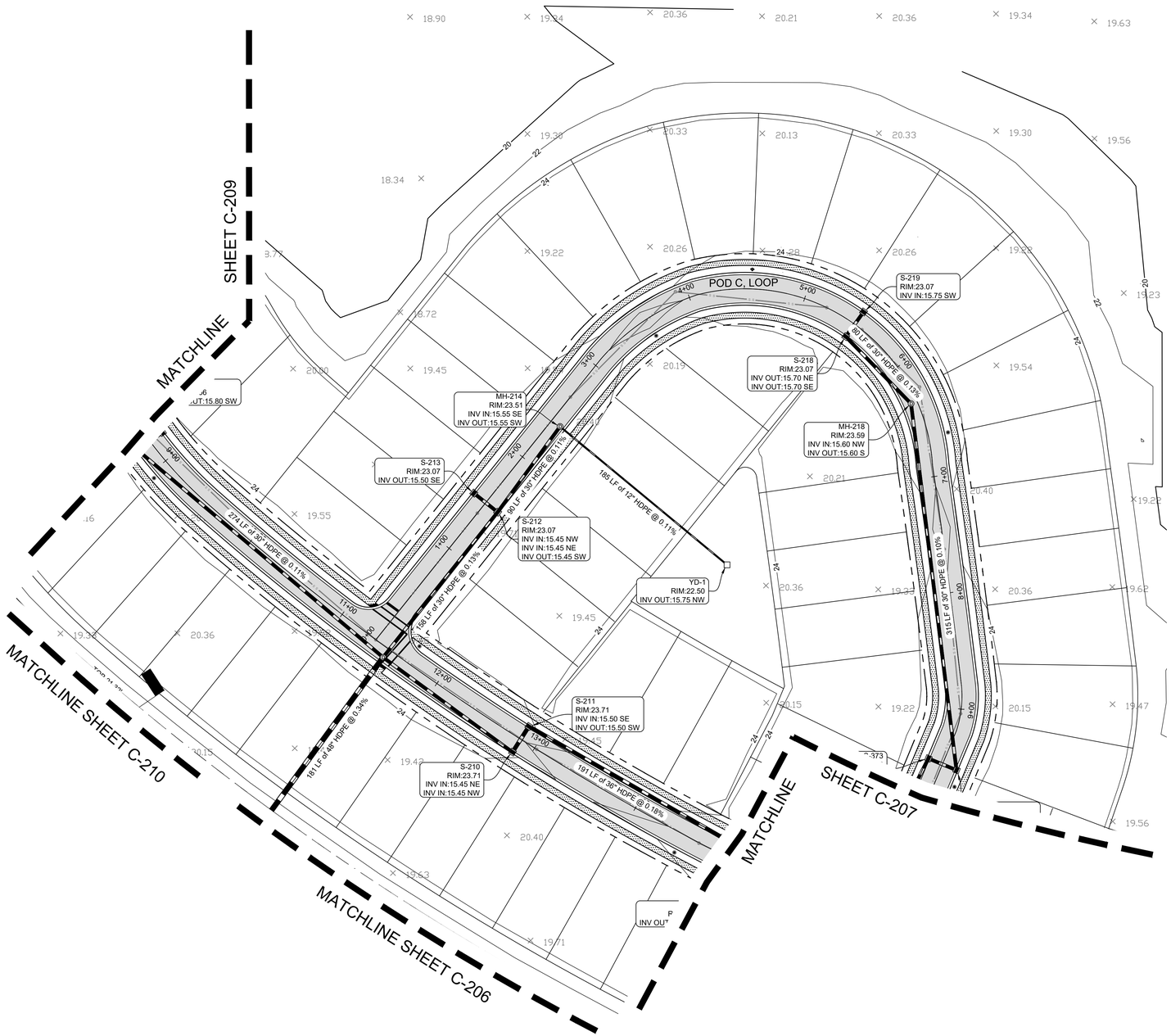
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE
- PROPOSED LIGHT POLE



KEY MAP



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PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-208

Sunshine State One Call 811

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N

0 25 50 100 Feet

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- PROPOSED CONCRETE
- PROPOSED LIGHT POLE

KEY MAP

S-202
RIM:23.95
INV IN:15.90 SW

S-201
RIM:20.76
INV OUT:15.80 NE
INV OUT:15.80 SE

101 LF of 30" HDPE @ 0.10%

198 LF of 30" HDPE @ 0.15%

S-204
RIM:23.55
INV IN:19.00 SW

S-203
RIM:23.55
INV IN:15.50 NW
INV OUT:18.95 SE

MH-201
RIM:23.96
INV IN:18.50 NW
INV IN:17.25 E
INV OUT:16.00 SW

165 LF of 30" HDPE @ 0.27%

139 LF of 30" HDPE @ 0.18%

S-205
RIM:24.08
INV IN:17.85 S

MH-205
RIM:24.06
INV OUT:19.33 N
INV OUT:17.33 SW

158 LF of 12" HDPE @ 0.49%

S-206
RIM:24.08
INV OUT:17.83 N
INV OUT:17.50 W

MH-206
RIM:24.17
INV IN:17.33 NE
INV OUT:17.33 SW

173 LF of 12" HDPE @ 0.33%

S-200
RIM:23.07
INV OUT:15.25 SE

S-199
RIM:23.07
INV IN:15.60 NE
INV IN:15.20 SW
INV IN:15.20 NW

POD C_N-S 1

231 LF of 30" HDPE @ 0.09%

MH-198
RIM:23.75
INV OUT:15.00 NE
INV OUT:15.00 SW
INV OUT:15.00 SE

178 LF of 42" HDPE @ 0.35%

181 LF of 12" HDPE @ 0.00%

MH-207
RIM:23.61
INV IN:17.33 NE
INV OUT:17.33 SW

POD C_E-W 2

MH-208
RIM:23.57
INV IN:19.33 NE
INV OUT:17.33 SW

MH-211
RIM:23.83
INV OUT:19.33 NE
INV OUT:17.33 W

167 LF of 12" HDPE @ 0.00%

MH-210
RIM:23.73
INV IN:17.33 E
INV OUT:17.33 SW

145 LF of 12" HDPE @ 0.23%

S-208
RIM:23.56
INV OUT:15.80 SW

S-209
RIM:23.56
INV IN:15.75 NE
INV OUT:15.40 SE

171 LF of 12" HDPE @ 0.00%

MATCHLINE SHEET C-210

MATCHLINE SHEET C-208

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SCALE: SEE SHEET

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DATE 2024-07-08
SHEET NO. C-209

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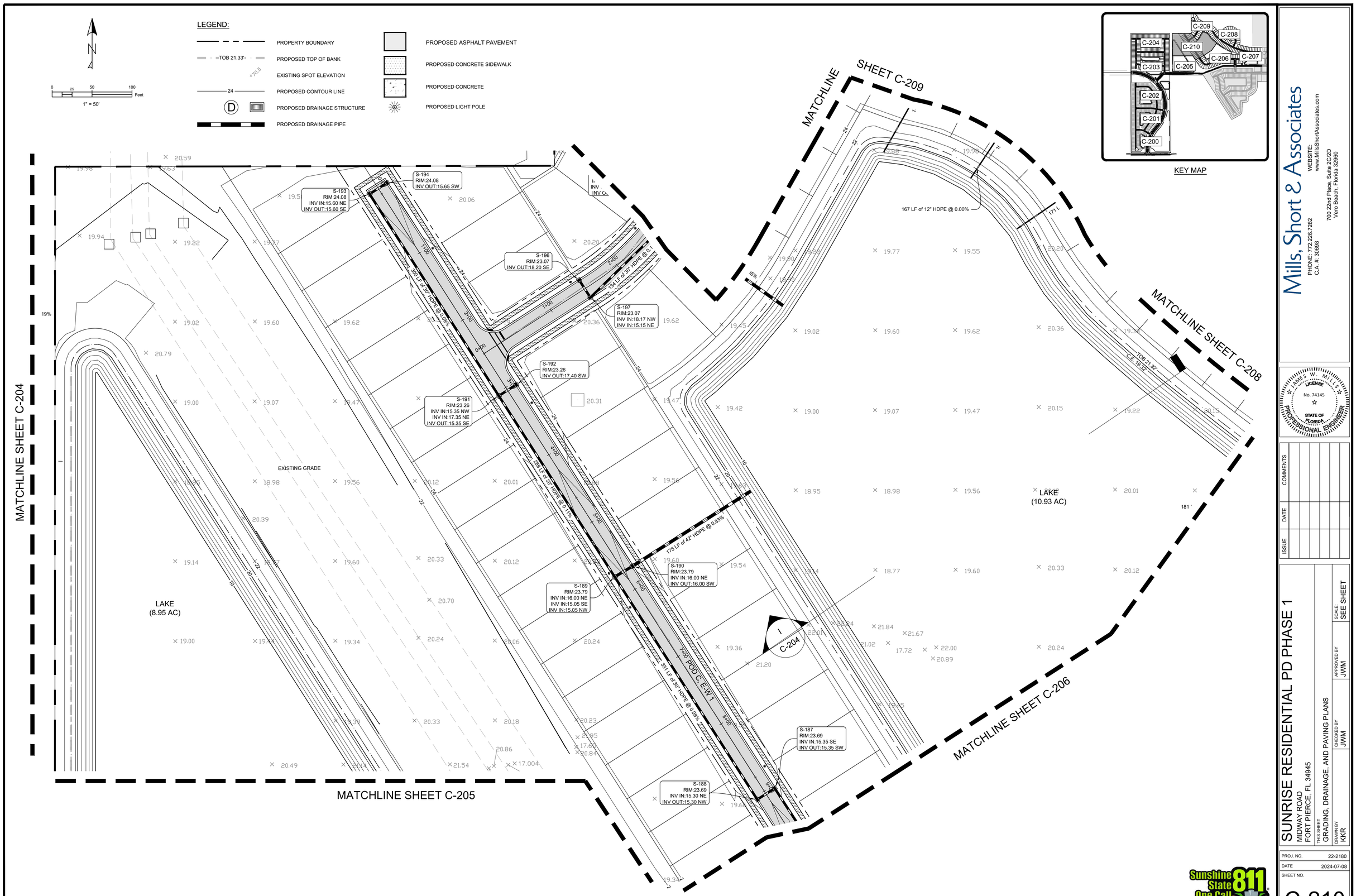

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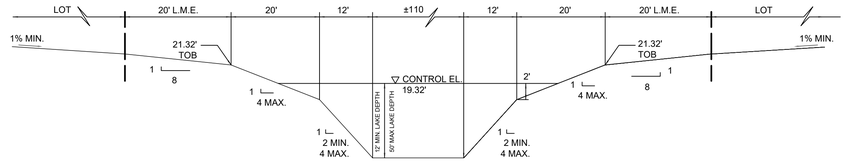

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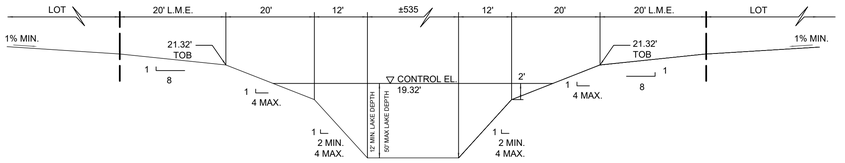

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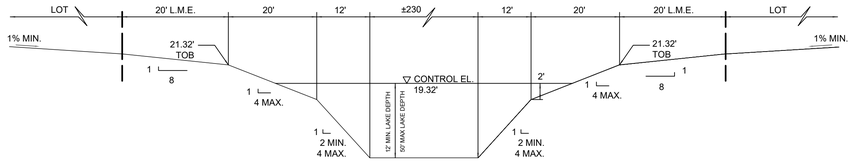

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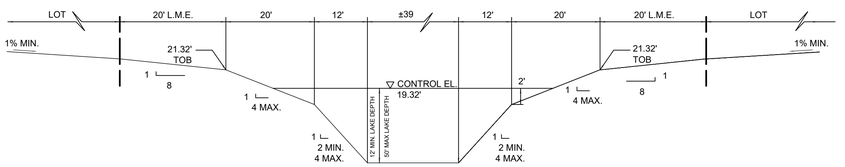

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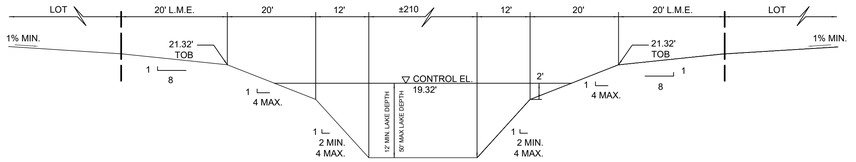

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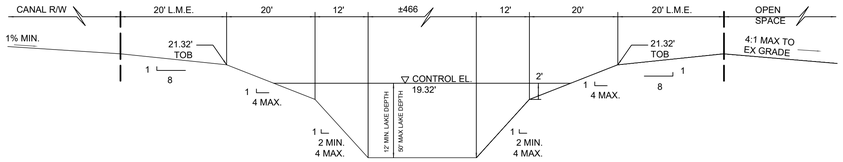

LAKE SECTION H

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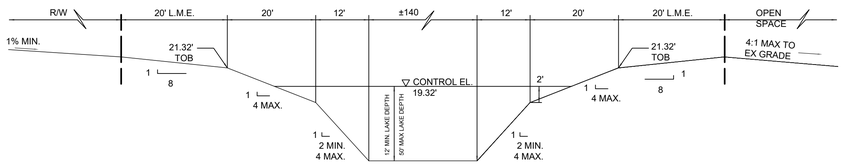

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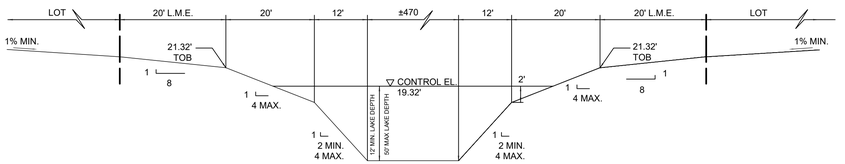

LAKE SECTION I

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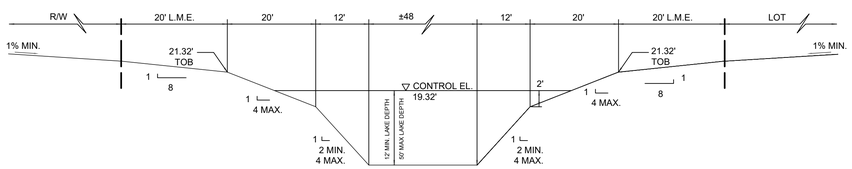

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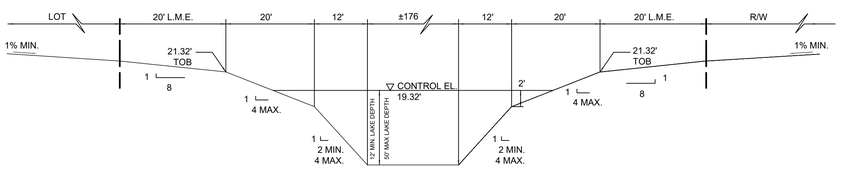

LAKE SECTION J

N.T.S.

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FORT PIERCE, FL 34945

THIS SHEET
CROSS SECTIONS

DRAWN BY
KKR

CHECKED BY
JWM

APPROVED BY
JWM

SCALE
SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-211

Sunshine State 811 One Call

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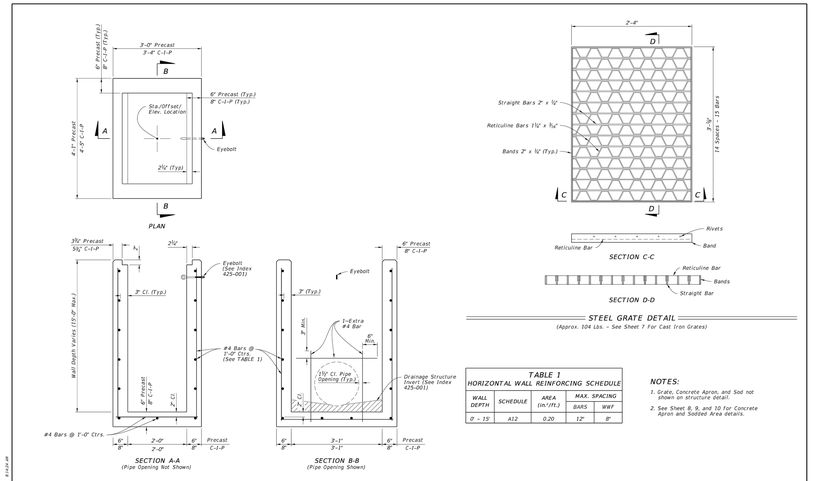
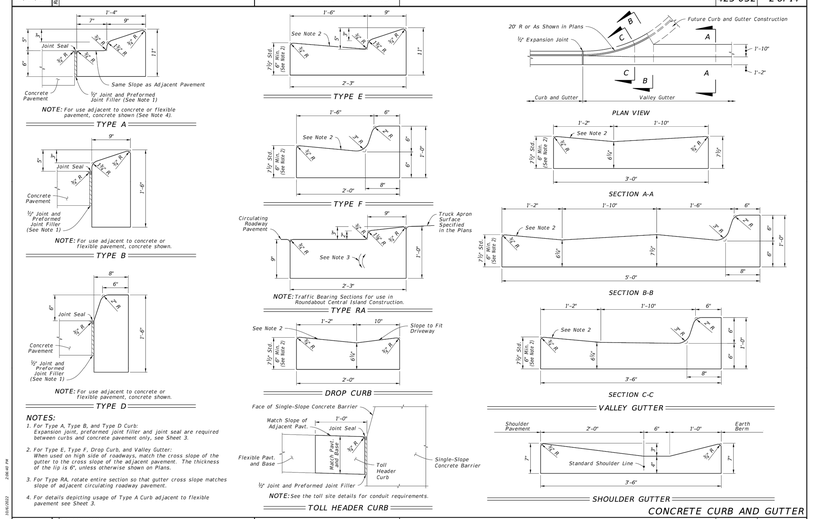


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20					425-052	2 of 14



NOTES:
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21					520-001	2 of 3

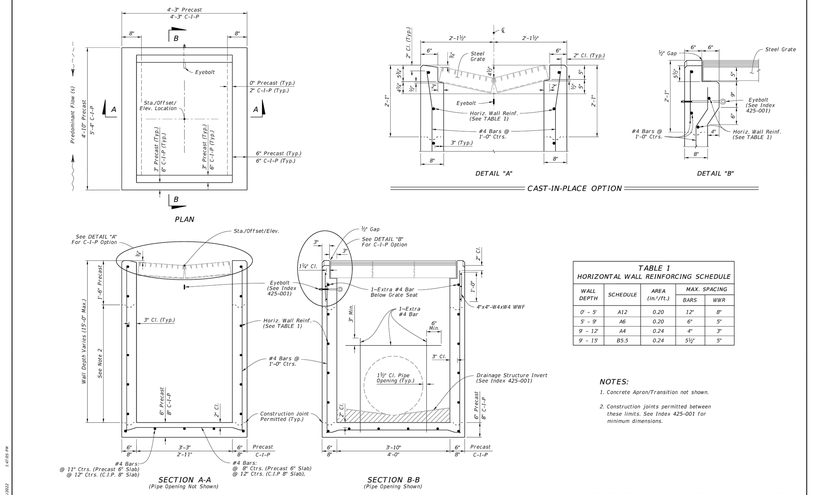
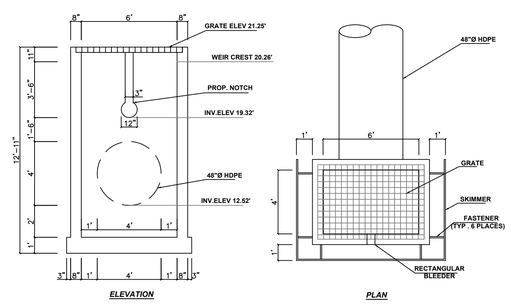


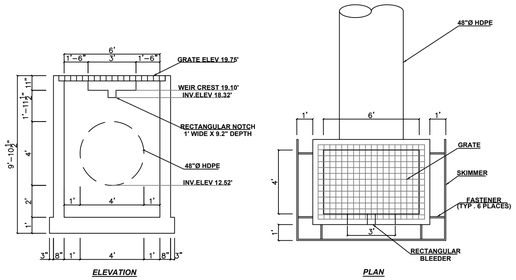
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

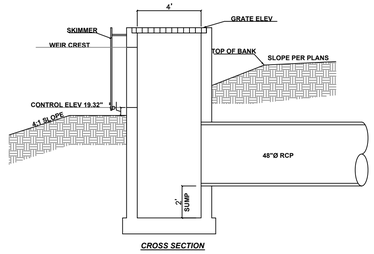
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	8"
5' - 9'	A6	0.20	6"	5"
9' - 12'	A4	0.24	4"	3"
9' - 15'	B5.5	0.24	5½"	5"

NOTES:
1. Concrete Apron/Transition not shown.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

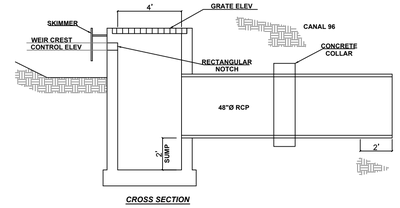
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	GUTTER INLET TYPE S	INDEX	SHEET
10/01/20					425-040	2 of 5



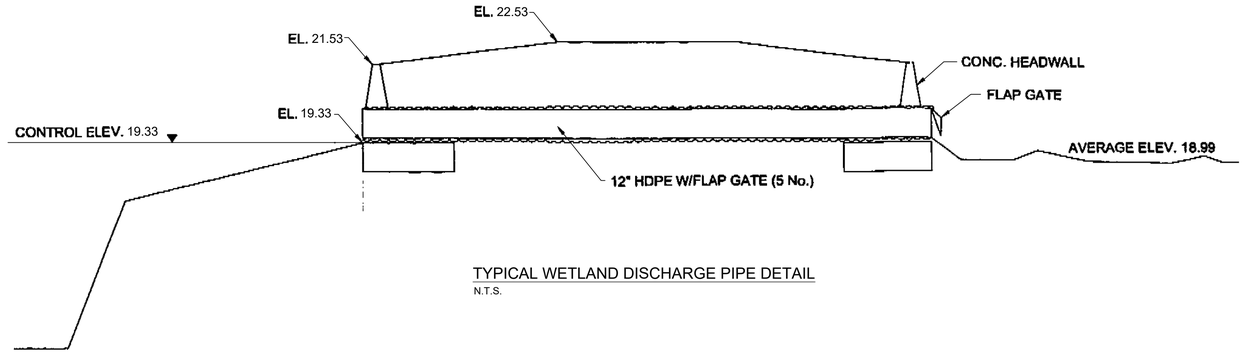




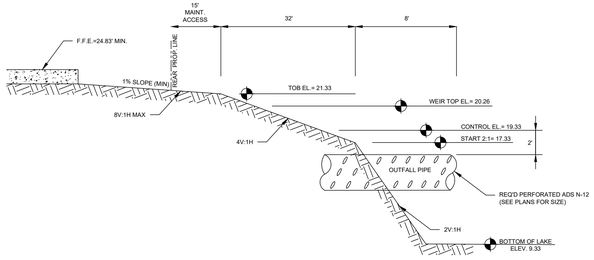
CONTROL STRUCTURE #1 (CS-1)



CONTROL STRUCTURE #5B



TYPICAL WETLAND DISCHARGE PIPE DETAIL
N.T.S.



TYPICAL STORMWATER POND CROSS-SECTION
N.T.S.

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PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

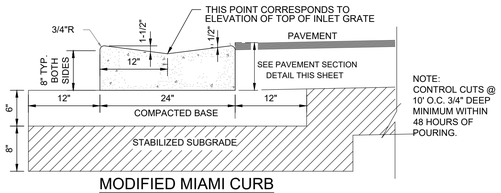
SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: GRADING, DRAINAGE, AND PAVING DETAILS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-300

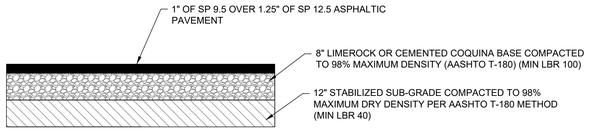
Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-300 GRADING, DRAINAGE, AND PAVING DETAILS.dwg DATE: 7/11/2024 TIME: 10:57 AM



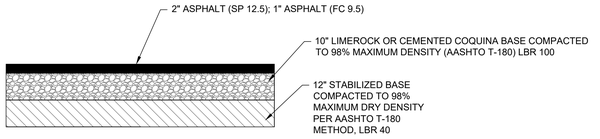
MODIFIED MIAMI CURB

SCALE: N.T.S.



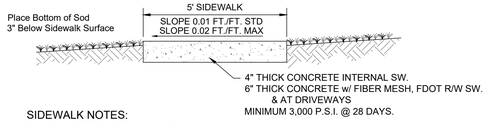
ASPHALT PAVEMENT - PRIVATE R/W

SCALE: N.T.S.



COUNTY ASPHALT PAVEMENT

SCALE: N.T.S.



SIDEWALK NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH BROOM FINISH.

SIDEWALK DETAIL

SCALE: N.T.S.



R1-1

30" STOP SIGN

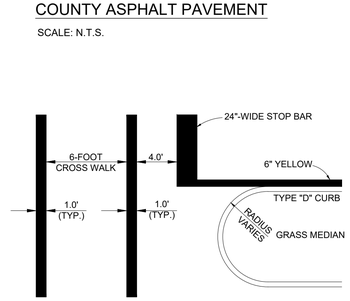
SCALE: N.T.S.

1. STREET DESIGNATION SIGNS(S) ARE REQUIRED AND SHALL BE DENOTED ON THE PLANS. STREET NAME SIGNS SHALL BE 8" IN HEIGHT WITH 6" LETTERS. WHEN A STREET INTERSECTS WITH A MULTI-LANE ROADWAY OR THE ADJACENT STREET POSTED SPEED LIMIT IS EQUAL TO OR GREATER THAN 40 MPH, STREET NAME SIGNS SHALL BE 12" IN HEIGHT WITH 8" LETTERS (2009 EDITION, MUTCD).



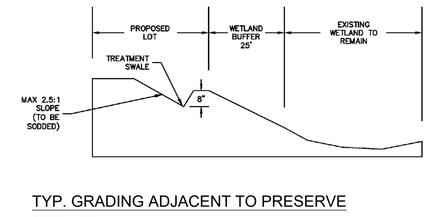
STREET SIGN DETAIL

SCALE: N.T.S.



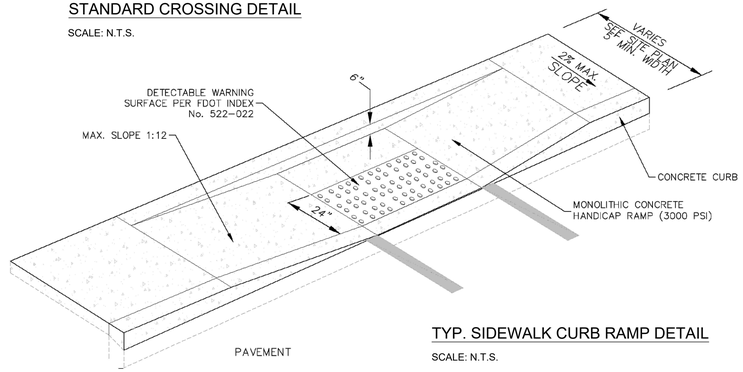
STANDARD CROSSING DETAIL

SCALE: N.T.S.



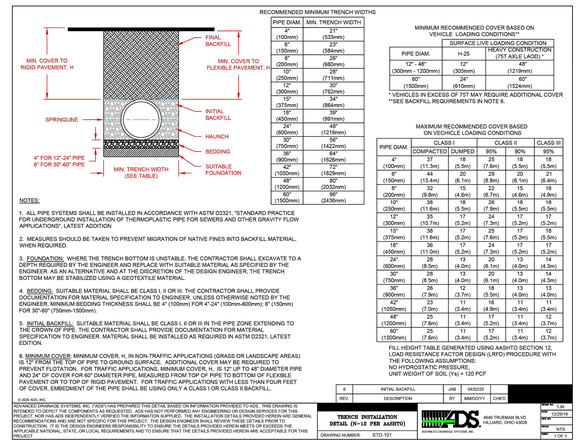
TYP. GRADING ADJACENT TO PRESERVE

SCALE: N.T.S.



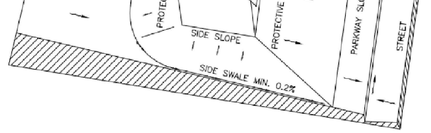
TYP. SIDEWALK CURB RAMP DETAIL

SCALE: N.T.S.



TRENCH DETAIL

NTS



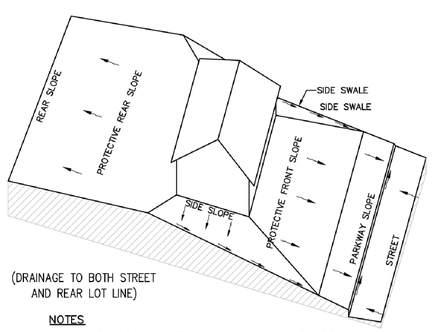
(DRAINAGE TO STREET)

NOTES

1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPICAL LOT GRADING: TYPE A

SCALE: N.T.S.



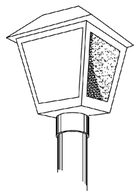
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

NOTES

1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPICAL LOT GRADING: TYPE B

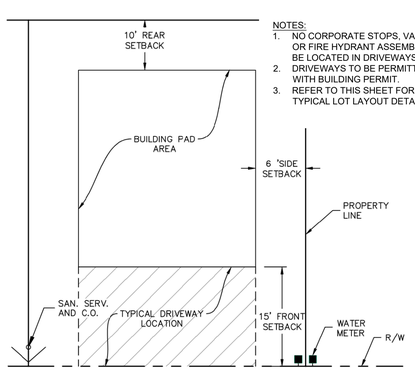
SCALE: N.T.S.



LED STREET LIGHT PER FPL

TYP. STREET LIGHT DETAIL

SCALE: N.T.S.



NOTES:

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. REFER TO THIS SHEET FOR TYPICAL LOT LAYOUT DETAIL.

TYP. DRIVEWAY LOCATION DETAIL

SCALE: N.T.S.

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
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THIS SHEET: GRADING, DRAINAGE, AND PAVING DETAILS

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PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-301

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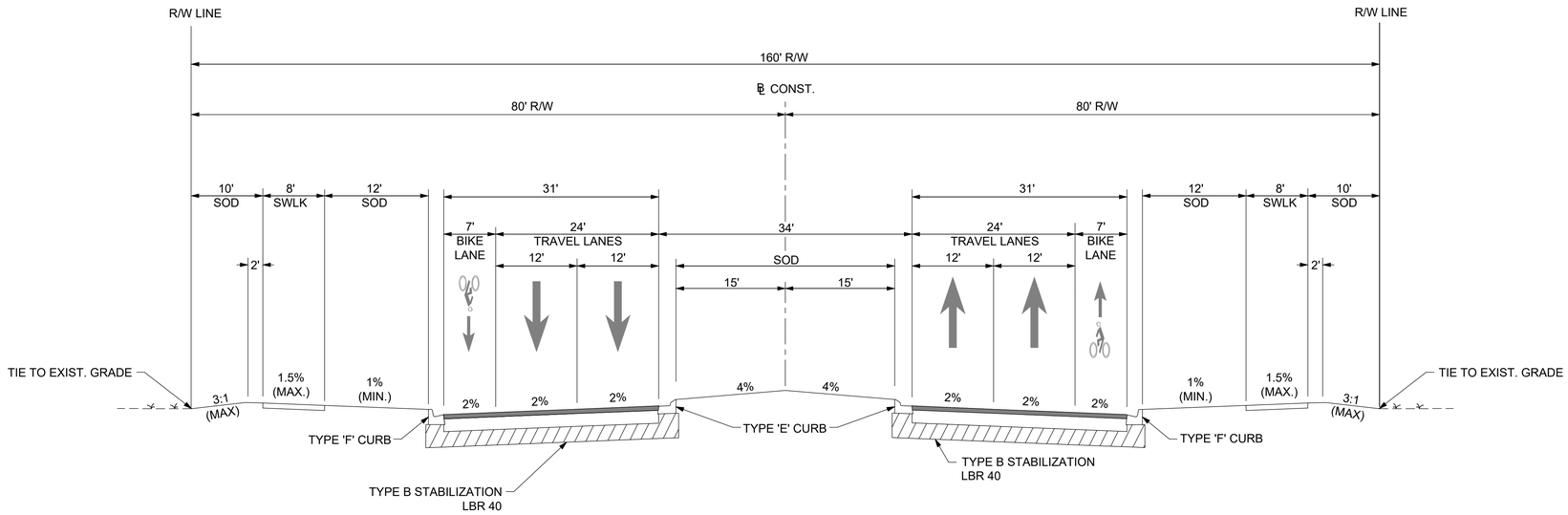
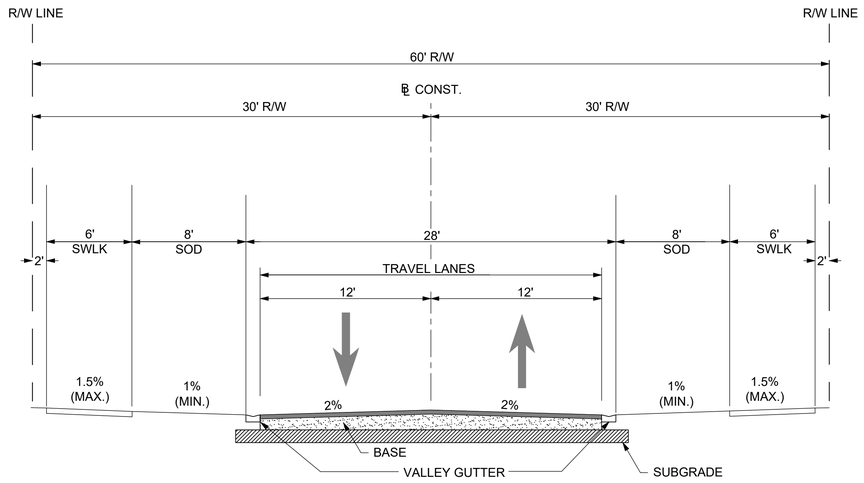


ARTERIAL ROAD "A" TYPICAL SECTION

N.T.S.



LOCAL ROAD, 60' R/W TYPICAL SECTION

N.T.S.

TYPICAL ROADWAY NOTES:

MINIMUM CROWN OF ROAD ELEVATION = 23.33' NAVD

ROADWAY CROWN AND CROSS SLOPES SHALL CONFORM TO CITY OF FORT PIERCE STANDARDS, WITH A TYPICAL CROWN OF 2% SLOPE.

CURB AND GUTTER SHALL BE CONSTRUCTED WITH CONCRETE MEETING THE REQUIREMENTS OF FDOT SECTION 520.

SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE AND CONSTRUCTED WITH CONCRETE MEETING THE REQUIREMENTS OF FDOT SECTION 522.

DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FORT PIERCE STANDARDS.

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MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: TYPICAL ROADWAY SECTIONS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-302

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FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-302 TYPICAL ROADWAY SECTIONS.dwg DATE: 7/11/2024 TIME: 10:57 AM

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DATE: 7/11/2024 TIME: 10:57 AM

LEGEND:

N

0 25 50 100 Feet

1" = 50'

PROPOSED DRAINAGE STRUCTURES:

- MANHOLE
- VALLEY GUTTER INLET
- CURB INLET
- TYPE C DITCH BOTTOM INLET
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN

LIFT STATION NOTES:

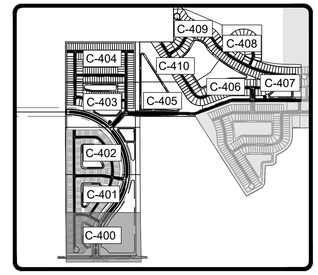
1. A MAINTENANCE AGREEMENT WITH A LICENSED UTILITY CONTRACTOR MUST BE EXECUTED TO ALLOW EMERGENCY REPAIRS DURING A 7-DAY A WEEK, 24-HOUR PERIOD. CONTRACTOR'S CALL-OUT NUMBER MUST BE POSTED ON THE ELECTRICAL PANEL OF THE LIFT STATION WITH INSTRUCTIONS TO CALL IN CASE OF EMERGENCY. A COPY OF THE MAINTENANCE AGREEMENT MUST BE SUBMITTED TO THE UTILITIES DEPARTMENT PRIOR TO COMPLETION FO THE UTILITIES CONSTRUCTION PERMIT.
2. THE MAINTENANCE AGREEMENT SHALL INCLUDE ACCOMMODATIONS FOR ANNUAL INSPECTIONS AND NECESSARY PREVENTATIVE MAINTENANCE. ANNUAL INSPECTION FORMS MUST BE SUBMITTED TO THE DEPARTMENT OF UTILITY SERVICES.
3. LIFT STATION MUST BE CONSTRUCTED IN AN AREA ACCESSIBLE TO APPROPRIATE MAINTENANCE VEHICLES, SUCH AS LARGE VAC TRUCKS.
4. **AN EMERGENCY STANDBY GENERATOR SHALL BE INSTALLED AT THE PROPOSED LIFT STATION.**
5. AN ELECTRICAL RECEPTACLE FOR AN EMERGENCY POWER GENERATOR MUST BE PROVIDED ON THE ELECTRICAL PANEL.

FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
   SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.
2. HORIZONTAL SEPARATIONS
   WHEREVER IT IS PHYSICALLY POSSIBLE:

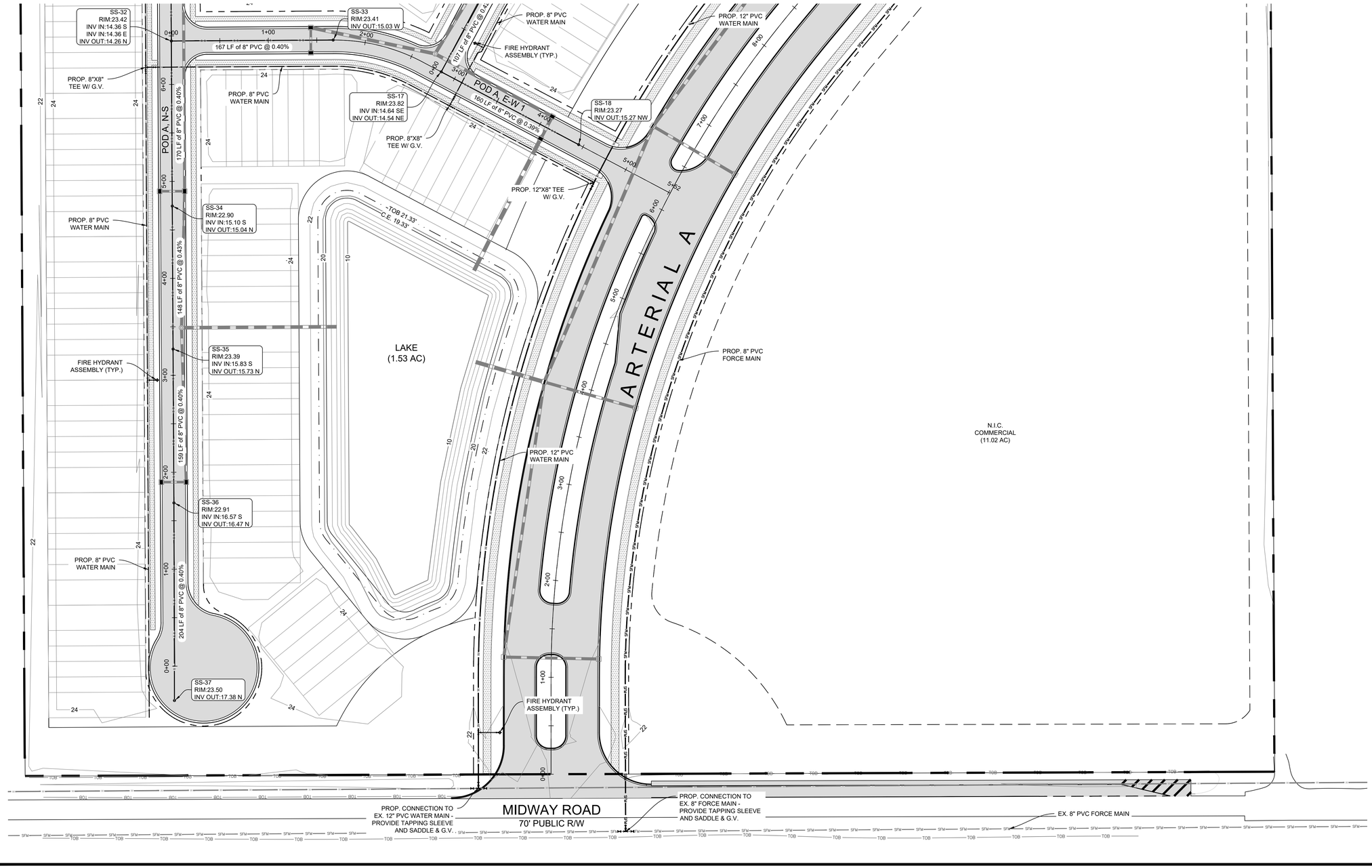
   SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

   WHEREVER NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
   A.) IN A SEPARATE TRENCH;
   B.) ON AN UNDISTURBED EARTH SHELF; AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).
3. CONFLICTS
   WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.



KEY MAP

MATCHLINE SHEET C-401



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SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: UTILITY PLANS
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-400

Sunshine State 811 One Call

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DATE: 7/11/2024 TIME: 10:57 AM

LEGEND:

PROPOSED DRAINAGE STRUCTURES:
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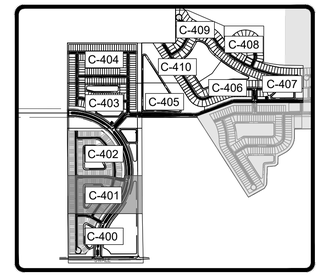
- CURB INLET
- TYPE C DITCH BOTTOM INLET
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN

N

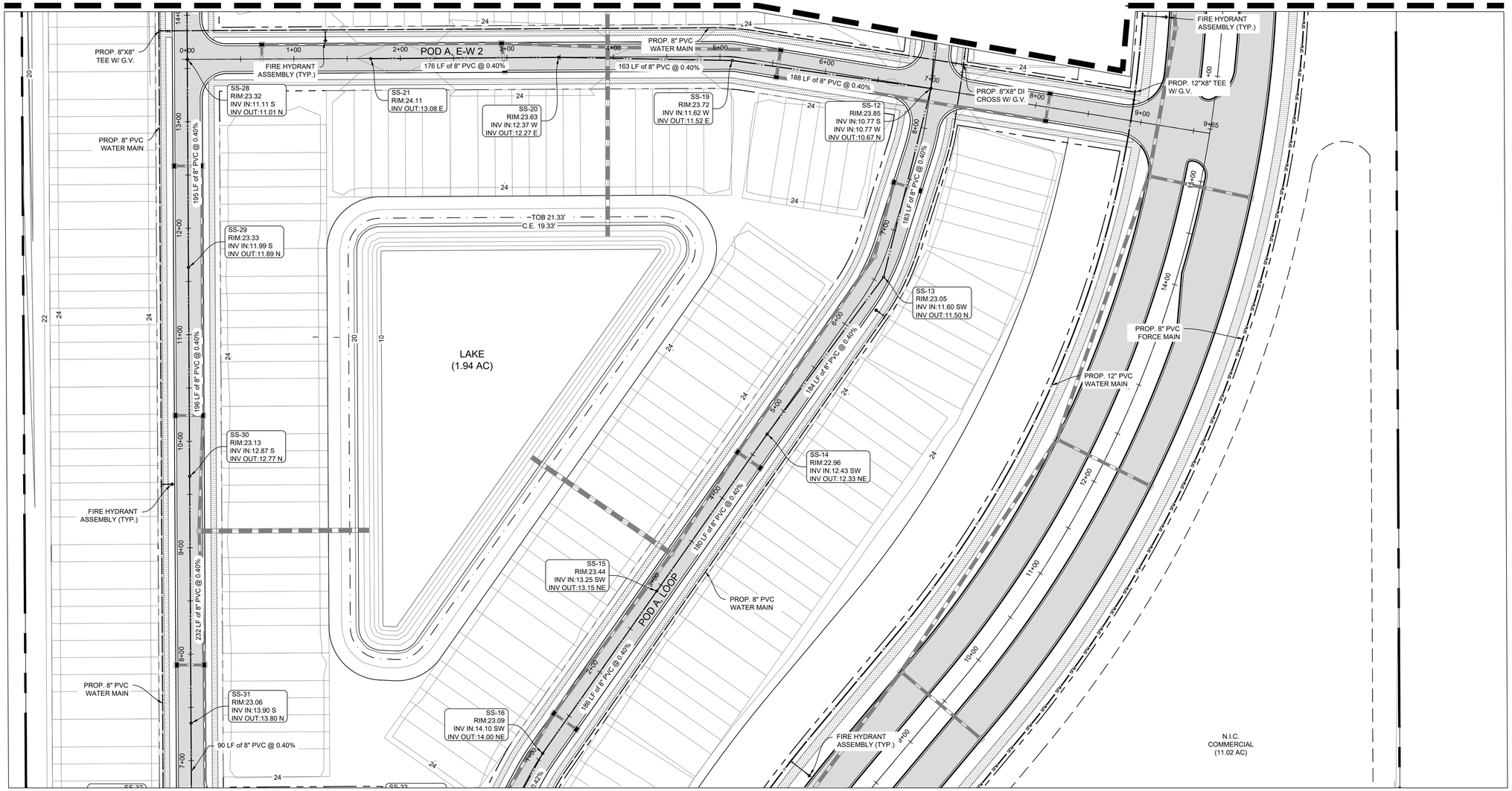
0 25 50 100 Feet

1" = 50'



KEY MAP

MATCHLINE SHEET C-402



MATCHLINE SHEET C-400

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SHEET NO. C-401

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-400 UTILITY PLANS.dwg DATE: 7/11/2024 TIME: 10:58 AM

LEGEND:

PROPOSED DRAINAGE STRUCTURES:
- MANHOLE
- VALLEY GUTTER INLET
- CURB INLET
- TYPE C DITCH BOTTOM INLET

PROPOSED DRAINAGE PIPE

PROPOSED SAN SEWER MANHOLE

EXISTING WATER MAIN

PROPOSED LIGHT POLE

PROPOSED WATER MAIN

PROPOSED SANITARY SEWER MAIN

PROPOSED SEWER FORCE MAIN

EXISTING SEWER FORCE MAIN

N

0 25 50 100 Feet

1" = 50'

MATCHLINE SHEET C-403

SS-3 RIM:22.70 INV IN:4.50 SW INV OUT:4.40 NE

110 LF of 8" PVC @ 0.40%

SS-5 RIM:23.81 INV IN:5.76 S INV OUT:5.66 E

172 LF of 8" PVC @ 0.40%

94 LF of 8" PVC @ 0.40%

PROP. CAPPED 12" PVC WATER MAIN

SS-4 RIM:23.75 INV IN:4.98 W INV OUT:4.88 NE

PROP. 8" PVC FORCE MAIN

TOB 21.33'
C.E. 19.33'

LAKE
(1.32 AC)

ARTERIAL A

SS-24 RIM:22.92 INV OUT:8.18 S

FIRE HYDRANT ASSEMBLY (TYP.)

PROP. 8" PVC WATER MAIN

134 LF of 8" PVC @ 0.40%

PROP. 8"X8" TEE W/ G.V.

83 LF of 8" PVC @ 0.40%

145 LF of 8" PVC @ 0.40%

166 LF of 8" PVC @ 0.40%

POD A, LOOP

141 LF of 8" PVC @ 0.40%

SS-7 RIM:23.04 INV IN:7.06 SE INV OUT:6.96 W

SS-23 RIM:23.43 INV IN:7.85 S INV IN:7.85 N INV OUT:7.75 E

SS-22 RIM:23.27 INV IN:7.17 W INV OUT:7.07 E

SS-6 RIM:22.96 INV IN:6.40 E INV IN:6.40 W INV OUT:6.30 N

116 LF of 8" PVC @ 0.40%

SS-8 RIM:23.25 INV IN:7.86 SE INV OUT:7.76 NW

PROP. 8" PVC WATER MAIN

209 LF of 8" PVC @ 0.40%

POD A, N-S

SS-25 RIM:23.30 INV IN:8.79 S INV OUT:8.69 N

155 LF of 8" PVC @ 0.40%

PROP. 8" PVC WATER MAIN

SS-9 RIM:22.89 INV IN:8.59 S INV OUT:8.49 NW

PROP. 12" PVC WATER MAIN

FIRE HYDRANT ASSEMBLY (TYP.)

170 LF of 8" PVC @ 0.40%

SS-26 RIM:23.10 INV IN:9.57 S INV OUT:9.47 N

LAKE
(2.87 AC)

154 LF of 8" PVC @ 0.40%

SS-10 RIM:23.26 INV IN:9.30 S INV OUT:9.20 N

167 LF of 8" PVC @ 0.40%

SS-27 RIM:22.93 INV IN:10.34 S INV OUT:10.24 N

165 LF of 8" PVC @ 0.40%

SS-11 RIM:22.94 INV IN:10.14 S INV OUT:10.04 N

PROP. 8" PVC WATER MAIN

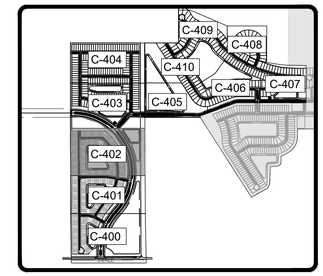
168 LF of 8" PVC @ 0.40%

132 LF of 8" PVC @ 0.40%

FIRE HYDRANT ASSEMBLY (TYP.)

MATCHLINE SHEET C-401

KEY MAP



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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: UTILITY PLANS

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-402

Sunshine State 811 One Call

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DATE: 7/11/2024 TIME: 10:58 AM

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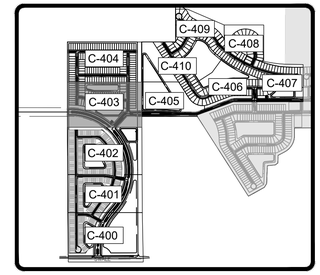
PROPOSED DRAINAGE STRUCTURES:

- MANHOLE
- VALLEY GUTTER INLET
- CURB INLET
- TYPE C DITCH BOTTOM INLET
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN

N

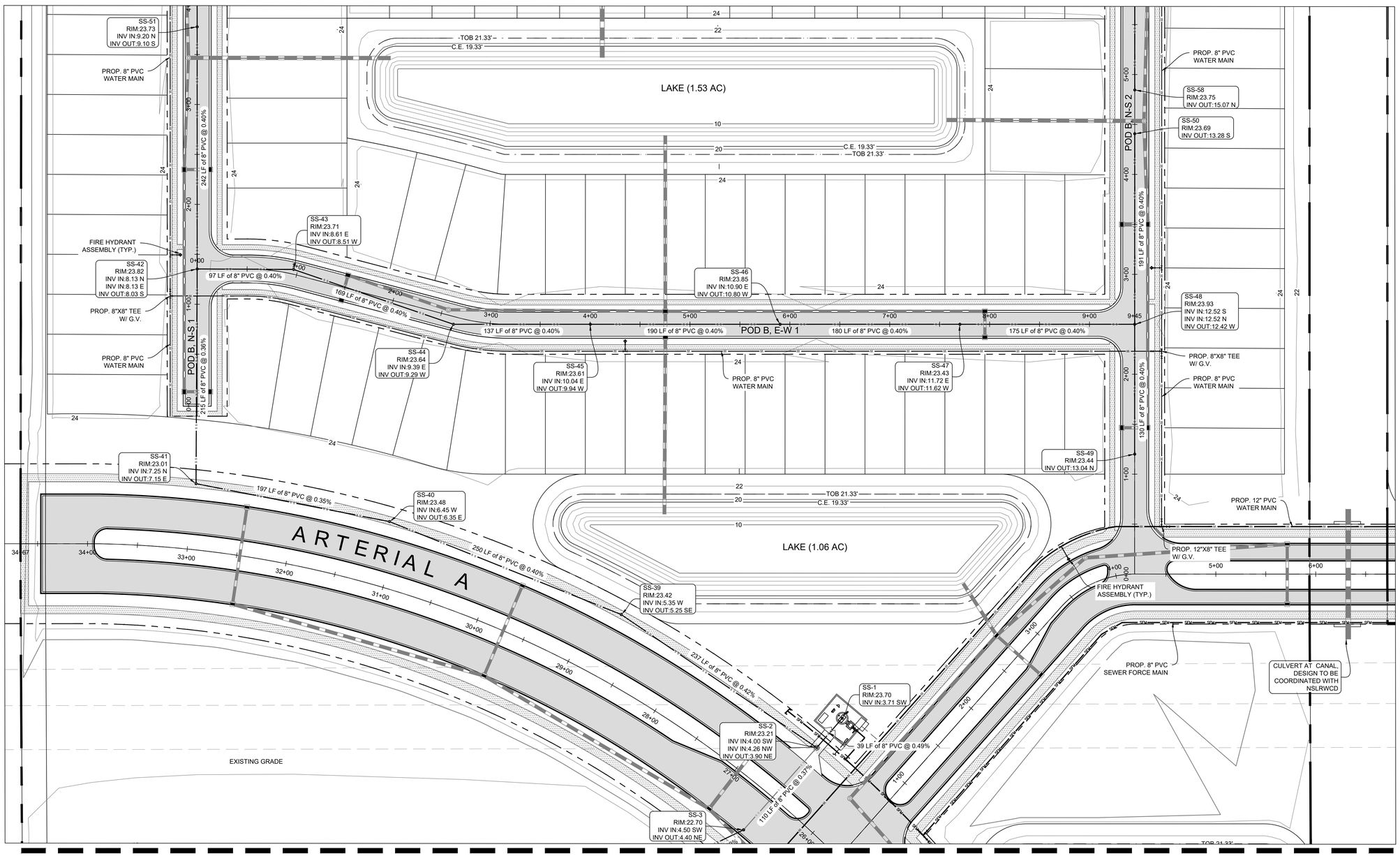
0 25 50 100 Feet

1" = 50'



KEY MAP

MATCHLINE SHEET C-404



MATCHLINE SHEET C-406

MATCHLINE SHEET C-402

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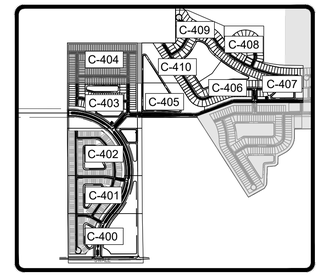
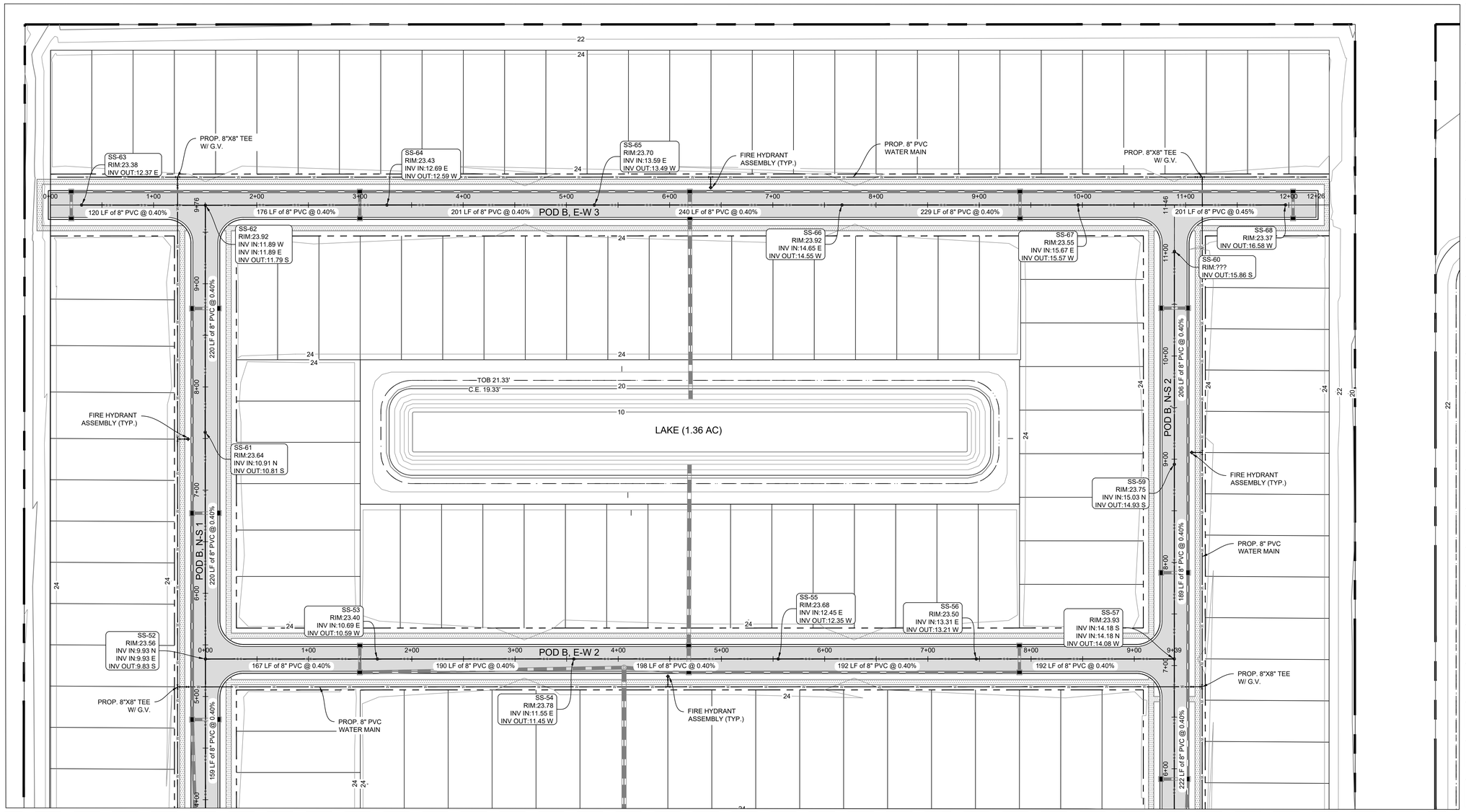
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN

N

0 25 50 100 Feet
1" = 50'



KEY MAP



MATCHLINE SHEET C-410

MATCHLINE SHEET C-403

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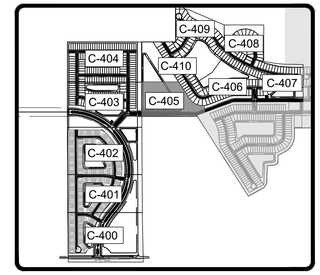
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN (W)
- PROPOSED SANITARY SEWER MAIN (S S)
- PROPOSED SEWER FORCE MAIN (SFM)
- EXISTING SEWER FORCE MAIN (SFM)



KEY MAP

MATCHLINE SHEET C-410

MATCHLINE SHEET C-403

MATCHLINE SHEET C-406

LAKE
(8.95 AC)

TOB 21.33'
C.E. 19.33'

EXISTING GRADE

PROP. 8" PVC
WATER MAIN

PROP. 8" PVC
FORCE MAIN

FIRE HYDRANT
ASSEMBLY (TYP.)

EAST/WEST 5

7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

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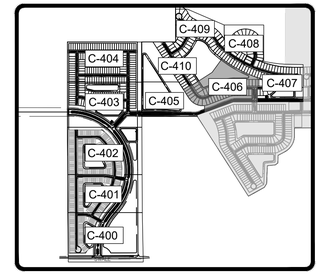
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN

N

0 25 50 100 Feet
1" = 50'

KEY MAP



MATCHLINE SHEET C-410

MATCHLINE SHEET C-408

MATCHLINE SHEET C-407

MATCHLINE SHEET C-405

LAKE
(10.93 AC)

PROP. 8" PVC WATER MAIN

271 LF of 8" PVC @ 0.40%

SS-107
RIM:23.20
INV IN:11.06 NW
INV OUT:10.96 E

119 LF of 8" PVC @ 0.40%

SS-106
RIM:23.66
INV IN:10.48 W
INV OUT:10.38 E

227 LF of 8" PVC @ 0.40%

SS-105
RIM:23.52
INV IN:9.47 W
INV OUT:9.37 E

169 LF of 8" PVC @ 0.40%

PROP. 8" PVC WATER MAIN

154 LF of 8" PVC @ 0.44%

SS-104
RIM:23.86
INV IN:8.70 W
INV OUT:8.60 E

SS-103
RIM:23.29
INV IN:7.92 W
INV OUT:7.82 E

222 LF of 8" PVC @ 0.37%

SS-102
RIM:23.87
INV IN:7.00 W
INV OUT:6.90 E

229 LF of 8" PVC @ 0.40%

SS-74
RIM:23.71
INV IN:5.98 E
INV IN:5.98 W
INV OUT:5.88 S

POD C, E-W 1

PROP. 8"X8" TEE W/ G.V.

153 LF of 8" PVC @ 0.40%

SS-73
RIM:23.06
INV IN:5.27 N
INV OUT:5.17 E

PROP. 12"X8" DI. CROSS W/ G.V. AND CAP ON SOUTH LINE

EAST/WEST 5

PROP. 8" PVC FORCE MAIN

Sunshine State 811 One Call

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PROJ. NO. 22-2180
DATE 2024-07-08
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N

0 25 50 100 Feet

1" = 50'

LEGEND:

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- MANHOLE
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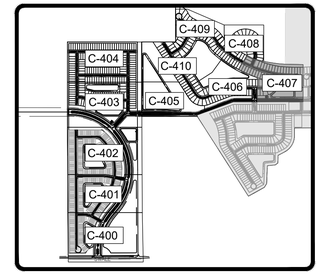
- CURB INLET
- TYPE C DITCH BOTTOM INLET
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN



KEY MAP

MATCHLINE SHEET C-408

MATCHLINE SHEET C-406

SS-86
RIM:23.87
INV IN:10.73 NW
INV OUT:10.63 SE

SS-81
RIM:23.44
INV IN:9.97 NW
INV IN:9.97 N
INV OUT:9.87 E

SS-80
RIM:24.06
INV IN:9.09 W
INV OUT:8.99 E

SS-77
RIM:23.34
INV IN:8.22 E
INV IN:8.22 W
INV OUT:8.12 S

SS-78
RIM:23.90
INV IN:8.89 E
INV OUT:8.79 W

SS-79
RIM:23.39
INV OUT:10.18 W

SS-76
RIM:23.69
INV IN:7.25 N
INV OUT:7.15 SW

SS-75
RIM:23.39
INV IN:6.84 NE
INV OUT:6.74 W

SS-72
RIM:24.55
INV IN:4.49 W
INV OUT:4.39 S

SS-69 (WET WELL)
RIM:24.30
INV IN:3.80 S

SS-71
RIM:23.76
INV IN:4.22 N
INV OUT:4.12 E

SS-70
RIM:23.88
INV IN:4.00 W
INV OUT:3.90 N

PROP. 8" PVC WATER MAIN

PROP. 8"X8" TEE W/ G.V.

PROP. 4" PVC SEWER FORCE MAIN

FIRE HYDRANT ASSEMBLY (TYP.)

POD C, LOOP

POD C, E-W 2

POD C, E-W 1

EAST/WEST 5

198 LF of 8" PVC @ 0.40%

196 LF of 8" PVC @ 0.40%

195 LF of 8" PVC @ 0.40%

191 LF of 8" PVC @ 0.40%

143 LF of 8" PVC @ 0.40%

321 LF of 8" PVC @ 0.40%

219 LF of 8" PVC @ 0.40%

77 LF of 8" PVC @ 0.40%

185 LF of 8" PVC @ 0.41%

170 LF of 8" PVC @ 0.40%

42 LF of 8" PVC @ 0.40%

25 LF of 8" PVC @ 0.40%

30 LF of 8" PVC @ 0.40%

~TOB 21.33'~
C.E. 19.33'

LAKE
(1.83 AC)

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

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

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DATE 2024-07-08
SHEET NO.

C-407

Sunshine State 811 One Call

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N

0 25 50 100 Feet

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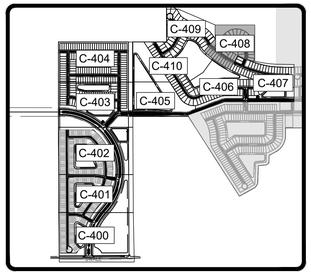
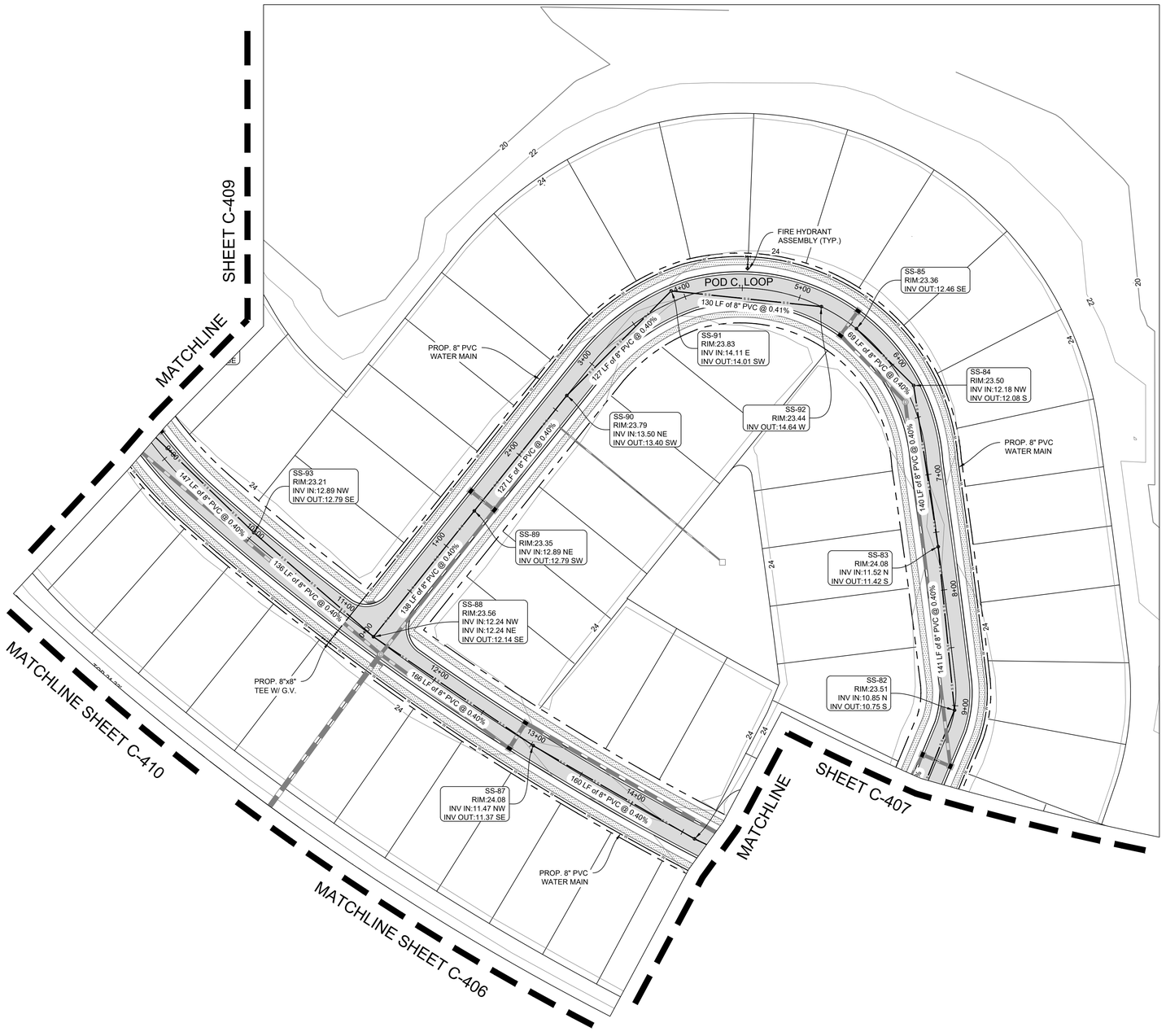
- CURB INLET
- TYPE C DITCH BOTTOM INLET
- PROPOSED DRAINAGE PIPE
- PROPOSED SAN SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED LIGHT POLE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER FORCE MAIN



KEY MAP



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- EXISTING SEWER FORCE MAIN

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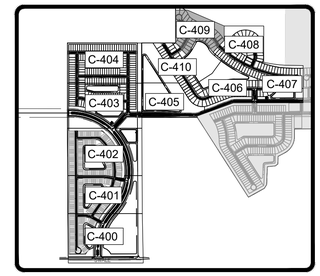

KEY MAP



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- EXISTING SEWER FORCE MAIN

N

0 25 50 100 Feet
1" = 50'

KEY MAP
C-409 C-408 C-404 C-410 C-406 C-407 C-403 C-405 C-402 C-401 C-400

MATCHLINE SHEET C-404

MATCHLINE SHEET C-409

MATCHLINE SHEET C-408

MATCHLINE SHEET C-405

MATCHLINE SHEET C-406

SS-112
RIM:24.31
INV OUT:16.01 SE

PROP. 8" PVC WATER MAIN

T-100
207 LF of 8" PVC @ 0.40%
2+00

T-200
210 LF of 8" PVC @ 0.40%
2+08

PROP. 8" PVC WATER MAIN

PROP. 8"x8" TEE W/ G.V.

SS-111
RIM:23.36
INV IN:15.06 NE
INV IN:15.06 NW
INV OUT:14.96 SE

3+00
214 LF of 8" PVC @ 0.40%
4+00

PROP. 8" PVC WATER MAIN

SS-110
RIM:24.17
INV IN:14.10 NW
INV OUT:14.00 SE

5+00
213 LF of 8" PVC @ 0.40%
6+00

FIRE HYDRANT ASSEMBLY (TYP.)

SS-109
RIM:23.62
INV IN:13.15 NW
INV OUT:13.05 SE

T-100 | POD C, E-W 1
7+00
205 LF of 8" PVC @ 0.40%
8+00

SS-108
RIM:23.85
INV IN:12.24 NW
INV OUT:12.14 SE

9+10

EXISTING GRADE

LAKE
(8.95 AC)

LAKE
(10.93 AC)

TOB 21.33
T.E. 19.33

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JAMES W. MILLS
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

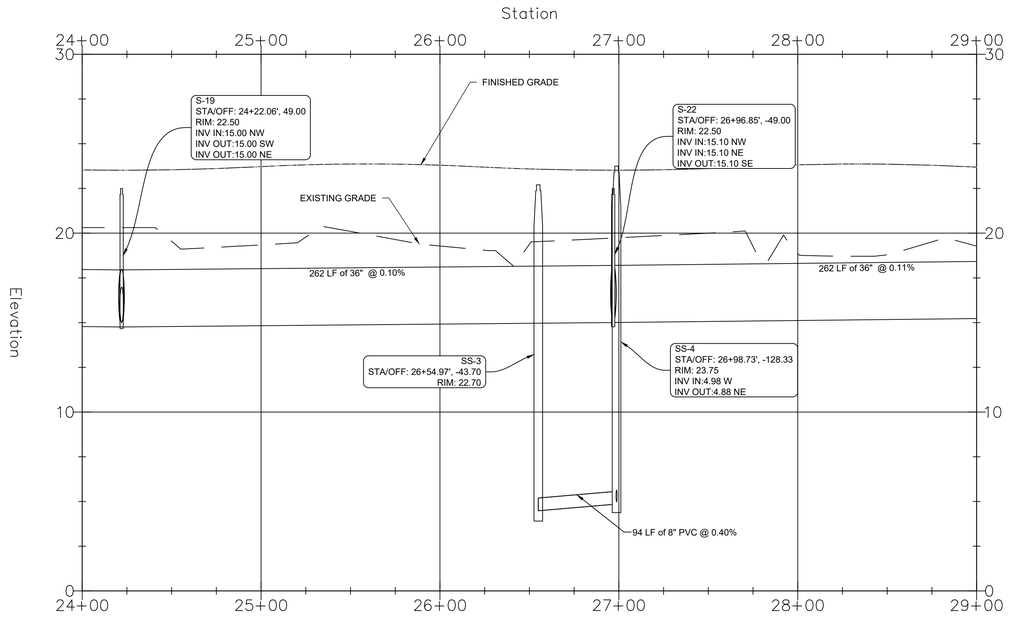
ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: UTILITY PLANS
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-410

Sunshine State 811 One Call



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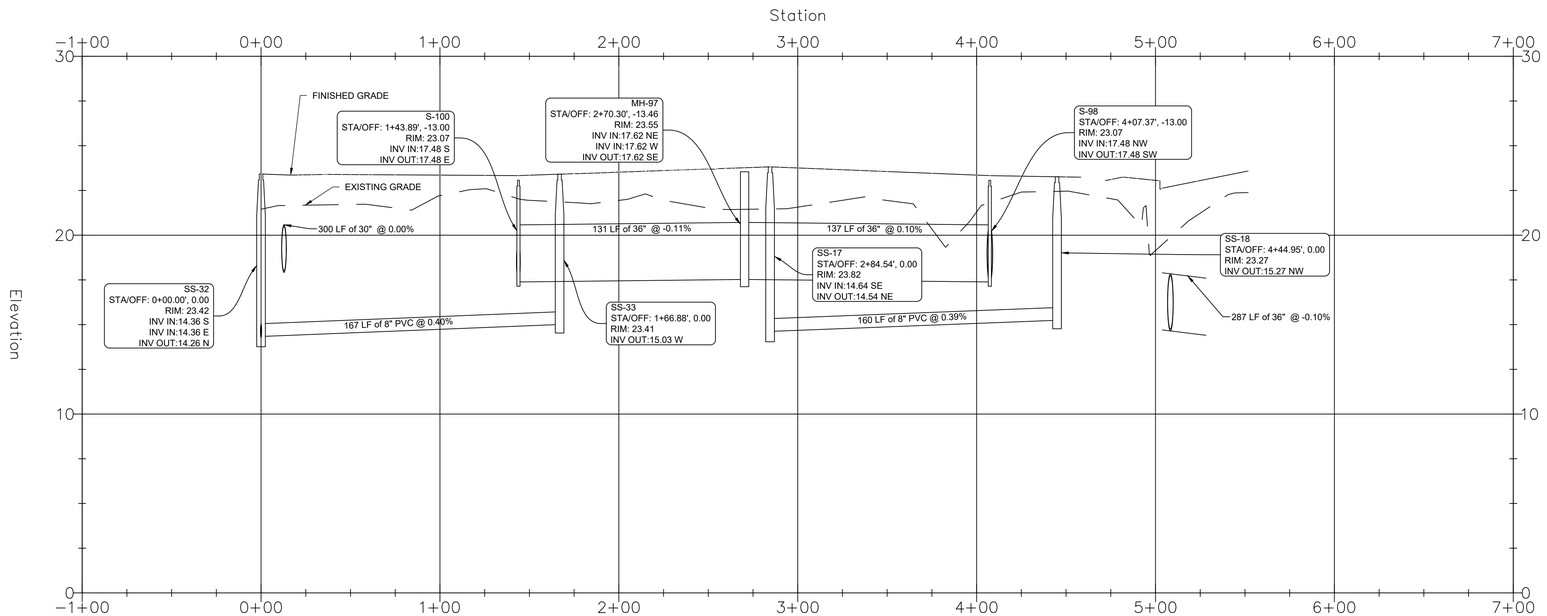

POD A E-W 1 ALIGNMENT
H: 1"=40' V: 1"=4'

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PROFILES

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PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-500

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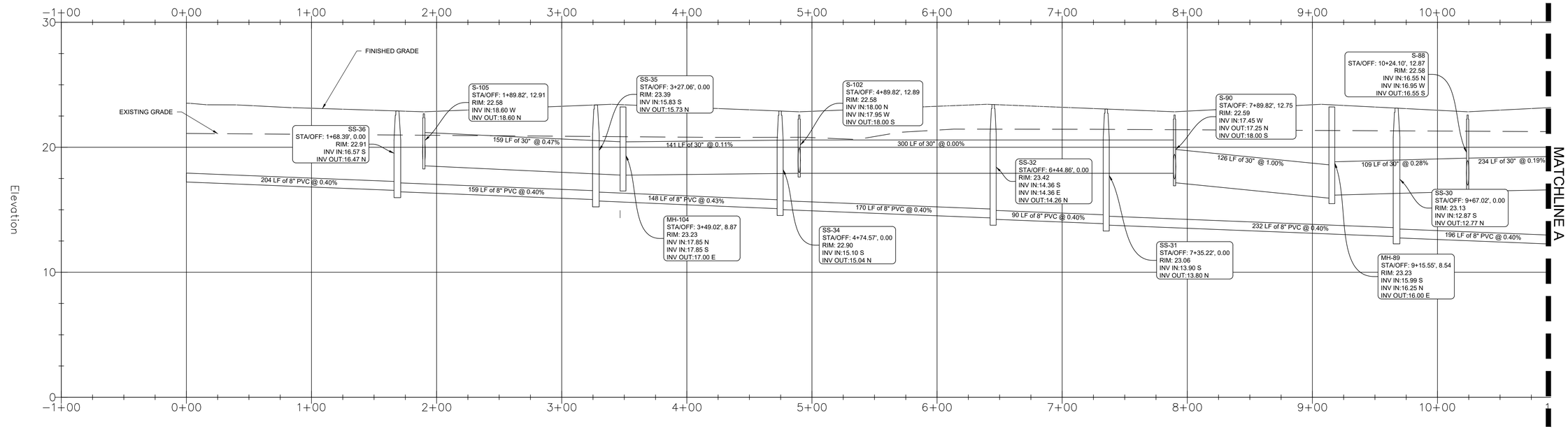
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:58 AM



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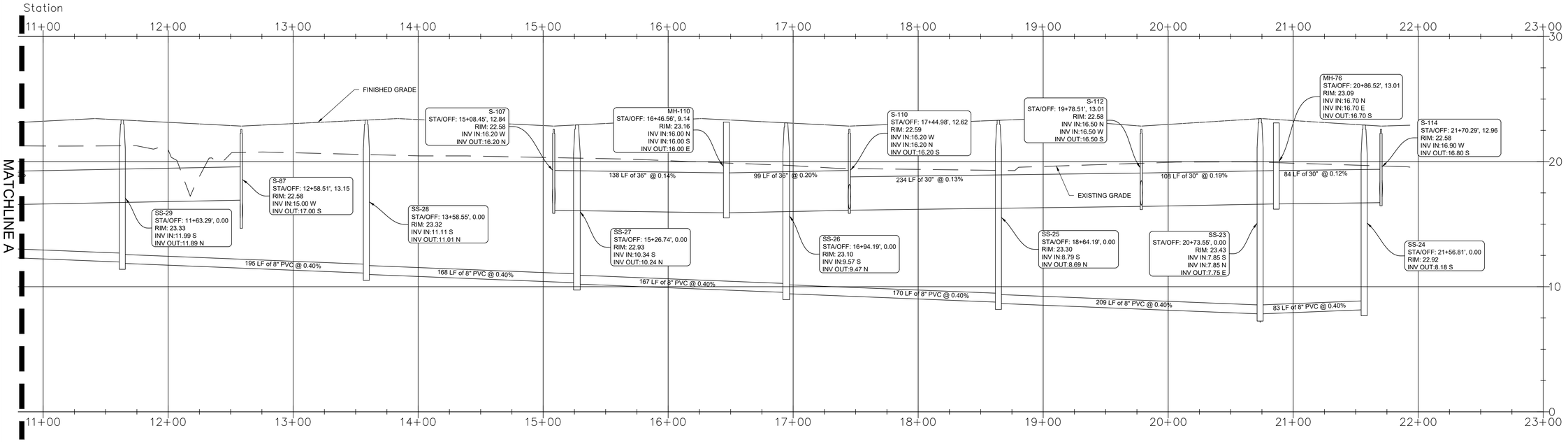

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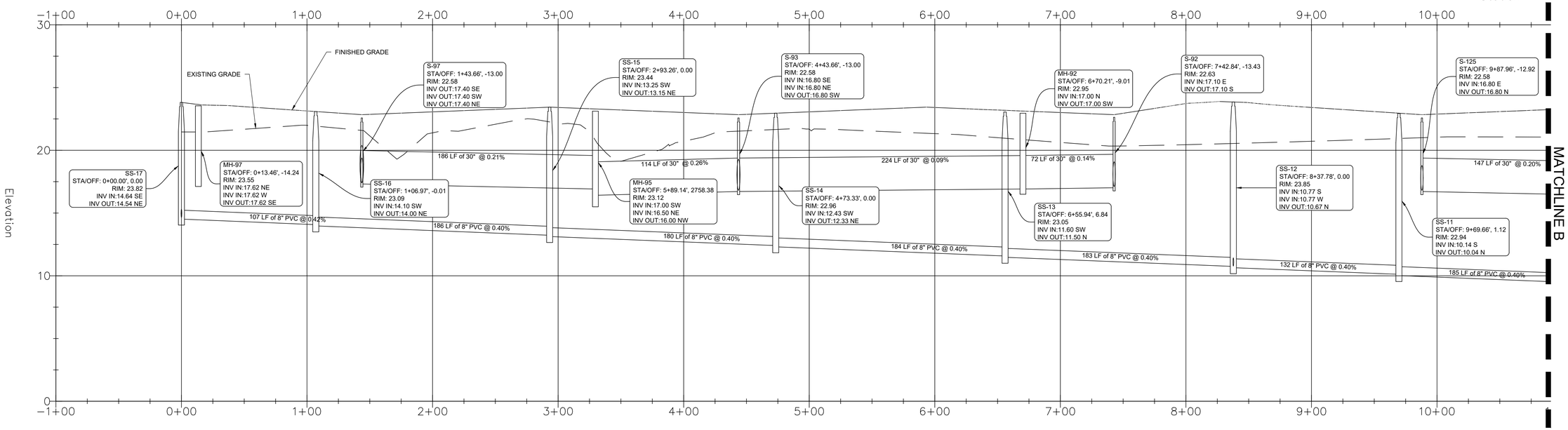
PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-501

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:58 AM



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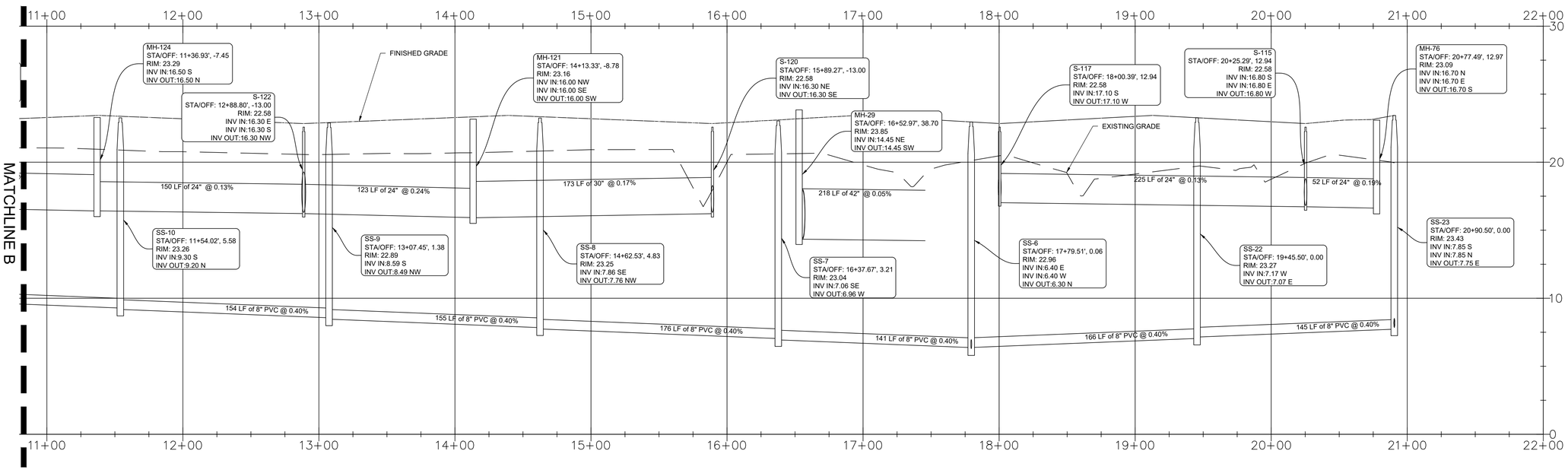

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C-502

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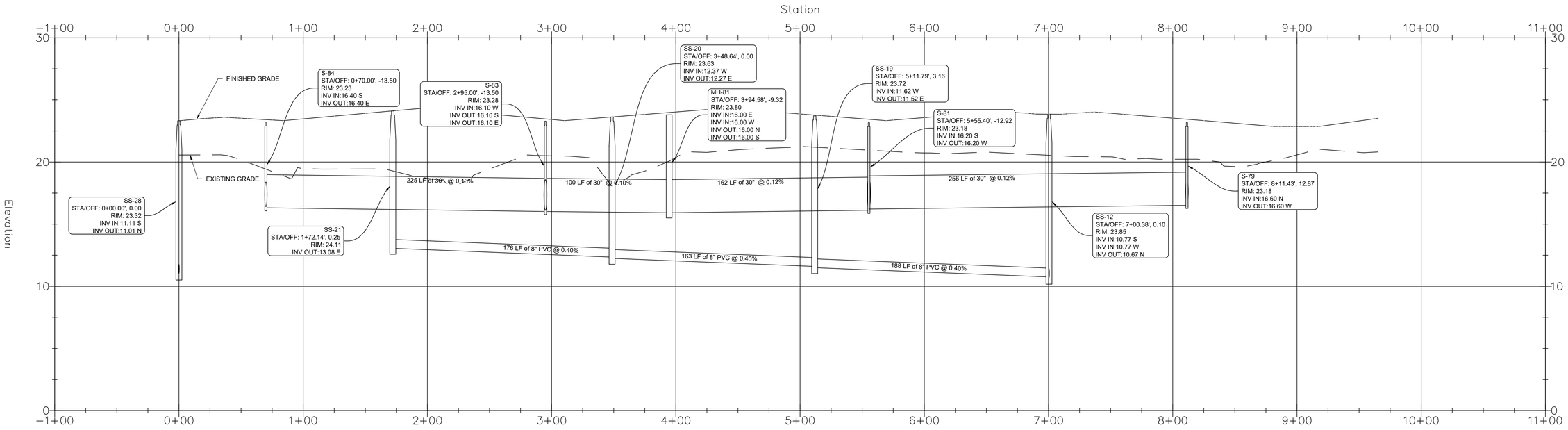

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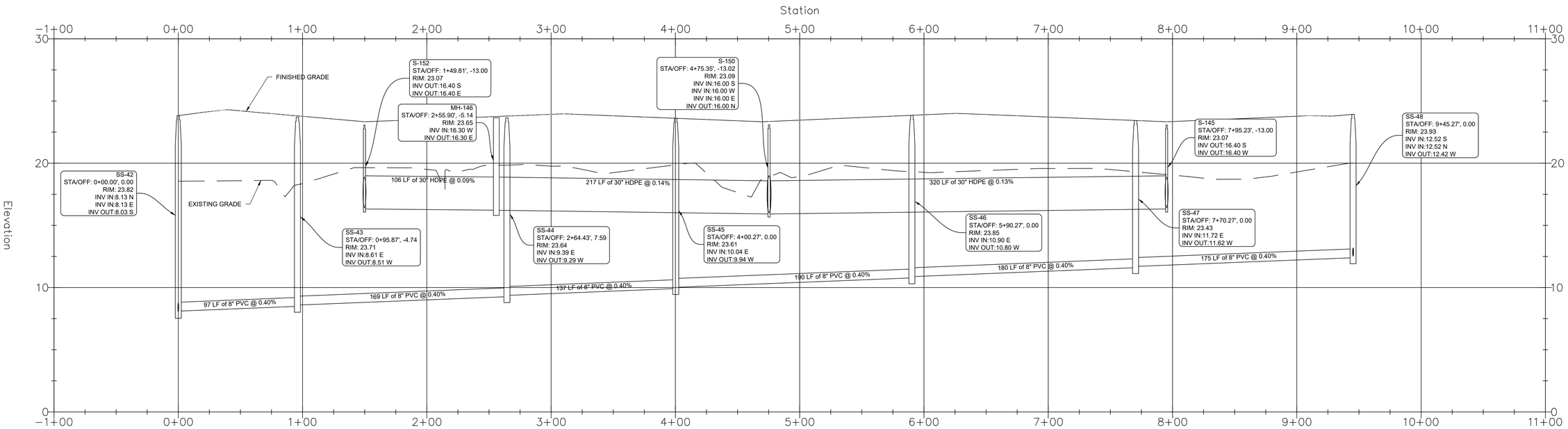

POD B E-W 1 ALIGNMENT
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DATE 2024-07-08
SHEET NO.
C-503

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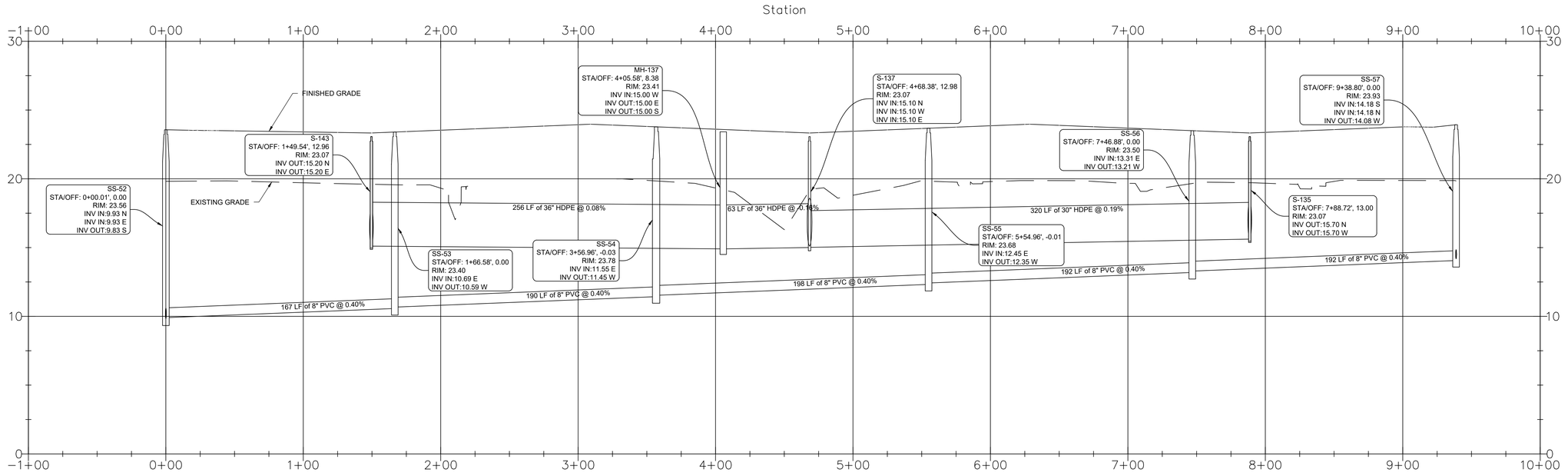

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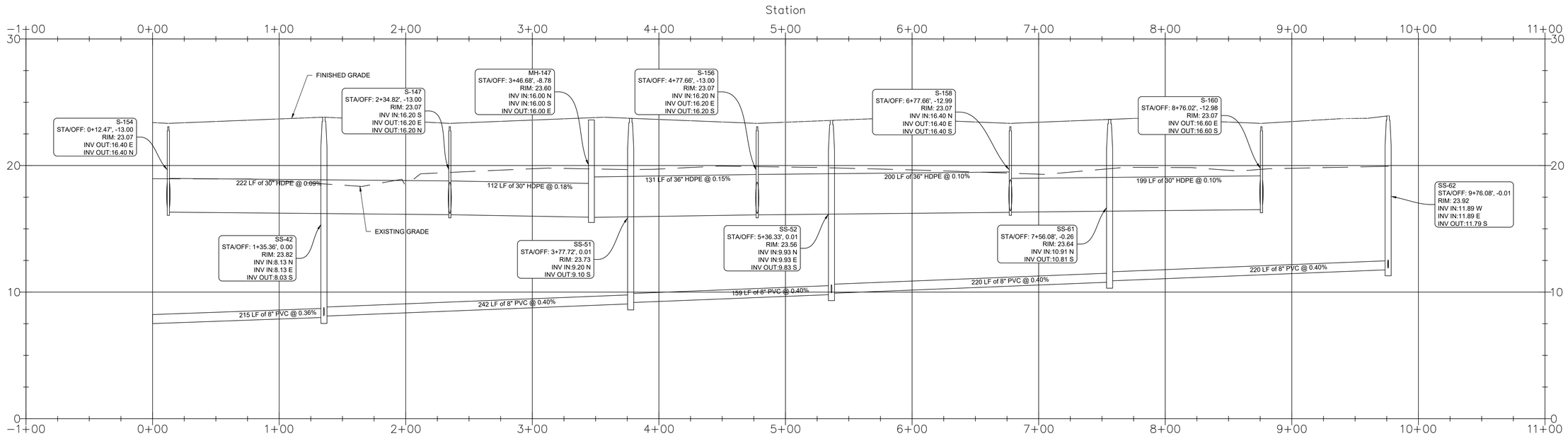

POD B N-S 1 ALIGNMENT
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FORT PIERCE, FL 34945

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DATE 2024-07-08
SHEET NO.

C-504

Sunshine State 811 One Call

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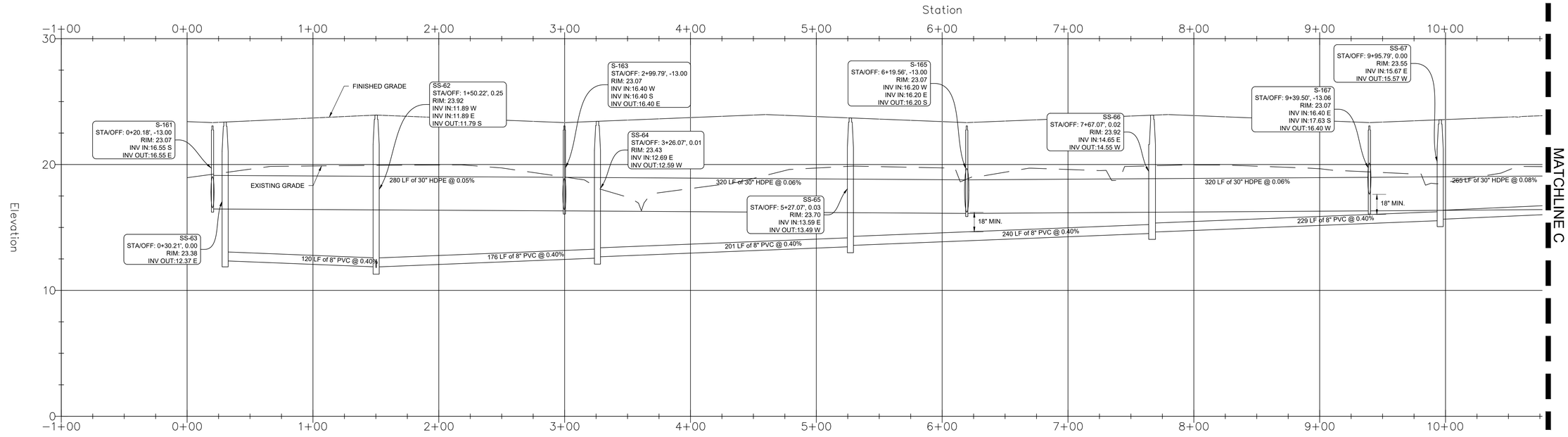

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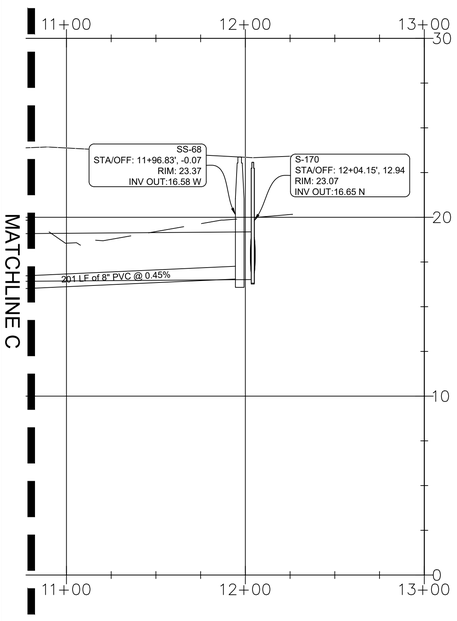

POD B E-W 3 ALIGNMENT
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MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET
PROFILES

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SCALE SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-505

Sunshine State 811 One Call

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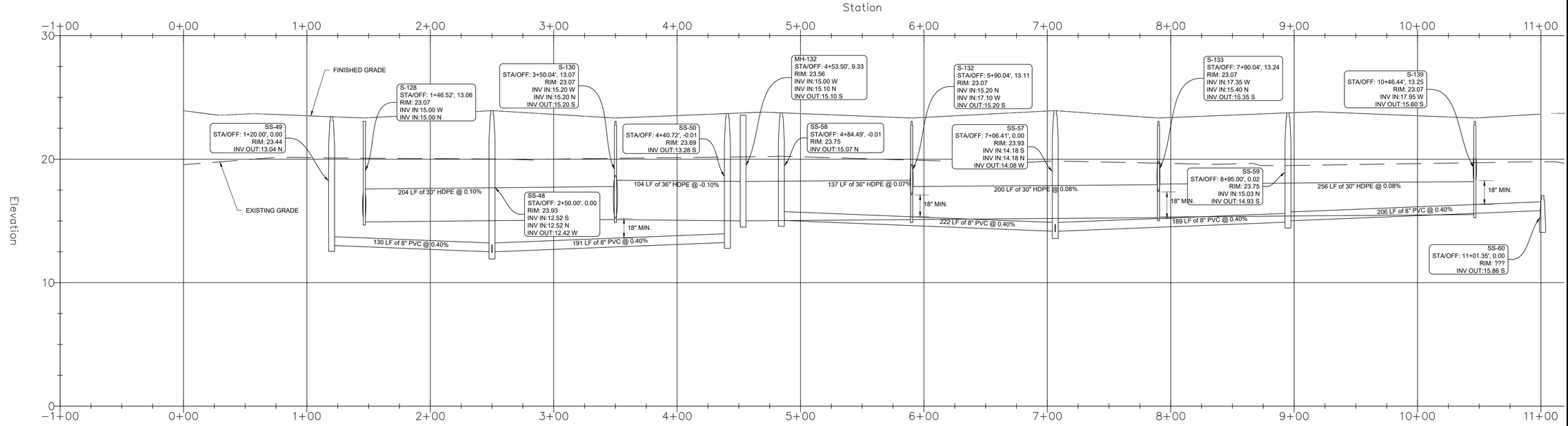

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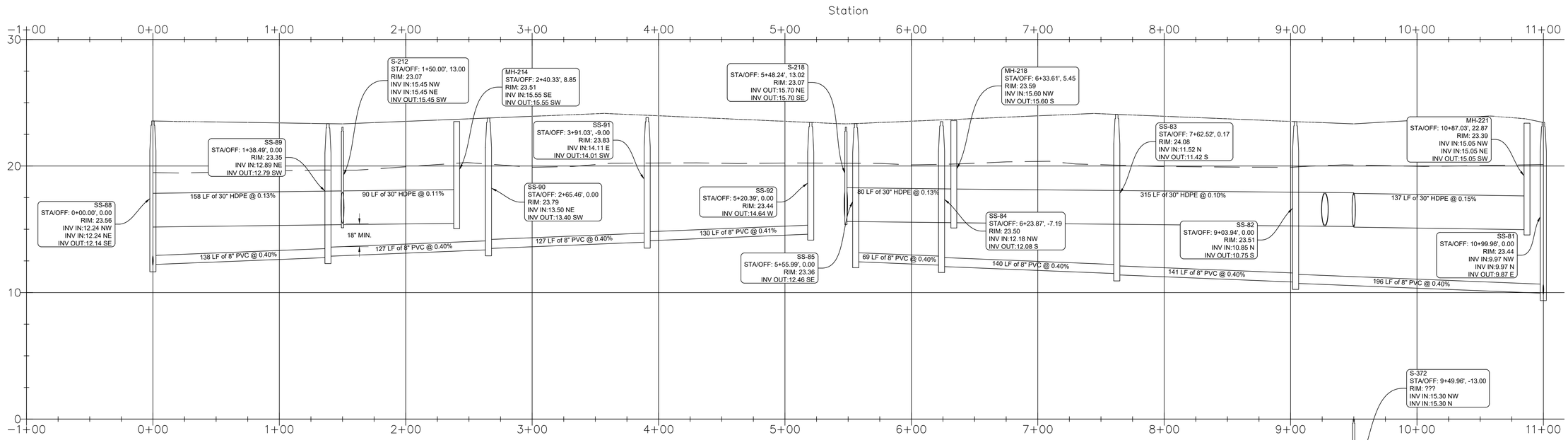

POD C LOOP ALIGNMENT
H: 1"=40' V: 1"=4'

Sunshine State 811 One Call

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ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.

C-506

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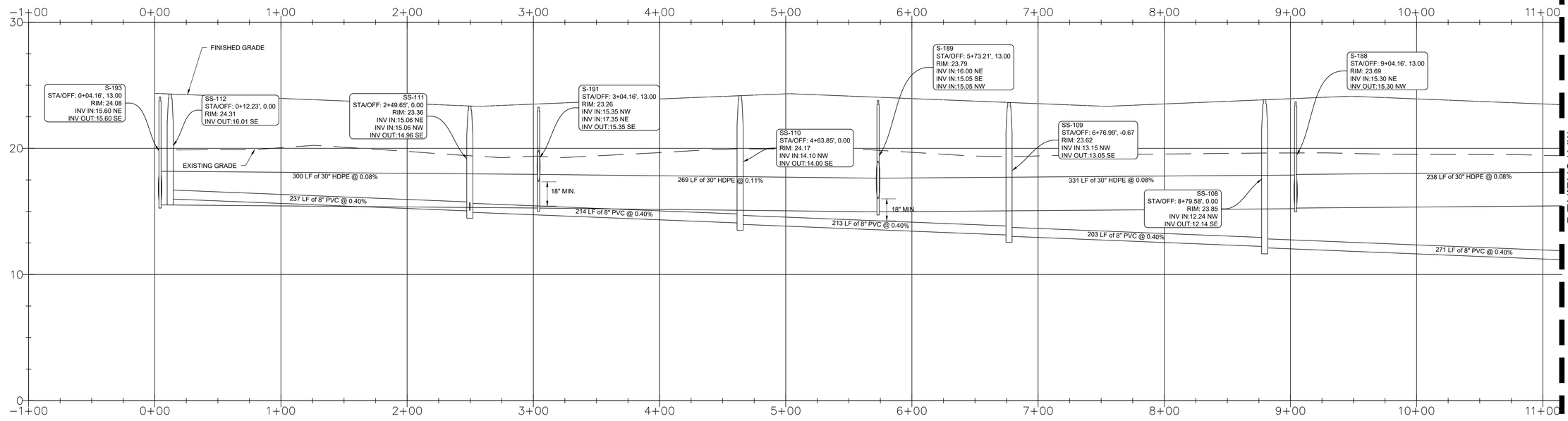

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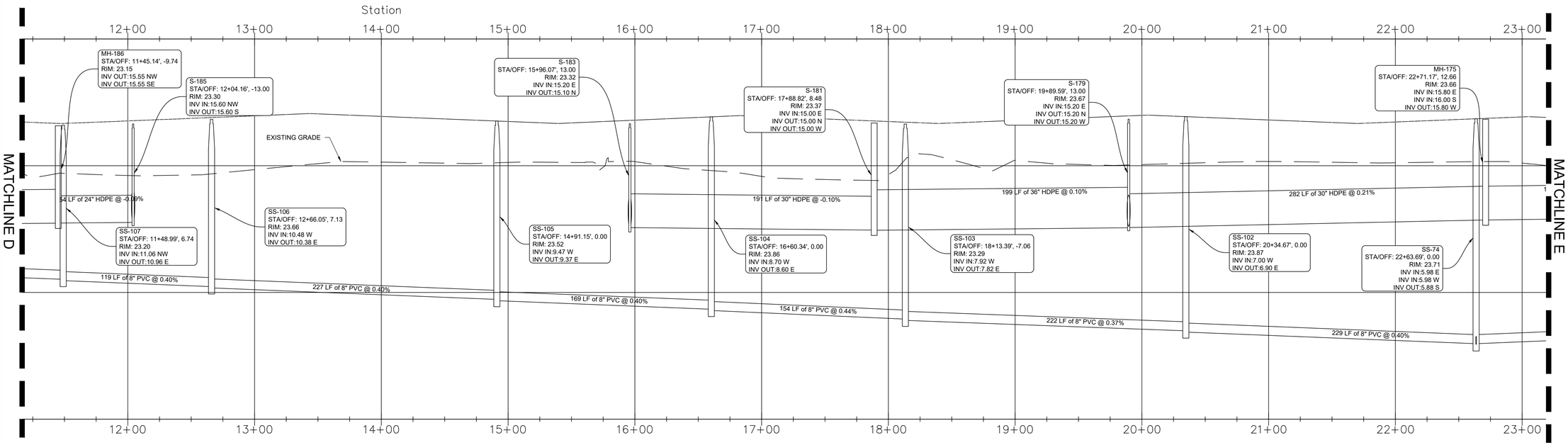

POD C E-W 1 ALIGNMENT
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FORT PIERCE, FL 34945

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SCALE: SEE SHEET

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DATE 2024-07-08
SHEET NO.

C-507

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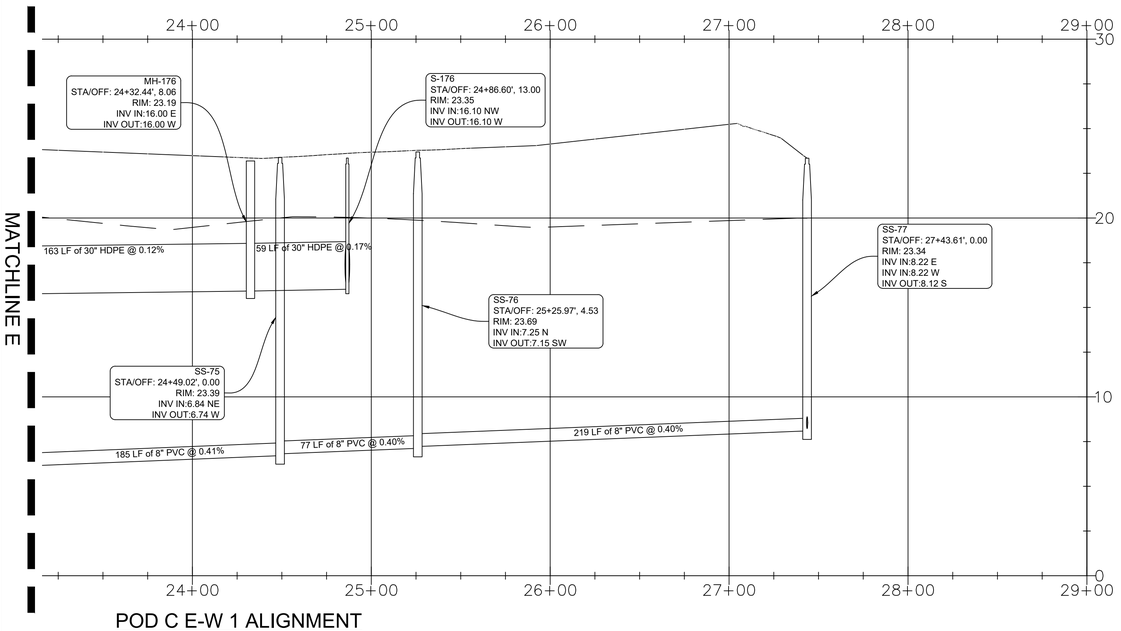

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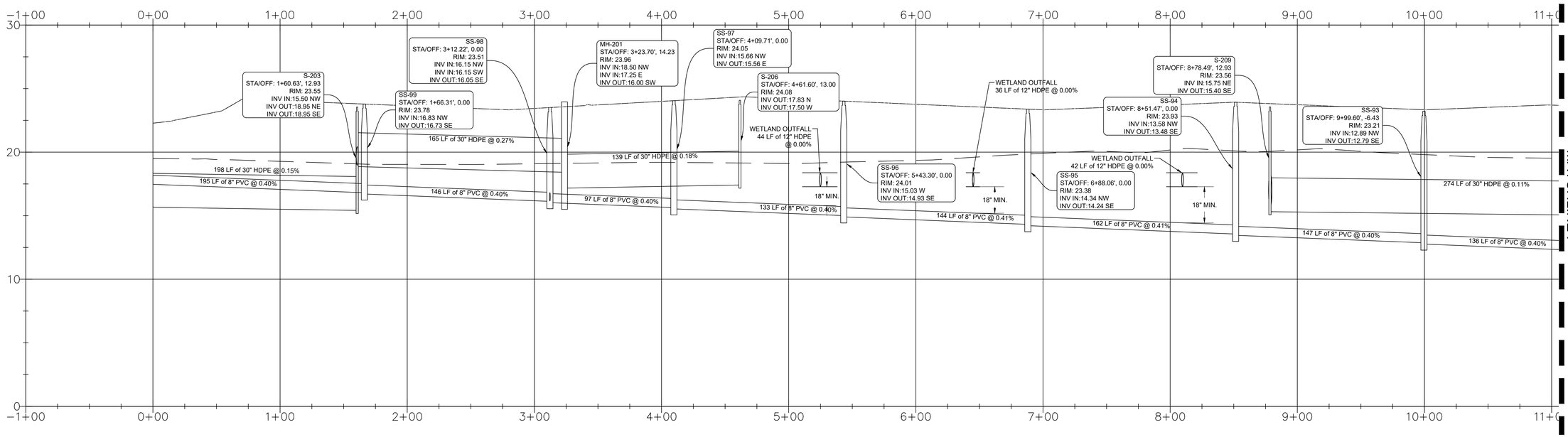

POD C E-W 2 ALIGNMENT
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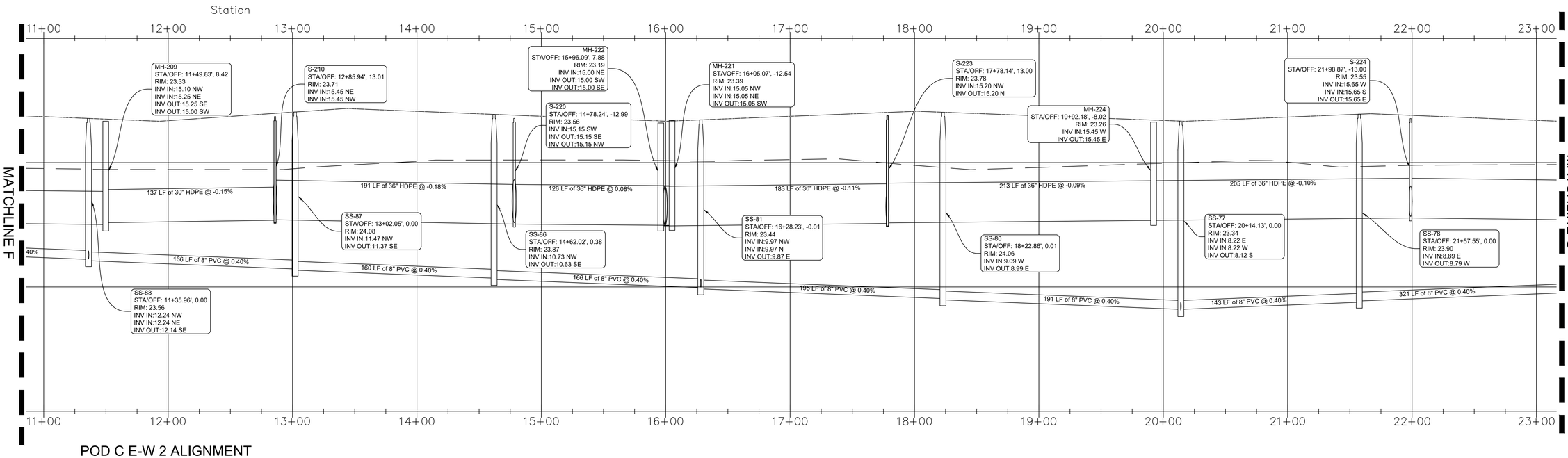
PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-508

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-210 GRADING, DRAINAGE, AND PAVING PLANS.dwg DATE: 7/11/2024 TIME: 10:59 AM



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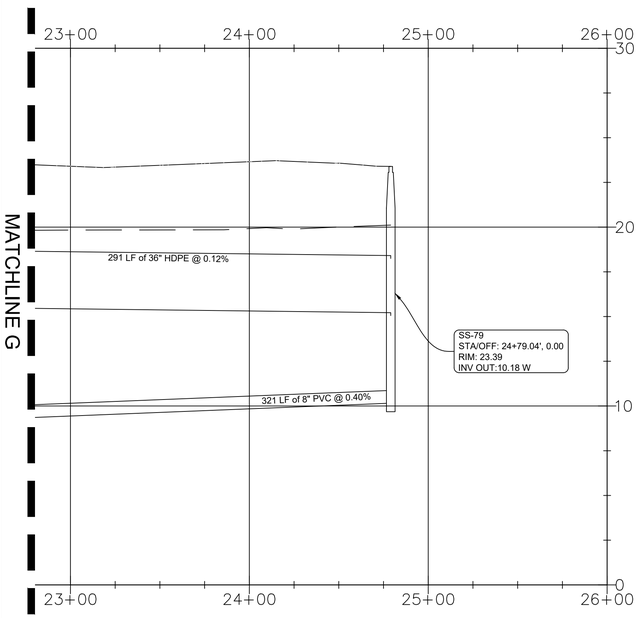

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SCALE: SEE SHEET

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DATE 2024-07-08
SHEET NO.
C-509

Sunshine State 811 One Call

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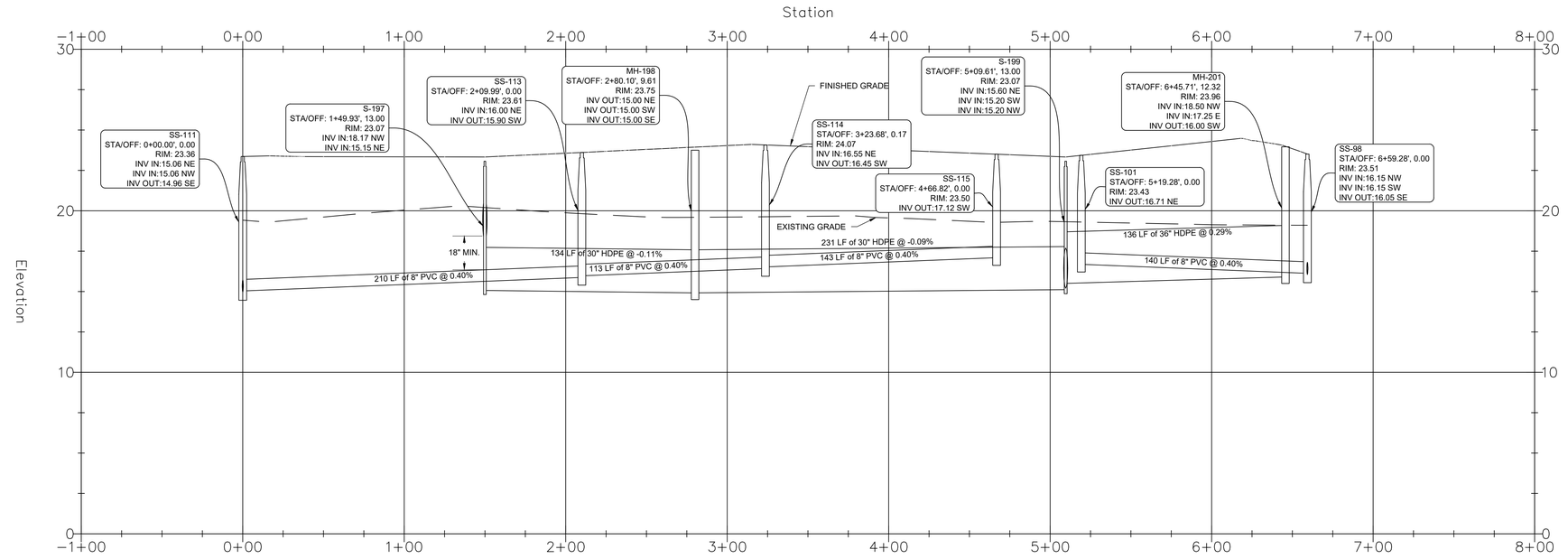

POD C N-S 1 ALIGNMENT
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DRAWN BY
KKR

CHECKED BY
JWM

APPROVED BY
JWM

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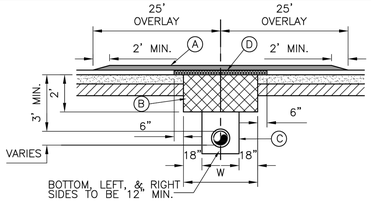
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR(C-600 UTILITY DETAILS (WATER).dwg
DATE: 7/11/2024 TIME: 10:59 AM



(A) OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE SP-9.5 ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK (LBR 100). SEE SPECIFICATIONS NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.

(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT (MINIMUM OF 2" OF TYPE SP-9.5)

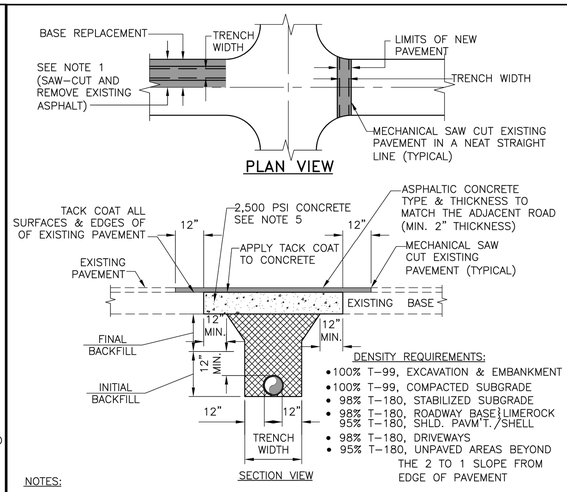
NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE SP-9.5) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

FLEXIBLE PAVEMENT REPLACEMENT DETAIL

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: G-7



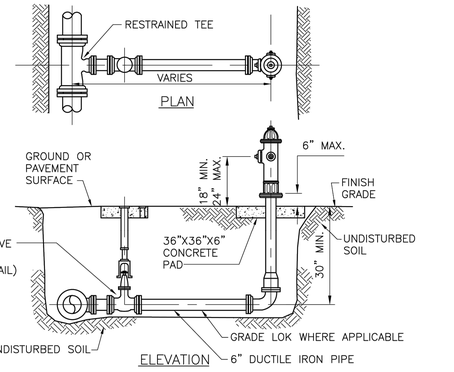
NOTES:

1. PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH, WITH FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.
2. WHEN AN ARTERIAL OR MAJOR COLLECTOR STREET IS OPEN CUT WITHIN THE LIMITS OF THE ROADWAY INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE.
3. WHEN STREETS OTHER THAN ARTERIALS OR MAJOR COLLECTORS ARE OPEN CUT MORE THAN TWO TIMES AT THE INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE. TWO OPEN CUTS OR LESS AT THE INTERSECTION WILL REQUIRE OVERLAYING WITH ASPHALT ONLY IN THE OPEN CUT AREA.
4. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO F.D.O.T. SECTION 711.
5. 2500 PSI CONCRETE THICKNESS SHALL MATCH EXISTING BASE THICKNESS (6" MIN.)

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

UTILITY ROAD CUT PAVEMENT RESTORATION

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: G-8



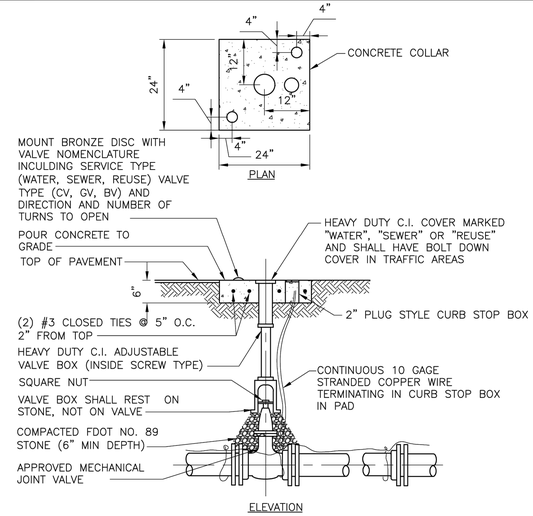
NOTES:

1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. VALVES SHALL BE PLACED ADJACENT TO MAIN, AND TIED TO TEE.
3. PUMPER NOZZLE SHALL FACE STREET.
4. ALL HYDRANTS SHALL BE CONNECTED TO THE MAIN WITH RESTRAINED TEE.
5. HYDRANTS SHALL NOT BE PLACED IN SIDEWALK, ROADWAYS OR BIKEPATHS.
6. ALL PIPE AND FITTINGS SHALL BE RESTRAINED.
7. HYDRANT BARREL COLOR TO BE RED.
8. THE CONNECTOR PIPE SHALL BE CEMENT LINED DUCTILE IRON, CLASS 350.
9. HYDRANT EXTENSIONS SHALL NOT BE ALLOWED.
10. NEWLY CONSTRUCTED FIRE HYDRANTS THROUGHOUT THE PROJECT SHALL HAVE A RED "OUT OF SERVICE" DISK (JOSEPH G. POLLARD CO. OR EQUAL) ATTACHED TO 6" PUMPER NOZZLE CAP. DISK TO BE REMOVED AFTER WATER SYSTEM HAS BEEN APPROVED FOR SERVICE BY THE DISTRICT.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

FIRE HYDRANT INSTALLATION DETAIL

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: W-6



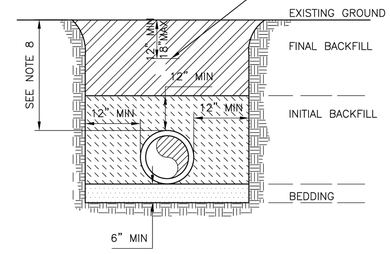
NOTES:

1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 42", A STAINLESS STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 12" BELOW FINISHED GRADE. A STAINLESS STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. COVER SHALL BE PAINTED FEDERAL SAFETY BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED MAINS.
3. C900 P.V.C. OR D.I.P. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX AS REQUIRED.
4. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE 6" FROM THE EDGE OF PAVEMENT AS PER DOT INSTALLATION SPECIFICATIONS. WATER RPM'S "BLUE", SEWER RPM'S "GREEN" AND RECLAIMED WATER RPM'S "PURPLE".

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

VALVE SETTING DETAIL (GATE VALVE)

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: G-16



NOTES:

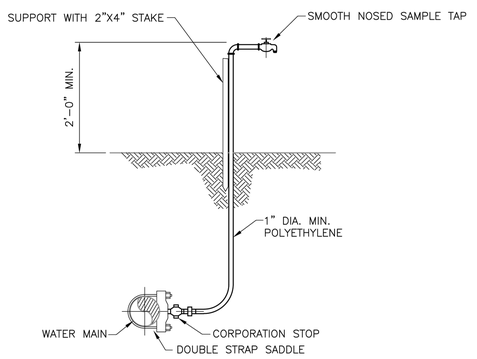
1. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR APPROVAL MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
5. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
6. A. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE, THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180

   B. WHERE "NO" PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE, THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL TRENCH SAFETY REGULATIONS
8. MINIMUM COVER: UP TO 8" PIPE IS 30" COVER; 10" TO 12" PIPE IS 36" COVER; 14" AND LARGER PIPE IS 48" COVER.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL TRENCH DETAIL

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: G-5



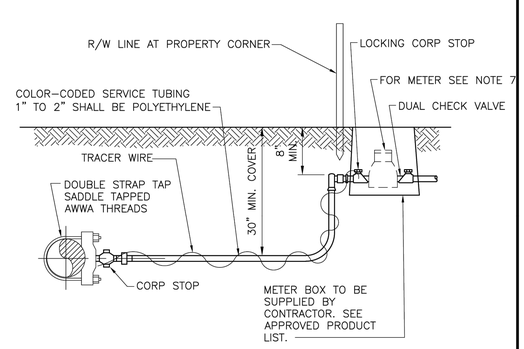
NOTES:

1. SAMPLE POINT SHOULD BE A SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. AFTER SAMPLING IS COMPLETED AND APPROVED, SHUT OFF CORP. STOP, REMOVE TUBING, PLUG WITH BRASS PLUG AND LOCATE FOR RECORD DRAWINGS.
3. MOUNT METAL OR PLASTIC TAG INDICATING "SAMPLE POINT – DO NOT TURN OFF"

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TEMPORARY SAMPLE POINT DETAIL (IN-LINE)

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: W-1



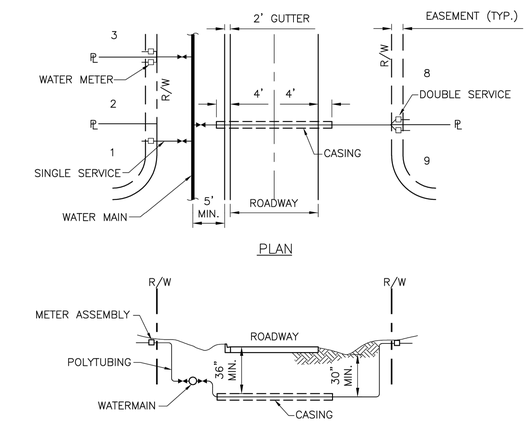
NOTES:

1. MIN. SERVICE LINES SHALL BE AS FOLLOWS: 1" MINIMUM FOR SINGLE AND DOUBLE SERVICES WHERE METER SIZE IS 5/8"; 2" MINIMUM FOR SINGLE AND DOUBLE SERVICES WHERE METER SIZE IS 1".
2. COMPRESSION FITTINGS SHALL BE SUITABLE FOR TUBING USED AND REQUIRE METAL (S.S.) INSERTS.
3. DOUBLE SERVICES REQUIRE "U" BRANCH WITH ANGLE CURB STOPS.
4. TUBING SHALL BE MARKED WITH SIZE, MANUFACTURERS NAME, WORKING PRESSURE, NATIONAL SANITATION FOUNDATION APPROVAL, A.S.T.M. SPECIFICATION AND PRODUCTION CODE. TUBING SHALL HAVE AN OUTSIDE DIAMETER EQUIVALENT TO THE OUTER DIAMETER OF COPPER TUBING.
5. SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.
6. DISTRICT APPROVED METER AND CHECK VALVES SHALL BE FURNISHED BY DEVELOPER AND DELIVERED TO THE DISTRICT'S WAREHOUSE FOR STORAGE AND SUBSEQUENT INSTALLATION BY THE DISTRICT.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

SERVICE CONNECTION DETAIL 5/8" OR 1" METER

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: W-7



NOTES:

1. HOUSE SERVICE LATERAL UNDER PAVEMENT SHALL BE INSTALLED THROUGH A 3" MINIMUM PVC SCH. 80 CASING OR HDPE CASING (EXISTING ROADWAYS) UNLESS OTHERWISE APPROVED BY THE DISTRICT.
2. TAPPING SADDLE AND CORPORATION STOP MUST BE PLACED IN ACCESSABLE AREAS, OUT FROM UNDER ANY PAVED AREAS.
3. SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

WATER SERVICE CONNECTIONS PLAN / PROFILE

DATE APPROVED: DECEMBER 2015 DRAWING NUMBER: W-8

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: UTILITY DETAILS (WATER)

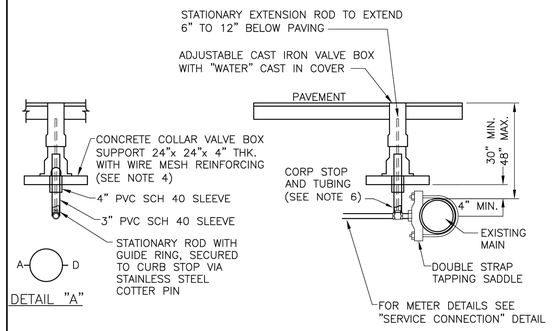
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.

C-600

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-800 UTILITY DETAILS (WATER).dwg
DATE: 7/11/2024 TIME: 10:59 AM



DETAIL "A"

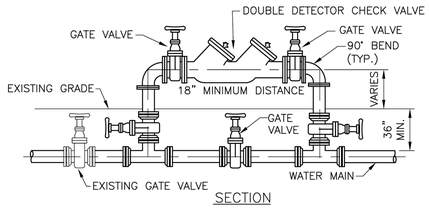
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT 90° FROM THE CENTERLINE AS SHOWN ON DETAIL "A".
2. SERVICE LINES SHALL BE CONTINUOUS FROM CURB STOP TO ANGLE METER STOP WITH NO FITTINGS IN BETWEEN.
3. CORPORATION STOP AT THE MAIN TO HAVE MALE AWWA THREADS ON ONE SIDE AND BE COMPRESSION ON THE OTHER SIDE.
4. CONCRETE COLLAR VALVE BOX SUPPORT TO BE PLACED ON COMPACTED SOIL TO SUPPORT VALVE BOX SO THAT A MINIMUM OF 4 INCHES EXISTS BETWEEN THE BOTTOM OF THE CONCRETE COLLAR AND THE TOP OF THE WATER MAIN.
5. SERVICE TAPS UNDER PAVEMENT WILL NOT BE ALLOWED ON NEW WATER MAINS.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

WATER SERVICE TAP UNDER PAVEMENT

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W-10



SECTION

NOTES:

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAIN AND THE PROPOSED WATER MAIN IMPROVEMENTS.
2. THIS DETAIL IS TO BE USED FOR FILLING NEW WATER MAINS OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" IN DIAMETER AND PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE.
3. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW WATER MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE HAS BEEN RECEIVED FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) AND ANY OTHER PERTINENT AGENCIES.
4. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE TEMPORARILY PROVIDED AS REQUIRED.
5. PIPE AND FITTINGS USED FOR CONNECTING THE PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
6. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE DETECTOR CHECK BACKFLOW DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION.
7. EXCEPT AS REQUIRED TO FLUSH LINES GREATER THAN 8" IN DIA., THE TIE IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE DISTRICT. THE TIE IN VALVE SHALL REMAIN CLOSED & LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED BY FDEP.

TEMPORARY JUMPER SCHEDULE

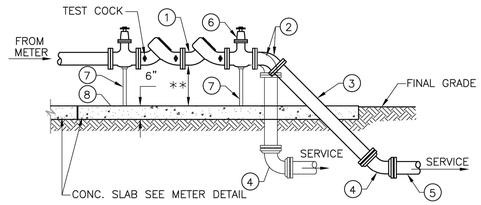
MAIN SIZE	MINIMUM JUMPER SIZE
4"	*2"
6"	4"
8"	6"
8" or LARGER	6"

NOTES: *1. WITH THE USE OF A 2" JUMPER, A CORP STOP WITH SERVICE SADDLE MAY BE UTILIZED IN LIEU OF A TEE AND VALVE AT MAIN CONNECTION. (SEE DRAWING NO. W-18)

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TEMPORARY JUMPER DETAIL & SCHEDULE

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W-18



** BACKFLOW TO BE THE SAME DISTANCE ABOVE GRADE AS METER

MATERIAL	
ITEM	DESCRIPTION
1	VALVE, O.C. BACKFLOW PREVENTER
2	*BEND – 45° (FLANGE–FLANGE)
3	DUCTILE IRON PIPE
4	*BEND – 45° (MJ–MJ)
5	PIPE, P.V.C. (DR–18)
6	GATE VALVE (OS&Y)
7	APPROVED PIPE SUPPORT
8	CONCRETE SLAB (3000 PSI MIN) W/ 6x6–W5.0xW5.0

*90° FITTINGS IN LIEU OF 45° FITTINGS ARE ACCEPTABLE.

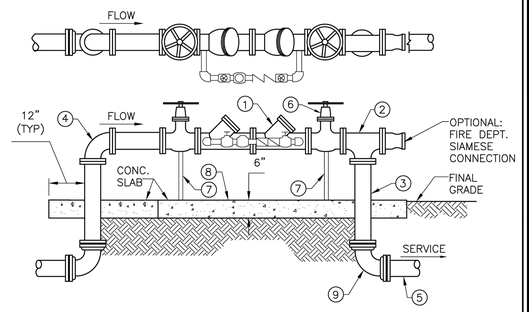
NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO PROPER LENGTH. THIS TYPE OF CONSTRUCTION IS DESIGNED FOR LIMITED WORKING AREA.
2. ALL EXPOSED DUCTILE IRON PIPES AND FITTINGS SHALL BE PAINTED "BLUE" AS SPECIFIED. PAINT SPECIFICATIONS MUST BE SUBMITTED TO THE DISTRICT PRIOR TO APPLICATION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

BACKFLOW PREVENTER SINGLE SERVICE 4", 6", & 8"

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W-15



MATERIAL	
ITEM	DESCRIPTION
1	DOUBLE CHECK DETECTOR BACKFLOW PREVENTER ASSEMBLY
2	TEE (FLANGE–FLANGE)
3	DUCTILE IRON (CLASS 350)
4	BEND 90° (FLANGE–FLANGE)
5	PIPE AS SPECIFIED
6	GATE VALVE, (OS&Y)
7	APPROVED PIPE SUPPORT
8	CONCRETE SLAB
9	BEND – 90° (MJ–MJ)

NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO PROPER LENGTH. THIS TYPE OF CONSTRUCTION IS DESIGNED FOR LIMITED WORKING AREA.
2. ALL EXPOSED DUCTILE IRON PIPES AND FITTINGS SHALL BE PAINTED "RED" AS SPECIFIED. PAINT SPECIFICATIONS MUST BE SUBMITTED TO ST. LUCIE COUNTY UTILITIES PRIOR TO APPLICATION.
3. DETECTOR METER SHALL READ IN GALLONS AND SHALL BE 5/8" NEPTUNE MAGNETIC DRIVE, MODEL T–10, OR AS APPROVED BY THE DISTRICT.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

FIRE LINE DOUBLE DETECTOR CHECK VALVE

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W-14

Mills, Short & Associates
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Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

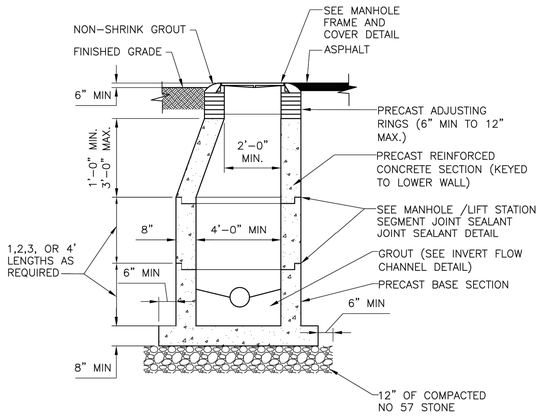
SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: UTILITY DETAILS (WATER)

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-601

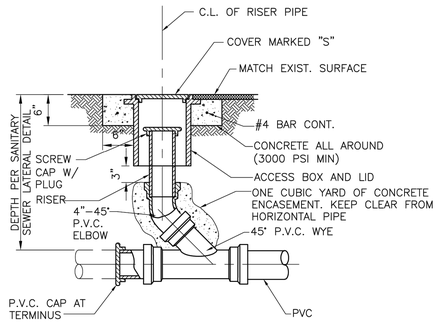
Sunshine State One Call



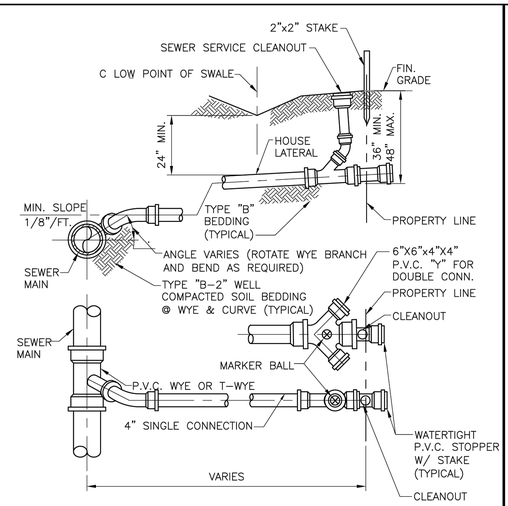
NOTES:

1. MANHOLES SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C478.
2. CONNECTIONS AND GROUTING IN MANHOLE NOT SHOWN. SEE DRAWINGS FOR PIPE SIZE, LOCATIONS AND INVERTS.
3. PAINT OUTSIDE OF MANHOLE WITH TWO COATS OF COAL TAR EPOXY (BITUMASTIC 50)
4. LINE INSIDE OF MANHOLE WITH AN APPROVED LINING MATERIAL.
5. ALL PIPE PENETRATIONS SHALL BE PRECAST.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	STANDARD PRECAST MANHOLE DETAIL	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-5



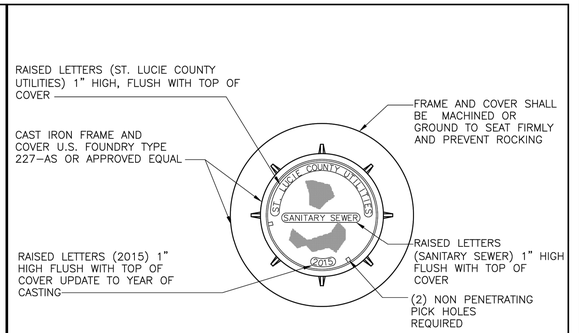
ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	SEWER SERVICE CLEANOUT	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-2



NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER 1. LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.

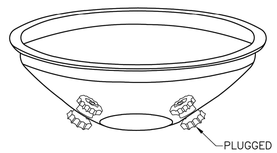
ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	SANITARY SEWER LATERAL DETAIL	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-1



NOTES:

1. MINIMUM WEIGHTS: COVER – 190 LBS., FRAME – 220 LBS.
2. FRAME AND COVER SHALL BE U.S. FOUNDRY 227-AS OR APPROVED EQUAL.
3. MANHOLE COVER SHALL HAVE THE WORDS "ST. LUCIE COUNTY UTILITIES" "SANITARY SEWER", AND THE YEAR OF THE CASTING CAST IN METAL. LETTERING SHALL BE 1" HIGH AND FLUSH W/ TOP OF COVER.
4. MANHOLE COVER SHALL MEET H-20 TRAFFIC LOADING.

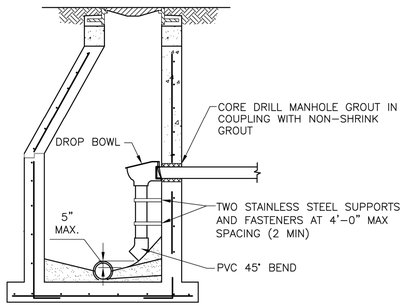
ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	MANHOLE FRAME AND COVER	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-3



NOTES:

1. RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES, REQUIRED BY THE DISTRICT.

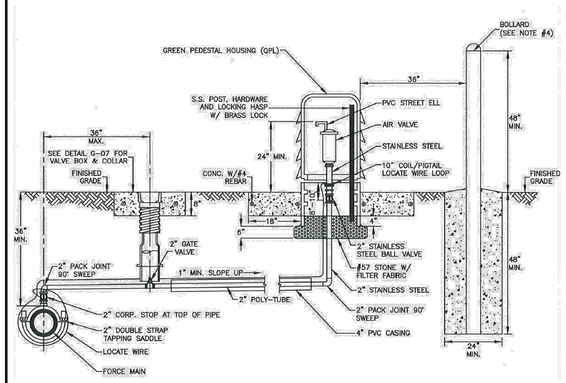
ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	WASTEWATER RAIN GUARD DETAIL	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-4



NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY AND COATINGS.
2. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY.
3. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 24-INCH DROP.
4. SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	INSIDE DROP MANHOLE	DATE APPROVED: DECEMBER 2015	DRAWING NUMBER: S-9



NOTES:
1. ALL AIR RELEASE VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. AIR VALVE, PIPING AND APPURTENANCES SHALL BE IN ACCORDANCE WITH SLCU UTILITY STANDARDS.
3. THE AIR VALVE SHALL BE SEIZED BU THE ENGINEER-OF-RECORD (EOR) BASED ON MANUFACTURER'S RECOMMNEDATION. THE EOR SHALL CONSULT WITH SLCU REGARDING THE TYPE OF VALVE TO BE USED AND LOCATION.
4. BOLLARDS (4) ARE REQUIRED AROUND THE PEDESTAL HOUSING UNLESS APPROVED OTHERWISE BY SLCU. BOLLARD SHALL BE INSTALLED PER SLCU DETAIL.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	AUTOMATIC AIR RELEASE VALVE FOR FORCE MAINS IN UNPAVED AREAS	DATE APPROVED: APRIL 2024	DRAWING NUMBER: S-16D

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

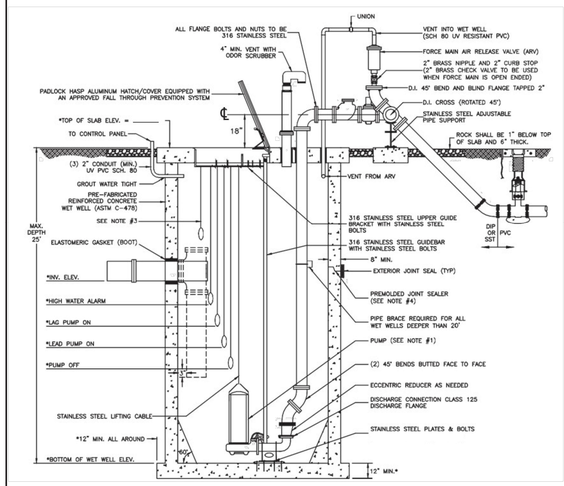
SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: UTILITY DETAILS (SEWER)
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-602

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PUR\C-602 UTILITY DETAILS (SEWER).dwg
DATE: 7/11/2024 TIME: 10:59 AM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIC-603 LIFT STATION DETAILS.dwg DATE: 7/11/2024 TIME: 11:00 AM



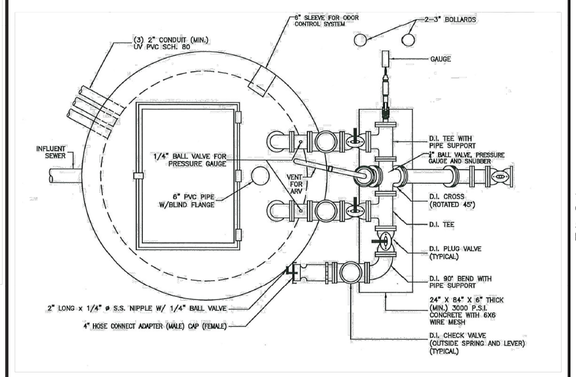
NOTES:

1. THE DESIGN SPECIFICATIONS FOR THE WET WELL PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH SLCU UTILITY STANDARDS.
2. WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED WITH A PRIMER AND 2 COATS OF WATER BASED EPOXY 3-5 MILS EACH; APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.
3. A FLOAT SHALL BE PROVIDED FOR ALARM AND TO CONTROL BACKUP RELAY SYSTEM FOR THE PUMPS.
4. ALL OPENINGS FOR PIPES AND CONDUITS SHALL BE PRECAST. ALL JOINTS AND TOP SLAB SHALL BE SEALED WITH AN APPROVED SEALANT (SEE DETAIL). THE SPACE BETWEEN THE DISCHARGE PIPES AND THE TOP SLAB SHALL BE FILLED WITH WATERPROOF NON-SHRINKING GROUT.
5. THE INFLUENT PIPE DETAIL SHOWN ABOVE IS FOR A GRAVITY SEWER. FOR FORCE MAINS FROM A LIFT STATION OR LOW PRESSURE SEWER SYSTEM, A TEE SHALL BE INSTALLED AS SHOWN WITH DASHED LINE.
6. ONE PUMP SHALL BE EQUIPPED WITH A MIX-FLUSH VALVE.
7. THE DISCHARGE PIPE SHALL BE SCH-40 STAINLESS STEEL OR DR-11 HDPE PIPE TO THE FLANGE ABOVE THE GROUND.
8. ALL HARDWARE SHALL BE 316 STAINLESS STEEL AND ALL BOLTS AND NUTS SHALL BE 304 STAINLESS STEEL.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

LIFT STATION WET WELL

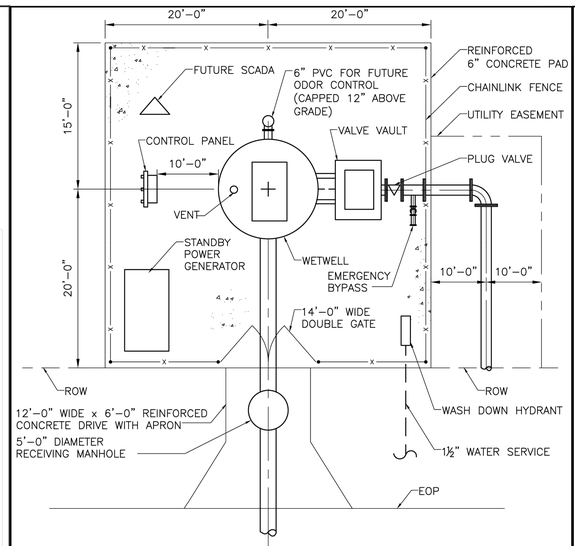
DATE APPROVED: APRIL 2024 | DRAWING NUMBER: S-16B



ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

WET WELL PLAN VIEW

DATE APPROVED: APRIL 2024 | DRAWING NUMBER: S-16C



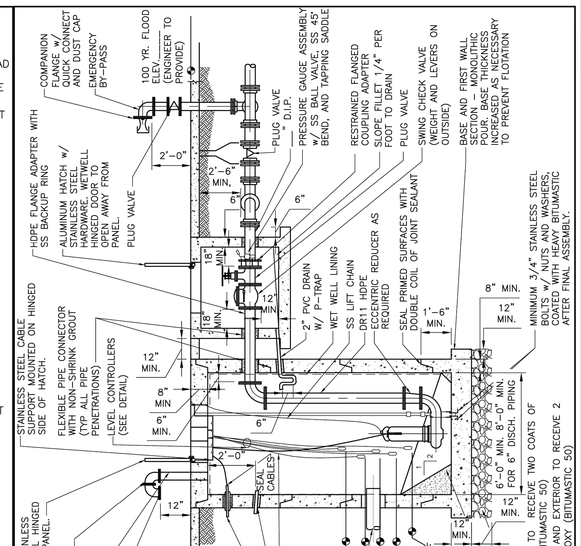
NOTES:

1. APPLIES TO LIFT STATIONS SERVING 500 ERCS OR GREATER OR RECEIVING FLOW FROM ONE OR MORE LIFT STATIONS
2. ALTERNATE LIFT STATION LAYOUTS WILL BE CONSIDERED BY THE DISTRICT ON A CASE-BY-CASE BASIS.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL LIFT STATION PLAN (LARGE)

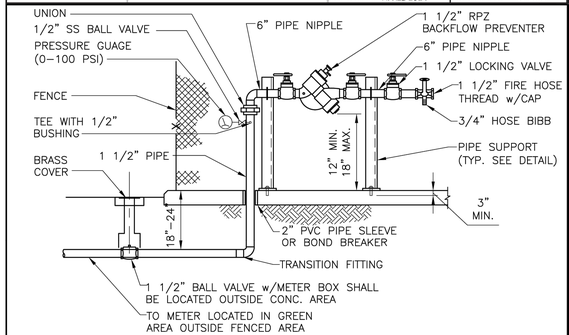
DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-15

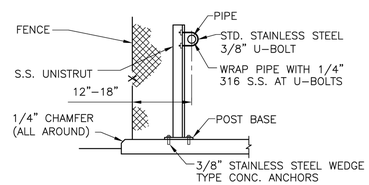


ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL LIFT STATION (SECTION)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-16





PIPE SUPPORT DETAIL

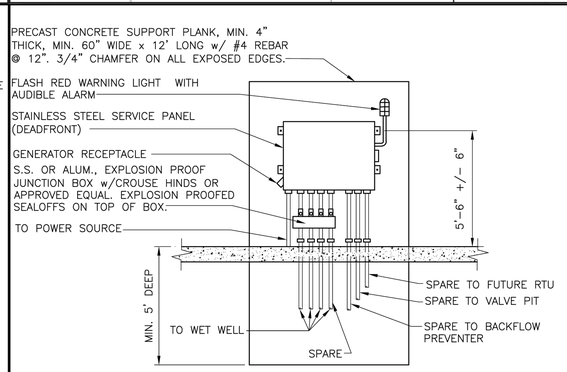
NOTES:

1. ALL ABOVE GRADE PIPING SHALL BE BRASS. FITTINGS SHALL BE BRONZE.
2. ALL JOINTS SHALL BE THREADED.
3. MIN. 24" CLEARANCE BETWEEN RPZ BACKFLOW PREVENTER AND CONTROL PANEL REQUIRED.
4. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

WASHDOWN HYDRANT AT LIFT STATION

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-21



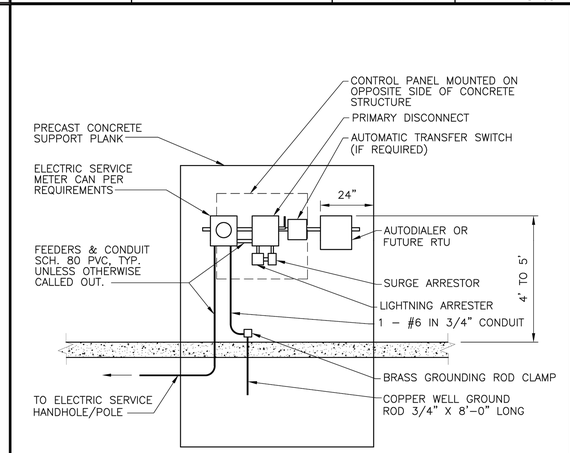
NOTES:

1. ELECTRIC METER AND PRIMARY DISCONNECT MOUNTED ON BACK SIDE OF PANEL.
2. EMERGENCY GENERATOR RECEPTACLES: REQUIRED WHEN PERMANENT GENERATOR NOT PROVIDED.
3. ALL POWER AND CONTROLS LINES SHALL BE CONTINUOUS (NO SPLICES).
4. PANEL MOUNTED TO S/S UNI-STRUT BY WELDED TABS.
5. CONTROL PANEL SHALL BE UL LISTED AS A UNIT.
6. ALL HARDWARE, NUTS & BOLTS, AND APPURTENANCES ABOVE GROUND SHALL BE 316 STAINLESS STEEL.
7. ALL CONDUITS UV RESISTANT SCH 80 PVC
8. PANEL MOUNTING SHALL ALLOW FOR UNRESTRICTED VIEW OF ALARM LIGHT.
9. NO PENETRATIONS THROUGH TOP OF PANEL BOX.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL LIFT STATION CONTROL PANEL (FRONT VIEW)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-22



NOTES:

1. NO PENETRATIONS THROUGH PANEL TOPS.
2. TWENTY FOUR INCHES ON RIGHT SIDE OF SUPPORT PLANK (MEASURED FROM INSIDE EDGE OF RIGHT BEVEL) IS RESERVED FOR AUTODIALER OR FUTURE RTU AND ACCESSORIES.

BACK VIEW OF L.S. CONTROL PANEL

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL LIFT STATION CONTROL PANEL DETAILS (CONTROL CENTER) (BACK VIEW)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-23

LIFT STATION CONTROL PANEL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND APPLICABLE LOCAL CODES. THE PANEL MAKER SHALL BE A U.L. LISTED SHOP.
2. THE CONTROL PANEL SHALL BE FURNISHED COMPLETELY ASSEMBLED AND WIRED WITH THE FOLLOWING MINIMUM FEATURES.
   A. ENCLOSURE SHALL BE NEMA 4X 316 STAINLESS STEEL FITTED WITH A 3 POINT LOCKABLE LATCH AND ALUMINUM DEAD FRONT PANEL.
   B. MAIN BREAKER MECHANICALLY INTERLOCKED WITH EMERGENCY POWER RECEPTACLE.
   C. THERMAL MAGNETIC CIRCUIT BREAKERS INCLUDING SEPARATE CIRCUIT BREAKERS FOR CONTROL CIRCUITS, ETC.
   D. NEMA RATED COMBINATION STARTERS (LESS THAN 20 HP) OR SOLID STATE REDUCED VOLTAGE STARTERS (20 HP OR GREATER) FOR EACH PUMP.
   E. TRANSIENT VOLTAGE SURGE SUPPRESSOR.
   F. PUMP CONTROL WITH ALTERNATOR.
   G. RUN TIME METER FOR EACH PUMP.
   H. HAND-OFF-AUTO SELECTOR SWITCH FOR EACH PUMP.
   I. PUMP 1-PUMP 2-ALTERATED SELECTOR SWITCH.
   J. PHASE MONITOR.
   K. PUMP STOP (GREEN), PUMP RUN (RED), PUMP OVERLOAD/HIGH TEMP (WHITE), AND PUMP MONITOR MOISTURE (WHITE) LIGHTS FOR EACH PUMP.
   L. CONTROL POWER ON (WHITE), HIGH LEVEL ALARM (WHITE) , LOW LEVEL ALARM (WHITE) LIGHTS.
   M. ALARM STROBE AND HORN WITH SILENCE SWITCH LOCATED INSIDE PANEL.
   N. TYPE GFCI 20 AMP, 125 VOLT DUPLEX RECEPTACLE.
   O. AUXILIARY POWER RECEPTACLE COMPATIBLE WITH DISTRICT EQUIPMENT.
3. CONTROL SYSTEM CIRCUIT SHALL BE 120 VOLT WITHIN THE CONTROL PANEL AND 24 VOLT INTRINSICALLY SAFE TO THE WETWELL.
4. ALL CONNECTIONS TO THE STATION SHALL BE INTRINSICALLY SAFE.
5. WIRES AND CORRESPONDING TERMINALS SHALL BE NUMBERED. WIRING SHALL BE COLOR CODED TO DISTINGUISH PANEL WIRING OF DIFFERING VOLTAGES AND INCOMING FOREIGN CIRCUITS.
6. GROUND ALL ENCLOSURES AND EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. ALL COMPONENTS SHALL BE SIZED PER NATIONAL ELECTRIC CODE.
7. THE CONTROL PANEL INTEGRATED INTERRUPT RATING SHALL BE EQUAL TO THE AVAILABLE FAULT CIRCUIT CURRENT AT THE POINT OF INSTALLATION WITH A MINIMUM OF 10,000 RMS SYMMETRICAL AMPS.
8. PROVIDE ONE OR MORE EXPLOSION PROOF JUNCTION BOXES BELOW CONTROL PANEL. MAKE CONNECTIONS OF IMMERSIBLE CABLES TO PANEL WIRING IN JUNCTION BOX USING TERMINAL BLOCK DESIGNED TO ELIMINATE POSSIBILITY OF ACCIDENTAL ARCING BETWEEN TERMINALS. PROVIDE SEPARATE TERMINAL BLOCKS FOR POWER AND CONTROL.
9. CONDUCTORS SHALL BE TYPE THHW INSTALLED COPPER. PANEL WIRING SHALL SHALL BE TYPE MTW.
10. CONDUIT SHALL BE UV RESISTANT SCH 80 PVC.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

LIFT STATION CONTROL PANEL NOTES

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-24

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

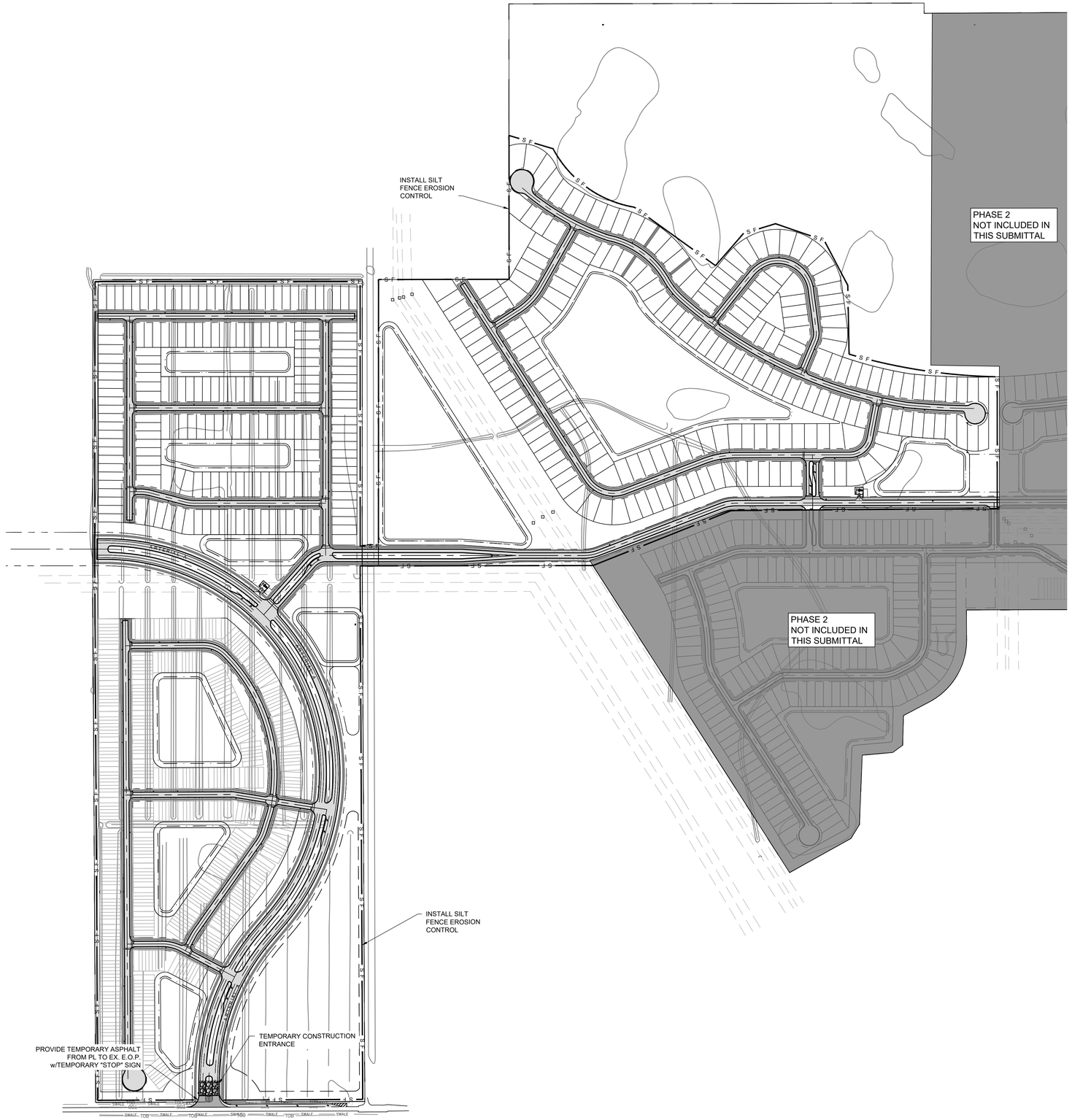
ISSUE	DATE	COMMENTS

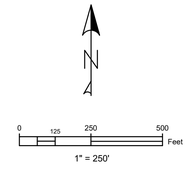
SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: LIFT STATION DETAILS
DRAWN BY: KKR | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-603

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIC-700 STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN.dwg TIME: 11:00 AM





NOTES:

1. "TRUCKS ENTERING ROADWAY" SIGNS SHALL BE INSTALLED FACING BOTH DIRECTIONS IN ADVANCE OF CONSTRUCTION ACCESS, PER MUTCD STANDARDS.
2. CONTRACTOR TO PROVIDE INLET PROTECTIONS WHERE NECESSARY FOR EACH PHASE OF CONSTRUCTION. REFER TO SHEET C-601 FOR DETAILS.

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JAMES W. MILLS
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN

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

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-700

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIC-701 SWPPP & EROSION CONTROL DETAILS.dwg DATE: 7/11/2024 TIME: 11:00 AM

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.

8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.

10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.

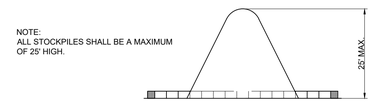
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

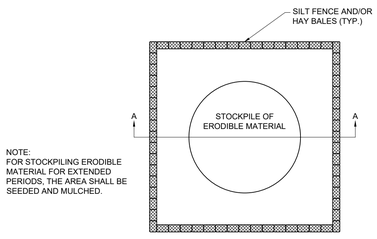
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

18. NOI TO BE POSTED ON SITE.

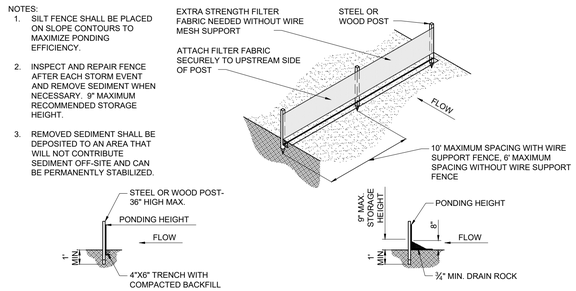
19. DEWATERING ACTIVITIES:
- A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
- B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
- C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
- D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.



SECTION A-A



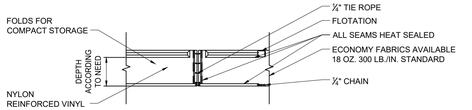
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.



TRENCH DETAIL

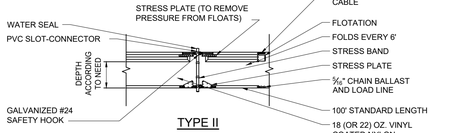
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.



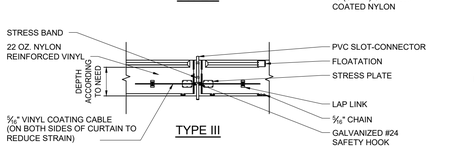
TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE I



TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE II



TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

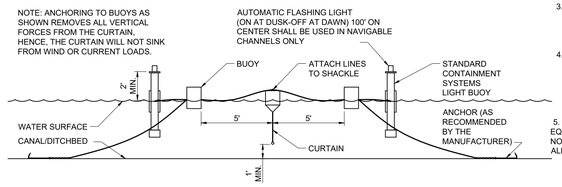
TYPE III

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1

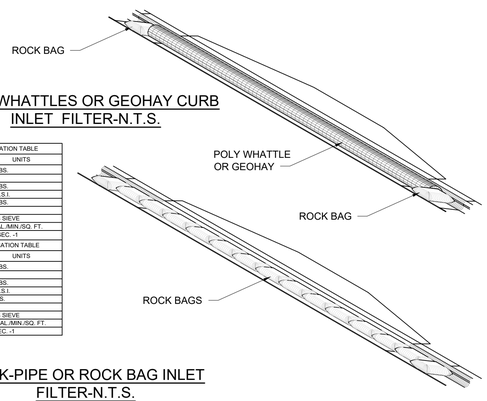
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



BLOW-UP OF SHACKLE CONNECTION



ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

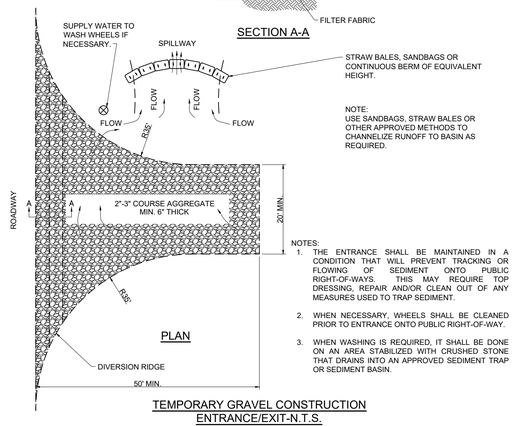


POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

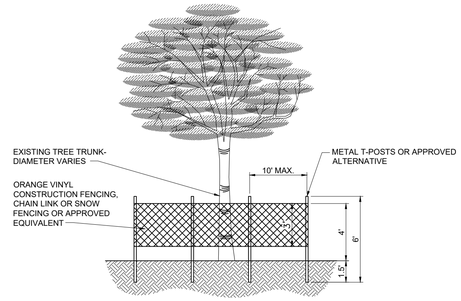


SECTION A-A

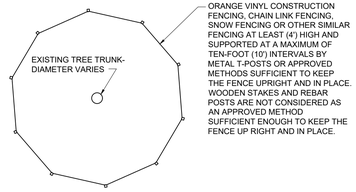


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



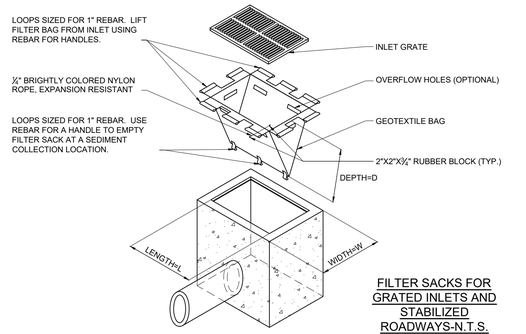
ELEVATION



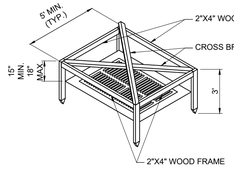
PLAN

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

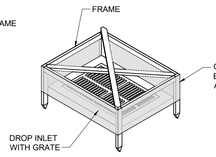
PROTECTIVE FENCING FOR TREES-N.T.S.



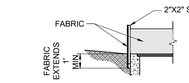
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



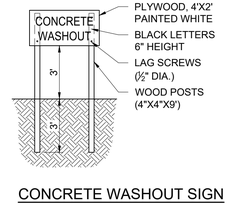
VIEW OF FRAME WITHOUT SILT FENCE



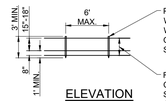
VIEW OF FRAME WITH SILT FENCE



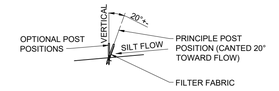
SILT FENCE INLET PROTECTION-N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



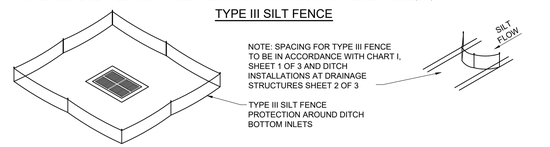
ELEVATION



SECTION

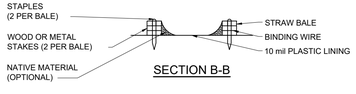
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

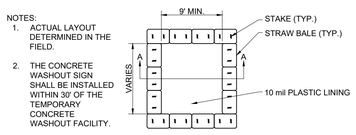


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES A TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



SECTION B-B



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

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

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945

THIS SHEET: SWPPP & EROSION CONTROL DETAILS
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO.
C-701

Sunshine State 811 One Call

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Civil Sheets\Final Phase 1 PURIC-702 SWPPP & EROSION CONTROL DETAILS.dwg DATE: 7/11/2024 TIME: 11:00 AM

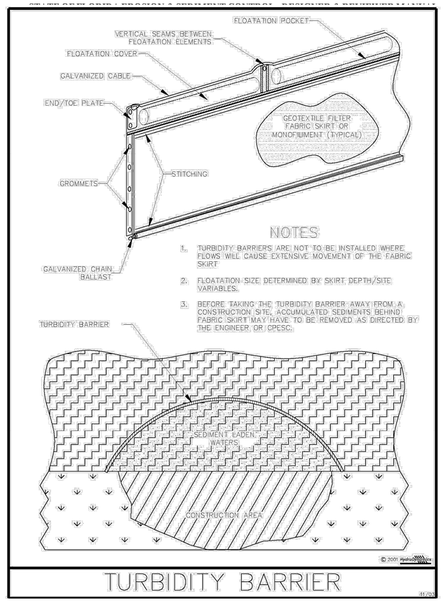


Figure V-44: Illustration of a Turbidity Barrier Curtain

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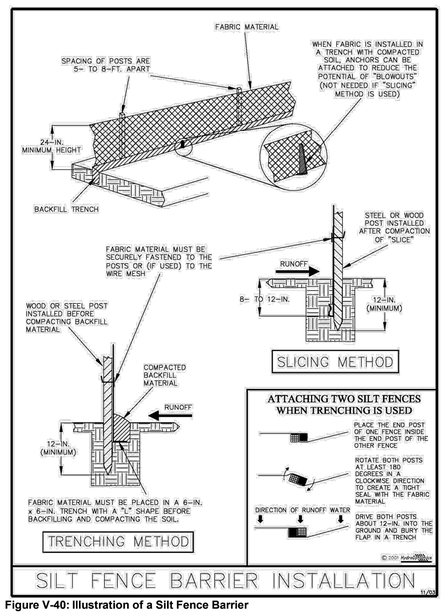

Figure V-40: Illustration of a Silt Fence Barrier

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Section 1	Project Name and location information:	SUNRISE CDD – FORT PIERCE, FL 34945
Section 2	Describe the nature of the construction activity:	RESIDENTIAL SUBDIVISION
Section 3	Describe the intended sequence of major soil disturbing activities:	1. Site prep and stabilized construction entrance 2. Install perimeter sediment and erosion controls 3. clearing/grubbing all areas associated with applicable phase
Section 4	Total area of the site:	258.18 AC (PHASE 1)
Section 5	Total area of the site to be disturbed:	205.83 AC
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	Existing soil type is Ankona, Nettles, Wabasso, and Tantile sands, with a seasonal high water table approximately 3' below existing grade. The existing grade is nearly level throughout the site, but does contain remnants of citrus furrows and surface water.
Section 7	Estimate the drainage area size for each discharge point:	Basin 1 – 116.61 AC Basin 2 – 89.22 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	Single diacharge point for Baisns 1 and 2. Basin 1 discharges to NSLRWCD canal and Basin 2 discharges to the onsite wetlands.
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	•Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side) shall be installed around the perimeter of the construction area. •A rock entrance road shall be constructed per plans to minimize the effects of traffic and sedimentation tracking both on and off the site. •After the initial site grading work, all inlet(s)/outfalls shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Phased excavation and vegetative buffer strips will be implemented. All runoff is to be collected in existing ponds, & existing and proposed swales to direct runoff. •All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet. •Excavation and soil handling will be ongoing activities, with controls implemented continuously as each new cell is developed.	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	Temporary seeding shall be grass or other appropriate ground cover depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days. Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	* A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	For areas disturbing 10 or more acres, sediment basins providing 3,600 cubic feet of storage per acre drained will be installed to manage runoff and sediment. Temporary sediment basins or equivalent measures will be used for drainage areas under 10 acres to ensure effective sediment control.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	The project proposes wet detention ponds that will treat and store stormwater from a series of interconnected catch basins before discharging via control structures.	

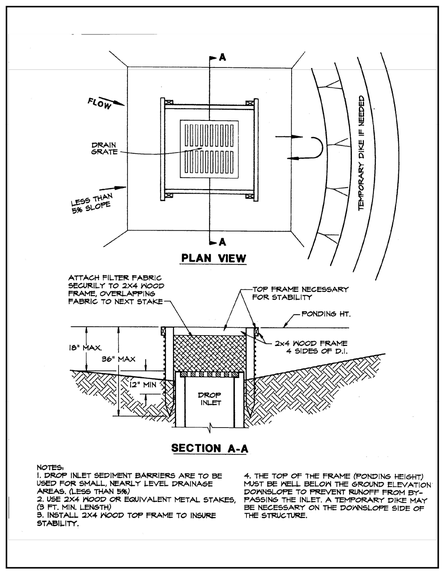

Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

Source: Erosion Draw

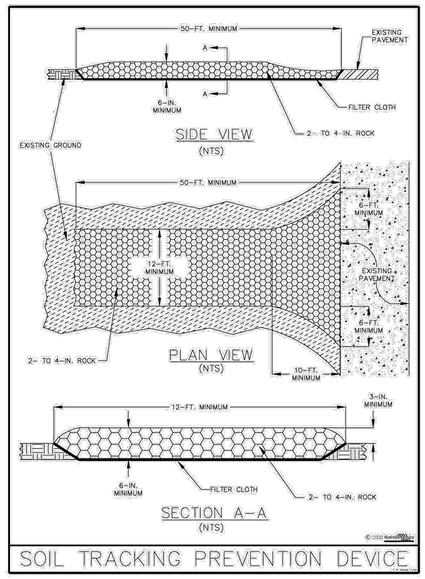

Figure V-52: Illustration of a Soil Tracking Prevention Device

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Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum, if at all, and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All chemicals will be stored in a locked covered shed, however none are anticipated to be needed or used on site.
Section 18	Other:	No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: •Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. •Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. •Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. •Mulch and sod that has been washed out shall be replaced immediately. •Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	It is expected that the following non-stormwater discharges may occur from the site during construction period: wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). Turbid water from the stormwater pond shall not be pumped directly into the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents, or other appropriate means.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

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

JAMES W. MILLS
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

SUNRISE RESIDENTIAL PD PHASE 1
MIDWAY ROAD
FORT PIERCE, FL 34945
THIS SHEET: SWPPP & EROSION CONTROL DETAILS
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2024-07-08
SHEET NO. C-702

Sunshine State 811 One Call

STORMWATER MANAGEMENT CALCULATIONS

For

Sunrise Master Planned Development

(Phase 1)

Midway Road

Ft. Pierce, Florida 34945

St. Lucie County

June 30, 2024

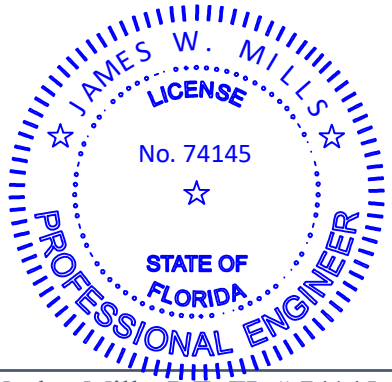
Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698



J. Wesley Mills, P.E. FL # 74145

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II. Erosion and Sediment Control

III. Stormwater System Maintenance Plan

IV. Jurisdictional Permitting Agencies

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ICPR Graph

Input Report

Max Node Report – Positive Discharge

Max Node Report – Zero Discharge

Basin 1 – Recovery Report

Basin 2 – Recovery Report

Basin 1 – Time Series (2” Discharge)

Basin 2 – Time Series (2” Discharge)

Appendix B - Geotechnical Investigations

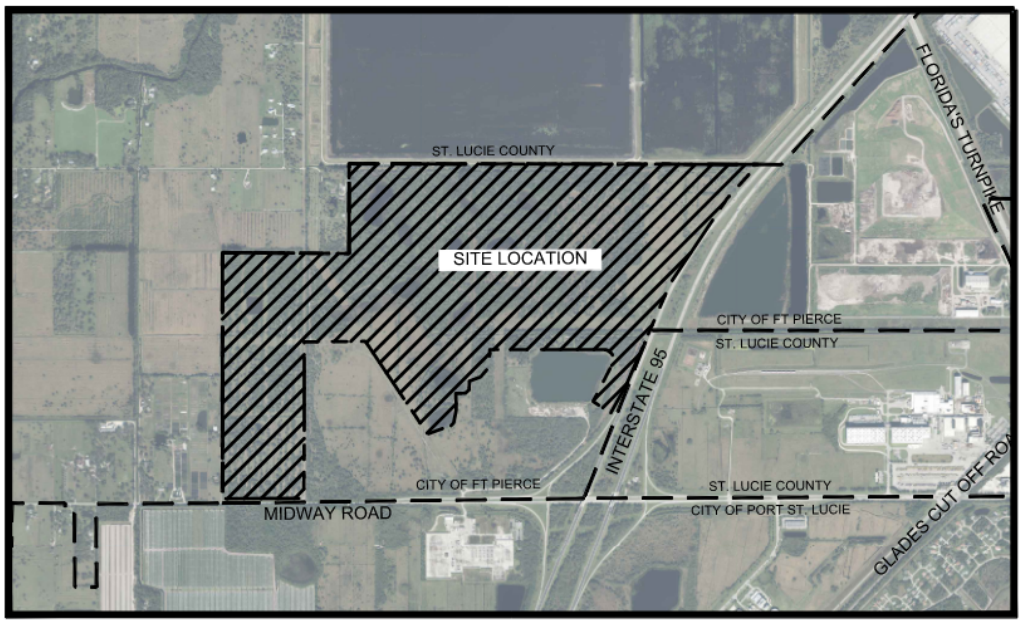
I. Introduction

The following section presents stormwater management computations for Sunrise Master Planned Development (Phase 1). The subject phase includes 258.18 acres within the Sunrise Master Planned Development. The subject area is included in the Conceptual Environmental Resource Permit No. 060323-13 which is known by the project name of Provences. The permit was issued by South Florida Water Management District on October 20, 2006.

The proposed phase 1 project is a single-family residential subdivision with 865 units. The product type is a mixure of single family and townhomes The stormwater from the proposed development is captured through storm inlets and routed to ten (10) wet detention ponds via subsurface storm drain pipes.

The Phase 1 improvements are located within Basin 1 & 2 of the Conceptual ERP Approval. The overall intensity of the project is greatly reduced from the initial project (Provences) Conceptual ERP. However, all control structure locations (point of discharge) and boundary areas are very similar to those included in the Conceptual ERP approval.

The overall stormwater treatment and attenuation is governed by South Florida Water Management District (SFWMD) and North St. Lucie Water Control District (NSLWCD). Both basins 1 & 2 ultimately discharge into NSLWCD Canal C-96 at the same location proposed by the Conceptual ERP.



LOCATION MAP

SCALE: N.T.S

Existing Conditions

The subject property is an agricultural parcel currently used for grazing cattle and is composed of improved pasture, slash pine flatwoods, and wetlands. Some of the property was formerly in citrus production and some is in active production. The numerous parallel berms and swales associated with citrus production and pasture land are still evident. The property has been altered from its natural state throughout by decades of logging and agricultural activity, most recently cattle grazing.

Proposed Conditions

The proposed development is planned as a residential subdivision with approximately 865 units. There is one commercial outparcel located within basin 1 which is 11.02 acres.

Stormwater management for the development will be centralized through ten (10) wet detention ponds. Basin 1 includes eight (8) wet detention ponds with a single control structure that discharges to NSWLCD Canal C-96. Basin 2 includes two (2) wet detention pond with three (3) control structures that will discharge into wetland preserve area (basin 5B). Basin 5B has a control structure (CS-5B) that will discharge upstream of Basin 1, but also into NSWLCD Canal C-96.

Most stormwater will be channeled via the road's curb and gutter system towards these ponds, with supplementary swales guiding runoff from other areas to the stormwater infrastructure, and eventually to the ponds.

The north western part of the Phase 1, falling within the FEMA AE flood zone, will require floodplain storage compensation. Due to the hydrological connection across the FEMA delineation, the detention pond will provide a significant portion of the necessary compensatory storage.

Control Elevations:

The conceptual ERP indicates that piezometers were installed at various locations at the site, and groundwater levels have been recorded over a one-year period. During the end of the wet season, the values obtained from the piezometers indicated that the site control elevation should be taken as 20.8 feet NGVD (19.33 NAVD 88). To convert NGVD to NAVD 88 subtract 1.469.

Soil Percolation Rates:

The conceptual ERP indicates that SFWMD Usual Open Hole test weas performed at the site in the areas of the proposed commercial developments. Half inch pre-treatment will be provided in these areas. The areas requiring exfiltration trenches and or dry retention/detention consist of 11.02 acres located within Basin 1 only. At the time of permitting for the commercial parcel a new Usual Open Hole test will be performed to determine the actual soil permeability rates for the pre-treatment drainage system of the commercial parcel.

Acreage:

Pre-Development Pervious/Impervious Area of Distribution

The Pre-development flow pattern and drainage Bains were previously provided in the Conceptual ERP approval. The basin and acreages are re-tabulated below.

Pre-Development Acreages

	Water Surface	Lake Bank	Pervious	Impervious	Total
Basin 1	0	0	115.08	0	115.08
Basin 2	0	0	306.0	0	306.0
Basin 5B	0	0	52.14	0	52.14

Proposed Pervious/Impervious Area Distribution

The proposed land use acreages and distribution of pervious and impervious areas in each proposed basin are shown below:

Land Use	Area (acres)
Single Family	52.67
Townhomes	19.81
Commercial	11.02*
Parks/Rec/Open Space	67.45
Lake	36.64
Wetlands	52.14
Roadway	18.45
Total	***258.18***

* Commercial Area to be permitted under a sperate ERP Application

Post-Development pervious/Impervious Ratios

	Water Surface	Lake Bank	Pervious	Roof	Impervious	Total
Basin 1	10.08	1.52	50.68	20.96	33.36	116.61
Basin 2	26.56	1.97	27.85	14.97	18.08	89.44
Basin 5B	0	0	52.14	0	0	52.14
Total	36.64	3.49	130.67	35.94	51.44	258.18

Water Quantity

Design Storm and Allowable Discharge:

The outfall canal, C-96 are operated and maintained by the North St. Lucie River Water Control District. During the 10-year, 3-day storm the allowable discharge in the post-development condition may not exceed the off-site discharge in the pre-development condition for any 24-hour period. The total allowable runoff volume (cumulative volume) is based on 2 inches of runoff during the 10-year, 3-day event in the pre-development condition.

A summary of the allowable discharge and the maximum post-development discharge during the 10-year, 3-day event follows. The maximum cumulative 24 hour post-development discharge does not exceed 2" over the drainage area.

Bleeders are sized to discharge 0.5 inch per day.

Pre-Development Basin	Outfall	Allowable Discharge (ac-ft)	Post-Development Basin	Max Cumulative 24 hr. Post-Development Discharge
Basin 1	Canal 96	19.43	Basin 1	19.42 ac-ft
Basin 2	Canal 96	*	Basin 2	*
Basin 5B	Canal 96	23.59	Basin 5B	17.64 ac-ft

* Basin 2 discharges to Basin 5B Control Structure. Allowable discharge for Basin 5B includes area for Basin 2.

Rainfall Amounts

	5-Yr, 1-Hr	10-Yr, 1-Day	10-Yr, 3-Day	100-Yr, 3-Day
Rainfall Amount	2.80	5.50	8.00	10.87

Water Quality

Water quality will be provided by wet detention at proposed lakes in Basins 1 and 2. There are no impervious areas in Basins 5A and 5B. Water quality amounts for each basin are summarized below. The controlling amounts are highlighted in the table. Pre-treatment for commercial areas will be permitted under an individual permit for the proposed commercial development with a subsequent permit application.

Spreader swales are incorporated in rear yard locations for development adjacent to the wetlands preserve area. Assuming that the swales are full, overtopping velocities are estimated as follows:

Broad crested weir flow (overtopping) is taken as Q= 2.7 $LH^{1.5}$

This equation simplifies to V= 2.7$H^{0.5}$per linear foot of swale

Scouring velocity of 10 ft/sec will occur when H = 1.92 feet, an unlikely situation when rear yard contributing area is only half the lot sizes.

	1" over entire area	2.5 times percent impervious	Pre-treatment	Wet Detention Amount	Weir crest elevation
Basin 1	9.71	8.65	0	9.72	20.26
Basin 2	7.45	4.94	0		
Basin 5B	N/A	N/A	0	7.45	19.10

- Minimum values. See routing calculations, cross-sections and detail plans for actual weir crest and bleeder configuration.

Soil Storage and Time of Concentration

Pre-Development Values

Pre-development soil storage values and time of concentration calculations were previously provided in the approved Conceptual ERP.

Post-Development Values

	Post-Development Soil Storage, S	Post-Development Time of Concentration, Hr.
Basin 1	82	0.10
Basin 2	86	0.10
Basin 5B	67	2

Stage-Storage

Stage-storage limits for each basin in the post-development condition is summarized below:

	Lake	Lake Bank	Pervious	Impervious	Basin 5A & 5B
Type	Vert.	Linear	Linear	Linear	Vert.
Beginning Elevation	19.33	19.33	22.51	23.53	18.33
Finish Elev.	25.83	23.53	24.53	24.53	24.83

Surface storage and soil storage are based on the typical cross-section attached.

Maximum stages resulting from the 10 year, 3 day event is tabulated below:

	Post-Development Stages
Basin 1	23.91
Basin 2	20.70
Basin 5B	20.27

Zero discharge stages at the 10 year, 1 day and 100-year, 3 day events compared with the minimum proposed road elevations and finished floors are tabulated below.

	10-Yr, 1-day zero discharge grade	Proposed Min. road elevation	100-Yr., 3-day zero discharge grade	Proposed Finished Floor elev.
Basin 1	22.33	23.33	25.75	25.75
Basin 2	20.22	23.33	21.26	25.75
Basin 5B	19.86	N/A	20.67	N/A

II. Erosion and Sediment Control

The project specifications require the contractor and owner to install stormwater pollution prevent devices in accordance with the construction drawings and Florida Development Manual, A Guide to Sound Land and Water Management, published by the DEP. All disturbed areas shall be fully sodded, seed and mulched.

III. Stormwater System Maintenance Plan

The maintenance of the Stormwater Management System shall be the responsibility of the Property Owners Association.

IV. Jurisdictional Permitting Agencies

1. South Florida Water Management District
2. North St. Lucie Water Control District
3. City of Ft. Pierce

Date: July 30,2024
Project Sunrise PD
Job No. 22-2180
Engineer J. Wesley Mills, P.E.

Water Quality Calculations

Site Data				
Acreages				
Impervious		Acres		
	Roofs	20.96		18%
	Impervious	33.36		29%
	Other Impervious			0%
	Subtotal Impervious		54.32 ac	
Pervious				
	Lake	10.08		9%
	Green Area	50.68		
	Lake Banks	1.52		
	Other Pervious			
	Subtotal Impervious		62.28 ac	
	Total	116.6		

Pretreatment Area:
Commercial Area
Other

Design Criteria
A. Quality

1 If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire site
   b. The amount of 2.5 in. times the percent impervious

2 If a dry detention system, then 75% of the volume required for wet detention

3 If a retention system, then 50% of the volume required

4 If the site zoning is "commercial", or discharges to sensitive waters, at least 0.50 in of retention or dry detention pretreatment shall be provided.

5 Any detention system shall be designed to discharge not more than 0.50 in. of the detained volume per day. A V-shaped configuration is desirable.

6 50% more in WPT

B. Quantity:

1. Design Event and Rainfall Amounts

a. Design Event for Quality:

Frequency: 3 Year

Duration: 1 Hour

Amount: 2.90 in. FDOT Zone 10

b. Design Event for Discharge:

Frequency: 10 Year

Duration: 3 Hour

Amount: 8.00 in.

Allowable discharge = 2" x drainage area 116.61 ac = 19.44 ac. ft. max. per 24 hou

c. Design Event for Minimum Road Elevation:

Frequency

Duration:	10 year 1 day (road centerlines)	23.33 ft - Proposed Road Centerline

10 Year 1 Day Amount: 5.50 in. Vol IV

5 Year 1 Hour Amount: 2.80 in. Vol IV

10 Year Flood Contour: Feet

d. Design Event for Minimum Finish Floor Elevation:

Frequency: 100 Year

Duration: 3 Hour

Amount: 8.00 in. (24 hr. amount to be adjusted to a 72-hr. storm event late

Flood Contour/FEMA Elevation:

Proposed Floor Level	24.83	ft. - proposed

2. Additional Design Information:

Average Existing Grade = 20.53

a. Design Water Elevation: 19.33

(Note Proposed minimum road elevation must be at least 2ft. Above wet season water table, or control eleva

b. Drainage Basin/Canal Number North St. Lucie River Water Contol District

c. Receiving body regulated stage elevation 15.63

d. Design Storm Alllowable Discharge Pre Dev cfs

e. Time of Concentration 0.1 hr.

f. Minimum Drainage:

Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day

III. Computations:

1 Compute the first inch of runoff from the entire developed site

= 1.0 inch x Total Site Area x 1 ft./12in

9.72 ac-ft for the first inch of runoff

2 Compute 2.5 in. times the percentage of impervious area

a. Site area, for water quality pervious/impervious calculations only:

= Total Project - (lake + roof)

= 116.6 ac - (10.08 + 20.96 ac.)

= 85.56 ac. Site area, for water quality pervious/impervious

b. Impervious area, for water quality pervious/impervious calculations only:

= (Site area for water quality pervious/impervious)-pervious

= 85.56 ac. - 52.2 ac.

= 33.36 ac.

c. Percentage of imperviousness for water quality:

= impervious area for water quality / site area for water quality x 100%

33.36 / 85.56 x 100%

= 38.99% Impervious

d. For 2.5 in time the percentage impervious

= 2.5 in x 38.99%

= 0.97 in. to be treated

e. Compute volume required for quality detention:

= inches to be treated x (total site - lake)

= 0.97 x (116.6 ac - 10.08) x 1 ft /12in

= 8.65 ac-ft required detention storage

3 The first inch of runoff from the entire developed site = 9.72 ac-ft **Controls**

2.5 in times the percentage of imperviousness = 8.65 ac-ft

4 If the project is zoned "commercial" or if the project were dischraging directly to a sensitive receiving body and is more than 40% imperv., 0.5 in. of dry retention/detention pretretment must be provided:

= 0.5 in. X (commercial area)

= 0.5 in. X 0 ac - x 1 ft /12in

= 0 ac.-ft required for pretreatment

B. Summary of Water Quality Caculations (S.F.W.M.D. Criteria):

Item	Description	Quantity	
A.1	First inch of runoff from the entire site =	9.72	ac-ft
A.2	2.5 in. times percent impervious =	8.65	ac-ft
A.3	Total Volume to be treated =	9.72	ac-ft
A.4	Pretreat. Req'd for comm. Or sensitive waters =	0	ac-ft

Control

C. Site Data Information forWater Management Calculations:

Item	Description	Area ac.	Low El. ft	High El. ft.	Imperv. %	Compact %	Total Area %
1	Lake	10.08	19.33	25.83	100.00	0.00	9%
2	Lake Bank	1.52	19.33	23.33	0.00	0.00	1%
3	Green Area	50.68	21.33	23.33	0.00	0.00	43%
4	Pavement & Others	33.36	23.34	24.33	100.00	100.00	29%
5	Buildings	20.96	24.83	24.83	100.00	100.00	18%
	Total	116.60					

Use the following compaction factors: 0%, 50%, 100%

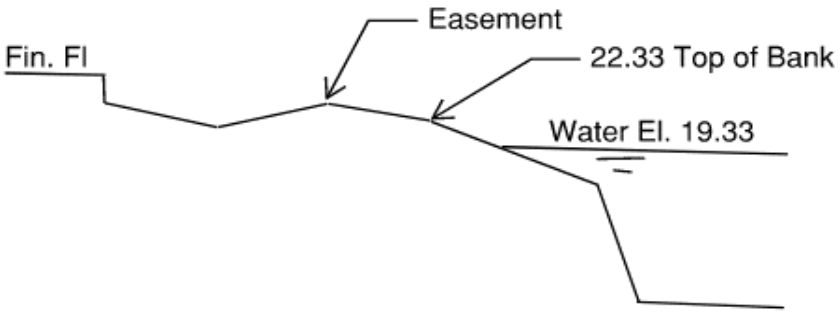
D. SCS Curve Number and Soil Storage Calculations:

1 Soil Moisture Storage Table:

Depth to Water Table	Cumul. Water Storage Pre Dev	Compactd Water Storage Post 50%	Compctd Water Storage Post 100%
ft	in.	in.	in.
1	0.6	0.53	0.45
2	2.5	2.19	1.88
3	6.6	5.78	4.95
4	10.9	9.54	8.18

2 Available Soil Storage Calculations:

item	Description	Avg. Elev.	Over Control	Storage	Pervious Area	Volume Stored
		ft		in.	ac.	ac.-in
1	Lake	19.331	0	0	0	0
2	Lake Bank	21.331	2	1.88	1.52	2.86
3	Green Area	22.331	3	4.95	50.68	250.87
4	Pavement & Others	23.831	4.5	8.18	0	0.00
5	Buildings	25.75	6.419	8.18	0	0.00
	Total			23.19		253.72



3 Moisture Storage Calculations (S)

= Available soil storage / Total Site Area

253.72 ac.-in / 116.60

= 2.18 in.

4 SCS Curve Number Calculation (CN)

= 1000/(S+10)

= 1000 ac-in/ (2.18 +10)

= **82**

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Date: July 30,2024
Project Sunrise PD
Job No. 22-2180
Engineer J. Wesley Mills, P.E.

Water Quality Calculations Basin No. 2

Site Data				
Acreages				
Impervious		Acres		
	Roofs	14.97		17%
	Impervious	18.08		20%
	Other Impervious			0%
	Subtotal Impervious		33.05 ac	
Pervious				
	Lake	26.56		30%
	Green Area	27.85		
	Lake Banks	1.97		
	Other Pervious			
	Subtotal Impervious		56.38 ac	
	Total	89.43		

Pretreatment Area:
Commercial Area
Other

Design Criteria
A. Quality

1 If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire site
   b. The amount of 2.5 in. times the percent impervious

2 If a dry detention system, then 75% of the volume required for wet detention

3 If a retention system, then 50% of the volume required

4 If the site zoning is "commercial", or discharges to sensitive waters, at least 0.50 in of retention or dry detention pretreatment shall be provided.

5 Any detention system shall be designed to discharge not more than 0.50 in. of the detained volume per day. A V-shaped configuration is desirable.

6 50% more in WPT

B. Quantity:

1. Design Event and Rainfall Amounts

a. Design Event for Quality:

Frequency: 3 Year

Duration: 1 Hour

Amount: 2.90 in. FDOT Zone 10

b. Design Event for Discharge:

Frequency: 10 Year

Duration: 3 Hour

Amount: 8.00 in.

Allowable discharge = 2" x drainage area 89.43 ac = 14.91 ac. ft. max. per 24 hou

c. Design Event for Minimum Road Elevation:

Frequency

Duration:	10 year 1 day (road centerlines)	23.33 ft - Proposed Road Centerline

10 Year 1 Day Amount: 5.50 in. Vol IV

5 Year 1 Hour Amount: 2.80 in. Vol IV

10 Year Flood Contour: Feet

d. Design Event for Minimum Finish Floor Elevation:

Frequency: 100 Year

Duration: 3 Hour

Amount: 8.00 in. (24 hr. amount to be adjusted to a 72-hr. storm event late

Flood Contour/FEMA Elevation:

Proposed Floor Level	24.83	ft. - proposed

2. Additional Design Information:

Average Existing Grade = 20.53

a. Design Water Elevation: 19.33

(Note Proposed minimum road elevation must be at least 2ft. Above wet season water table, or control eleva

b. Drainage Basin/Canal Number North St. Lucie River Water Contol District

c. Receiving body regulated stage elevation 15.63

d. Design Storm Alllowable Discharge Pre Dev cfs

e. Time of Concentration 0.1 hr.

f. Minimum Drainage:

Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day

III. Computations:

1 Compute the first inch of runoff from the entire developed site

= 1.0 inch x Total Site Area x 1 ft./12in

7.45 ac-ft for the first inch of runoff

2 Compute 2.5 in. times the percentage of impervious area

a. Site area, for water quality pervious/impervious calculations only:

= Total Project - (lake + roof)

= 89.43 ac - (26.56 + 14.97 ac.)

= 47.9 ac. Site area, for water quality pervious/impervious

b. Impervious area, for water quality pervious/impervious calculations only:

= (Site area for water quality pervious/impervious)-pervious

= 47.9 ac. - 29.82 ac.

= 18.08 ac.

c. Percentage of imperviousness for water quality:

= impervious area for water quality / site area for water quality x 100%

18.08 / 47.9 x 100%

= 37.75% Impervious

d. For 2.5 in time the percentage impervious

= 2.5 in x 37.75%

= 0.94 in. to be treated

e. Compute volume required for quality detention:

= inches to be treated x (total site - lake)

= 0.94 x (89.43 ac - 26.56) x 1 ft /12in

= 4.94 ac-ft required detention storage

3 The first inch of runoff from the entire developed site = 7.45 ac-ft **Controls**

2.5 in times the percentage of imperviousness = 4.94 ac-ft

4 If the project is zoned "commercial" or if the project were dischraging directly to a sensitive receiving body and is more than 40% imperv., 0.5 in. of dry retention/detention pretretment must be provided:

= 0.5 in. X (commercial area)

= 0.5 in. X 0 ac - x 1 ft /12in

= 0 ac.-ft required for pretreatment

B. Summary of Water Quality Caculations (S.F.W.M.D. Criteria):

Item	Description	Quantity	
A.1	First inch of runoff from the entire site =	7.45	ac-ft
A.2	2.5 in. times percent impervious =	4.94	ac-ft
A.3	Total Volume to be treated =	7.45	ac-ft
A.4	Pretreat. Req'd for comm. Or sensitive waters =	0	ac-ft

Control

C. Site Data Information forWater Management Calculations:

Item	Description	Area ac.	Low El. ft	High El. ft.	Imperv. %	Compact %	Total Area %
1	Lake	26.56	19.33	25.83	100.00	0.00	30%
2	Lake Bank	1.97	19.33	23.33	0.00	0.00	2%
3	Green Area	27.85	21.33	23.33	0.00	0.00	31%
4	Pavement & Others	18.08	23.34	24.33	100.00	100.00	20%
5	Buildings	14.97	24.83	24.83	100.00	100.00	17%
	Total	89.43					

Use the following compaction factors: 0%, 50%, 100%

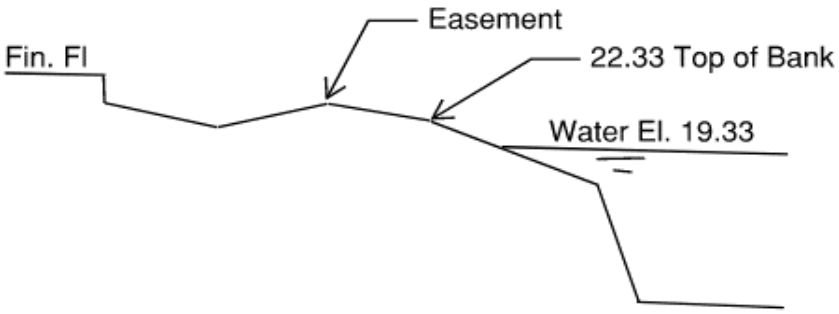
D. SCS Curve Number and Soil Storage Calculations:

1 Soil Moisture Storage Table:

Depth to Water Table ft	Cumul. Water Storage Pre Dev in.	Compactd Water Storage Post 50% in.	Compctd Water Storage Post 100% in.
1	0.6	0.53	0.45
2	2.5	2.19	1.88
3	6.6	5.78	4.95
4	10.9	9.54	8.18

2 Available Soil Storage Calculations:

item	Description	Avg. Elev.	Over Control	Storage	Pervious Area	Volume Stored
		ft		in.	ac.	ac.-in
1	Lake	19.331	0	0	0	0
2	Lake Bank	21.331	2	1.88	1.97	3.70
3	Green Area	22.331	3	4.95	27.85	137.86
4	Pavement & Others	23.831	4.5	8.18	0	0.00
5	Buildings	25.75	6.419	8.18	0	0.00
	Total			23.19		141.56



3 Moisture Storage Calculations (S)

= Available soil storage / Total Site Area

141.56 ac.-in / 89.43

= 1.58 in.

4 SCS Curve Number Calculation (CN)

= 1000/(S+10)

= 1000 ac-in/ (1.58 +10)

= **86**

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Date: July 30,2024
Project Sunrise PD
Job No. 22-2180
Engineer J. Wesley Mills, P.E.

Water Quality Calculations Basin No. 5B

Site Data				
Acreages				
Impervious		Acres		
	Roofs	0		0%
	Impervious	0		0%
	Other Impervious			0%
	Subtotal Impervious		0 ac	
Pervious				
	Lake	0		0%
	Green Area	52.14		
	Lake Banks	0		
	Other Pervious			
	Subtotal Impervious		52.14 ac	
	Total	52.14		

Pretreatment Area:
Commercial Area
Other

Design Criteria
A. Quality

1 If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire site
   b. The amount of 2.5 in. times the percent impervious

2 If a dry detention system, then 75% of the volume required for wet detention

3 If a retention system, then 50% of the volume required

4 If the site zoning is "commercial", or discharges to sensitive waters, at least 0.50 in of retention or dry detention pretreatment shall be provided.

5 Any detention system shall be designed to discharge not more than 0.50 in. of the detained volume per day. A V-shaped configuration is desirable.

6 50% more in WPT

B. Quantity:

1. Design Event and Rainfall Amounts

a. Design Event for Quality:
Frequency: 3 Year
Duration: 1 Hour
Amount: 2.90 in. FDOT Zone 10

b. Design Event for Discharge:
Frequency: 10 Year
Duration: 3 Hour
Amount: 8.00 in.
Allowable discharge = 2" x drainage area 52.14 ac = 8.69 ac. ft. max. per 24 hou

c. Design Event for Minimum Road Elevation:
Frequency

Duration:	10 year 1 day (road centerlines)	23.33 ft - Proposed Road Centerline

10 Year 1 Day Amount: 5.50 in. Vol IV
5 Year 1 Hour Amount: 2.80 in. Vol IV

10 Year Flood Contour: Feet

d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 Year
Duration: 3 Hour
Amount: 8.00 in. (24 hr. amount to be adjusted to a 72-hr. storm event late

Flood Contour/FEMA Elevation:

Proposed Floor Level	24.83	ft. - proposed

2. Additional Design Information:
Average Existing Grade = 20.53

a. Design Water Elevation: 19.33

(Note Proposed minimum road elevation must be at least 2ft. Above wet season water table, or control eleva

b. Drainage Basin/Canal Number North St. Lucie River Water Contol District
c. Receiving body regulated stage elevation 15.63
d. Design Storm Alllowable Discharge Pre Dev cfs
e. Time of Concentration 2 hr.
f. Minimum Drainage:

Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day

III. Computations:

1 Compute the first inch of runoff from the entire developed site
= 1.0 inch x Total Site Area x 1 ft./12in
4.35 ac-ft for the first inch of runoff

2 Compute 2.5 in. times the percentage of impervious area

a. Site area, for water quality pervious/impervious calculations only:
= Total Project - (lake + roof)
= 52.14 ac - (0 + 0 ac.)
= 52.14 ac. Site area, for water quality pervious/impervious

b. Impervious area, for water quality pervious/impervious calculations only:
= (Site area for water quality pervious/impervious)-pervious
= 52.14 ac. - 52.14 ac.
= 0 ac.

c. Percentage of imperviousness for water quality:
= impervious area for water quality / site area for water quality x 100%
0 / 52.14 x 100%
= 0.00% Impervious

d. For 2.5 in time the percentage impervious
= 2.5 in x 0.00%
= 0.00 in. to be treated

e. Compute volume required for quality detention:
= inches to be treated x (total site - lake)
= 0.00 x (52.14 ac - 0) x 1 ft /12in
= 0.00 ac-ft required detention storage

3 The first inch of runoff from the entire developed site = 4.35 ac-ft **Controls**
2.5 in times the percentage of imperviousness = 0.00 ac-ft

4 If the project is zoned "commercial" or if the project were dischraging directly to a sensitive receiving body and is more than 40% imperv., 0.5 in. of dry retention/detention pretretment must be provided:
= 0.5 in. X (commercial area)
= 0.5 in. X 0 ac - x 1 ft /12in
= 0 ac.-ft required for pretreatment

B. Summary of Water Quality Caculations (S.F.W.M.D. Criteria):

Item	Description	Quantity	
A.1	First inch of runoff from the entire site =	4.35	ac-ft
A.2	2.5 in. times percent impervious =	0.00	ac-ft
A.3	Total Volume to be treated =	4.35	ac-ft
A.4	Pretreat. Req'd for comm. Or sensitive waters =	0	ac-ft

Control

C. Site Data Information forWater Management Calculations:

Item	Description	Area	Low El.	High El.	Imperv.	Compact	Total Area
		ac.	ft	ft.	%	%	%
1	Lake	0.00	N/A	N/A	100.00	0.00	0%
2	Lake Bank	0.00	N/A	N/A	0.00	0.00	0%
3	Green Area	52.14	19.33	23.33	0.00	0.00	100%
4	Pavement & Others	0.00	N/A	N/A	100.00	100.00	0%
5	Buildings	0.00	N/A	N/A	100.00	100.00	0%
	Total	52.14					

Use the following compaction factors: 0%, 50%, 100%

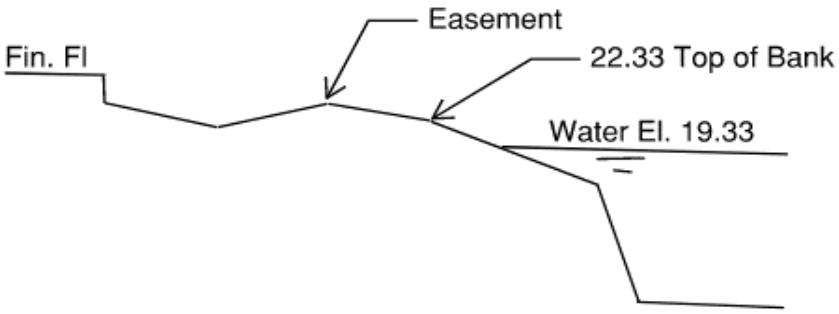
D. SCS Curve Number and Soil Storage Calculations:

1 Soil Moisture Storage Table:

Depth to Water Table	Cumul. Water Storage Pre Dev	Compactd Water Storage Post 50%	Compctd Water Storage Post 100%
ft	in.	in.	in.
1	0.6	0.53	0.45
2	2.5	2.19	1.88
3	6.6	5.78	4.95
4	10.9	9.54	8.18

2 Available Soil Storage Calculations:

item	Description	Avg. Elev.	Over Control	Storage	Pervious Area	Volume Stored
		ft		in.	ac.	ac.-in
1	Lake	19.331	0	0	0	0
2	Lake Bank	21.331	2	1.88	0	0.00
3	Green Area	19.33	0	4.95	52.14	258.09
4	Pavement & Others	23.831	4.5	8.18	0	0.00
5	Buildings	25.75	6.419	8.18	0	0.00
	Total			23.19		258.09



3 Moisture Storage Calculations (S)

= Available soil storage / Total Site Area

258.09 ac.-in / 52.14

= 4.95 in.

4 SCS Curve Number Calculation (CN)

= 1000/(S+10)

= 1000 ac-in/ (4.95 +10)

= **67**

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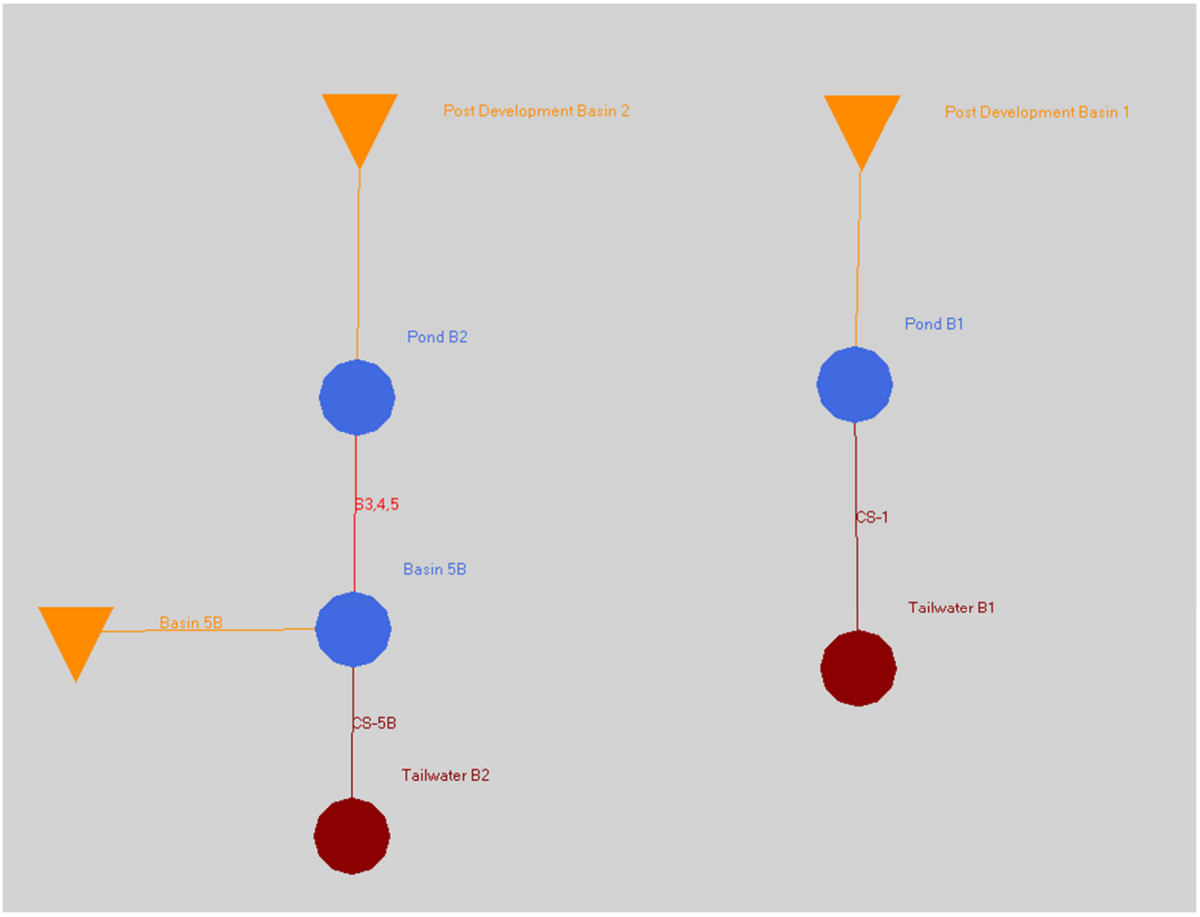
Appendix A – ICPR Flood Routing


Post Development Basin 2
Post Development Basin 1
Pond B2
Pond B1
B3,4,5
CS-1
Basin 5B
Basin 5B
Tailwater B1
CS-5B
Tailwater B2

ICPR – Input Report

Simple Basin: Basin 5B

Scenario:	Scenario1
Node:	Basin 5B
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	120.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	52.1400 ac
Curve Number:	67.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Development Basin 1

Scenario:	Scenario1
Node:	Pond B1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	116.0000 ac
Curve Number:	82.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Development Basin 2

Scenario:	Scenario1
Node:	Pond B2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	89.4300 ac
Curve Number:	86.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Basin 5B

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	18.33 ft
Warning Stage:	25.00 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
24.83	191.6000	8346096
24.33	175.4000	7640424
23.83	159.2000	6934752
23.33	143.0000	6229080
22.83	126.8000	5523408
22.33	110.6000	4817736
21.83	92.6200	4034527
21.33	75.8300	3303155
20.83	60.2200	2623183
20.33	45.8000	1995048
19.83	32.5700	1418749
19.33	20.5300	894287
18.83	9.6700	421225
18.33	0.0000	0

Comment:

Node: Pond B1

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs

Initial Stage: 19.33 ft
Warning Stage: 23.33 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
19.33	10.0800	439085
20.33	10.8370	472060
21.33	11.6020	505383
23.00	14.5500	633798

Comment:

Node: Pond B2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 19.33 ft
Warning Stage: 23.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
19.33	26.5600	1156954
20.33	27.5400	1199642
21.33	28.5300	1242767
23.00	34.1000	1485396

Comment:

Node: Tailwater B1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.63 ft
Warning Stage: 17.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.63
0	0	0	72.0000	16.00

Comment:

Node: Tailwater B2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.63 ft
Warning Stage: 17.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	15.63
0	0	0	360.0000	16.00

Comment:

Drop Structure Link: CS-1

Scenario: Scenario1
From Node: Pond B1
To Node: Tailwater B1
Link Count: 1
Pipe Flow Direction: Both
Solution: Combine
Increments: 0
Pipe Count: 1
Damping: 0.0000 ft
Length: 18.47 ft
FHWA Code: 1
Entr Loss Coef: 0.00
Exit Loss Coef: 0.50
Bend Loss Coef: 0.00
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream Pipe

Invert: 14.00 ft
Manning's N: 0.0012

Geometry: Circular

Max Depth: 4.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Downstream Pipe

Invert: 14.00 ft
Manning's N: 0.0120

Geometry: Circular

Max Depth: 4.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Pipe Comment:

Weir Component

Weir: 1
Weir Count: 1
Weir Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Horizontal
Geometry Type: Rectangular
Invert: 23.73 ft
Control Elevation: 23.73 ft
Max Depth: 6.00 ft
Max Width: 4.00 ft
Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 3.200
Weir Table:
Orifice Default: 0.600

Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	19.30 ft	Ref Node:	
Control Elevation:	19.30 ft	**Discharge Coefficients**	
Max Depth:	1.00 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	20.26 ft	Ref Node:	
Control Elevation:	20.26 ft	**Discharge Coefficients**	
Max Depth:	3.47 ft	Weir Default:	3.200
Max Width:	0.25 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: CS-5B		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	12.53 ft	Invert:	12.00 ft
From Node:	Basin 5B	Manning's N:	0.0012	Manning's N:	0.0012
To Node:	Tailwater B2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	4.00 ft	Max Depth:	4.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	

Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	60.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	19.75 ft	Ref Node:	
Control Elevation:	19.75 ft	Discharge Coefficients	
Max Depth:	6.00 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	18.33 ft	Ref Node:	
Control Elevation:	18.33 ft	Discharge Coefficients	
Max Depth:	0.77 ft	Weir Default:	3.200
Max Width:	1.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	19.10 ft		

Control Elevation:	19.10 ft
Max Depth:	0.92 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: S3,4,5

		Upstream		Downstream	
Scenario:	Scenario1	Invert:	19.33 ft	Invert:	19.33 ft
From Node:	Pond B2	Manning's N:	0.0012	Manning's N:	0.0120
To Node:	Basin 5B	Geometry: Circular		Geometry: Circular	
Link Count:	3	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Positive	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	400.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.50	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 100_72

Scenario:	Scenario1
Run Date/Time:	7/5/2024 3:12:09 PM
Program Version:	StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	160.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 10.87 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10_24

Scenario: Scenario1
Run Date/Time: 7/5/2024 3:12:10 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	400.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SCSII-24
Edge Length Option:	Automatic	Rainfall Amount:	5.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10_72

Scenario: Scenario1
Run Date/Time: 7/5/2024 3:12:10 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	160.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	8.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5_1

Scenario: Scenario1
Run Date/Time: 7/5/2024 3:12:11 PM
Program Version: StormWise 4.08.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FDOT-1
Edge Length Option:	Automatic	Rainfall Amount:	2.80 in
		Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

ICPR – Max Node Report (Positive Discharge)

Max Node Basin Report - Positive Discharge

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100_72	Basin 5B	25.00	0.00	19.98	0.0010	62.10	19.37	1595847
100_72	Pond B1	23.33	0.00	24.13	0.0010	563.42	29.94	633798
100_72	Pond B2	23.00	0.00	21.26	0.0005	445.54	13.24	1239651
100_72	Tailwater B1	17.00	0.00	16.00	0.0000	29.94	0.00	0
100_72	Tailwater B2	17.00	0.00	15.75	0.0000	19.37	0.00	0
10_24	Basin 5B	25.00	0.00	19.43	0.0010	23.21	4.93	997902
10_24	Pond B1	23.33	0.00	21.81	0.0010	435.82	6.91	542598
10_24	Pond B2	23.00	0.00	20.22	0.0004	369.77	5.71	1195958
10_24	Tailwater B1	17.00	0.00	16.00	0.0000	6.91	0.00	0
10_24	Tailwater B2	17.00	0.00	16.00	0.0000	4.93	0.00	0
10_72	Basin 5B	25.00	0.00	19.78	0.0010	41.15	9.48	1364604
10_72	Pond B1	23.33	0.00	23.04	0.0010	398.00	10.51	633798
10_72	Pond B2	23.00	0.00	20.70	0.0004	319.42	9.88	1215577
10_72	Tailwater B1	17.00	0.00	16.00	0.0000	10.51	0.00	0
10_72	Tailwater B2	17.00	0.00	15.75	0.0000	9.48	0.00	0
5_1	Basin 5B	25.00	0.00	18.84	0.0010	8.92	1.16	429398
5_1	Pond B1	23.33	0.00	20.44	0.0010	288.83	3.00	475770
5_1	Pond B2	23.00	0.00	19.74	0.0005	267.41	1.44	1175719
5_1	Tailwater B1	17.00	0.00	15.75	0.0000	3.00	0.00	0
5_1	Tailwater B2	17.00	0.00	15.65	0.0000	1.16	0.00	0

ICPR – Max Node Report (Zero Discharge)

Zero Discharge - Max Stage Report

Sim	Node Name	Relative Time [hrs]	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs	Maximum Total Outflow Rate [cfs
10_24	Basin 5B	360.0004	19.86	23.20	0.00
10_24	Pond B1	360.0004	22.33	435.81	0.00
10_24	Pond B2	360.0004	20.22	369.76	5.71
10_72	Basin 5B	120.0052	20.27	41.15	0.00
10_72	Pond B1	120.0052	23.91	397.98	0.00
10_72	Pond B2	120.0052	20.70	319.41	9.88
100_72	Basin 5B	120.0069	20.67	62.10	0.00
100_72	Pond B1	120.0069	25.75	563.41	0.00
100_72	Pond B2	120.0069	21.26	445.53	13.24

ICPR – Basin 1 Recovery Report

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	0.0000	19.33
Scenario1	10_24	Pond	1.0027	19.30
Scenario1	10_24	Pond	2.0027	19.30
Scenario1	10_24	Pond	3.0027	19.30
Scenario1	10_24	Pond	4.0027	19.30
Scenario1	10_24	Pond	5.0027	19.30
Scenario1	10_24	Pond	6.0027	19.30
Scenario1	10_24	Pond	7.0074	19.33
Scenario1	10_24	Pond	8.0074	19.35
Scenario1	10_24	Pond	9.0074	19.37
Scenario1	10_24	Pond	10.0074	19.42
Scenario1	10_24	Pond	11.0007	19.53
Scenario1	10_24	Pond	12.0002	20.34
Scenario1	10_24	Pond	13.0011	21.41
Scenario1	10_24	Pond	14.0031	21.60
Scenario1	10_24	Pond	15.0005	21.70
Scenario1	10_24	Pond	16.0005	21.77
Scenario1	10_24	Pond	17.0005	21.83
Scenario1	10_24	Pond	18.0005	21.88
Scenario1	10_24	Pond	19.0005	21.91
Scenario1	10_24	Pond	20.0005	21.94
Scenario1	10_24	Pond	21.0005	21.95
Scenario1	10_24	Pond	22.0005	21.97
Scenario1	10_24	Pond	23.0005	21.98
Scenario1	10_24	Pond	24.0005	21.99
Scenario1	10_24	Pond	25.0005	21.97
Scenario1	10_24	Pond	26.0005	21.94
Scenario1	10_24	Pond	27.0005	21.91
Scenario1	10_24	Pond	28.0005	21.88

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	29.0005	21.85
Scenario1	10_24	Pond	30.0005	21.82
Scenario1	10_24	Pond	31.0005	21.79
Scenario1	10_24	Pond	32.0005	21.76
Scenario1	10_24	Pond	33.0005	21.74
Scenario1	10_24	Pond	34.0005	21.71
Scenario1	10_24	Pond	35.0005	21.68
Scenario1	10_24	Pond	36.0005	21.65
Scenario1	10_24	Pond	37.0005	21.63
Scenario1	10_24	Pond	38.0005	21.60
Scenario1	10_24	Pond	39.0005	21.58
Scenario1	10_24	Pond	40.0005	21.55
Scenario1	10_24	Pond	41.0005	21.53
Scenario1	10_24	Pond	42.0005	21.50
Scenario1	10_24	Pond	43.0005	21.48
Scenario1	10_24	Pond	44.0005	21.45
Scenario1	10_24	Pond	45.0005	21.43
Scenario1	10_24	Pond	46.0005	21.40
Scenario1	10_24	Pond	47.0005	21.38
Scenario1	10_24	Pond	48.0005	21.36
Scenario1	10_24	Pond	49.0005	21.34
Scenario1	10_24	Pond	50.0005	21.31
Scenario1	10_24	Pond	51.0005	21.29
Scenario1	10_24	Pond	52.0005	21.27
Scenario1	10_24	Pond	53.0005	21.25
Scenario1	10_24	Pond	54.0005	21.23
Scenario1	10_24	Pond	55.0005	21.21
Scenario1	10_24	Pond	56.0005	21.19
Scenario1	10_24	Pond	57.0005	21.17

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	58.0005	21.15
Scenario1	10_24	Pond	59.0005	21.13
Scenario1	10_24	Pond	60.0005	21.11
Scenario1	10_24	Pond	61.0005	21.09
Scenario1	10_24	Pond	62.0005	21.07
Scenario1	10_24	Pond	63.0005	21.05
Scenario1	10_24	Pond	64.0005	21.03
Scenario1	10_24	Pond	65.0005	21.02
Scenario1	10_24	Pond	66.0005	21.00
Scenario1	10_24	Pond	67.0005	20.98
Scenario1	10_24	Pond	68.0005	20.96
Scenario1	10_24	Pond	69.0005	20.95
Scenario1	10_24	Pond	70.0005	20.93
Scenario1	10_24	Pond	71.0005	20.91
Scenario1	10_24	Pond	72.0005	20.90
Scenario1	10_24	Pond	73.0005	20.88
Scenario1	10_24	Pond	74.0005	20.86
Scenario1	10_24	Pond	75.0005	20.85
Scenario1	10_24	Pond	76.0005	20.83
Scenario1	10_24	Pond	77.0005	20.82
Scenario1	10_24	Pond	78.0005	20.80
Scenario1	10_24	Pond	79.0005	20.79
Scenario1	10_24	Pond	80.0005	20.77
Scenario1	10_24	Pond	81.0005	20.76
Scenario1	10_24	Pond	82.0005	20.75
Scenario1	10_24	Pond	83.0005	20.73
Scenario1	10_24	Pond	84.0005	20.72
Scenario1	10_24	Pond	85.0005	20.71
Scenario1	10_24	Pond	86.0005	20.69

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	87.0005	20.68
Scenario1	10_24	Pond	88.0005	20.67
Scenario1	10_24	Pond	89.0005	20.65
Scenario1	10_24	Pond	90.0005	20.64
Scenario1	10_24	Pond	91.0005	20.63
Scenario1	10_24	Pond	92.0005	20.62
Scenario1	10_24	Pond	93.0005	20.60
Scenario1	10_24	Pond	94.0005	20.59
Scenario1	10_24	Pond	95.0005	20.58
Scenario1	10_24	Pond	96.0005	20.57
Scenario1	10_24	Pond	97.0005	20.56
Scenario1	10_24	Pond	98.0005	20.54
Scenario1	10_24	Pond	99.0005	20.53
Scenario1	10_24	Pond	100.0005	20.52
Scenario1	10_24	Pond	101.0005	20.51
Scenario1	10_24	Pond	102.0005	20.50
Scenario1	10_24	Pond	103.0005	20.49
Scenario1	10_24	Pond	104.0005	20.48
Scenario1	10_24	Pond	105.0005	20.47
Scenario1	10_24	Pond	106.0005	20.46
Scenario1	10_24	Pond	107.0005	20.45
Scenario1	10_24	Pond	108.0005	20.44
Scenario1	10_24	Pond	109.0005	20.43
Scenario1	10_24	Pond	110.0005	20.42
Scenario1	10_24	Pond	111.0005	20.41
Scenario1	10_24	Pond	112.0005	20.40
Scenario1	10_24	Pond	113.0005	20.39
Scenario1	10_24	Pond	114.0005	20.38
Scenario1	10_24	Pond	115.0005	20.37

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	116.0005	20.36
Scenario1	10_24	Pond	117.0005	20.35
Scenario1	10_24	Pond	118.0005	20.34
Scenario1	10_24	Pond	119.0005	20.33
Scenario1	10_24	Pond	120.0005	20.33
Scenario1	10_24	Pond	121.0005	20.32
Scenario1	10_24	Pond	122.0005	20.31
Scenario1	10_24	Pond	123.0005	20.30
Scenario1	10_24	Pond	124.0005	20.29
Scenario1	10_24	Pond	125.0005	20.28
Scenario1	10_24	Pond	126.0005	20.28
Scenario1	10_24	Pond	127.0005	20.27
Scenario1	10_24	Pond	128.0005	20.26
Scenario1	10_24	Pond	129.0005	20.25
Scenario1	10_24	Pond	130.0005	20.24
Scenario1	10_24	Pond	131.0005	20.24
Scenario1	10_24	Pond	132.0005	20.23
Scenario1	10_24	Pond	133.0005	20.22
Scenario1	10_24	Pond	134.0005	20.21
Scenario1	10_24	Pond	135.0005	20.21
Scenario1	10_24	Pond	136.0005	20.20
Scenario1	10_24	Pond	137.0005	20.19
Scenario1	10_24	Pond	138.0005	20.19
Scenario1	10_24	Pond	139.0005	20.18
Scenario1	10_24	Pond	140.0005	20.17
Scenario1	10_24	Pond	141.0005	20.17
Scenario1	10_24	Pond	142.0005	20.16
Scenario1	10_24	Pond	143.0005	20.15
Scenario1	10_24	Pond	144.0005	20.15

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	145.0005	20.14
Scenario1	10_24	Pond	146.0005	20.13
Scenario1	10_24	Pond	147.0005	20.13
Scenario1	10_24	Pond	148.0005	20.12
Scenario1	10_24	Pond	149.0005	20.11
Scenario1	10_24	Pond	150.0005	20.11
Scenario1	10_24	Pond	151.0005	20.10
Scenario1	10_24	Pond	152.0005	20.10
Scenario1	10_24	Pond	153.0005	20.09
Scenario1	10_24	Pond	154.0005	20.08
Scenario1	10_24	Pond	155.0005	20.08
Scenario1	10_24	Pond	156.0005	20.07
Scenario1	10_24	Pond	157.0005	20.07
Scenario1	10_24	Pond	158.0005	20.06
Scenario1	10_24	Pond	159.0005	20.06
Scenario1	10_24	Pond	160.0005	20.05
Scenario1	10_24	Pond	161.0005	20.04
Scenario1	10_24	Pond	162.0005	20.04
Scenario1	10_24	Pond	163.0005	20.03
Scenario1	10_24	Pond	164.0005	20.03
Scenario1	10_24	Pond	165.0005	20.02
Scenario1	10_24	Pond	166.0005	20.02
Scenario1	10_24	Pond	167.0005	20.01
Scenario1	10_24	Pond	168.0005	20.01
Scenario1	10_24	Pond	169.0005	20.00
Scenario1	10_24	Pond	170.0005	20.00
Scenario1	10_24	Pond	171.0005	19.99
Scenario1	10_24	Pond	172.0005	19.99
Scenario1	10_24	Pond	173.0005	19.98

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	174.0005	19.98
Scenario1	10_24	Pond	175.0005	19.97
Scenario1	10_24	Pond	176.0005	19.97
Scenario1	10_24	Pond	177.0005	19.96
Scenario1	10_24	Pond	178.0005	19.96
Scenario1	10_24	Pond	179.0005	19.96
Scenario1	10_24	Pond	180.0005	19.95
Scenario1	10_24	Pond	181.0005	19.95
Scenario1	10_24	Pond	182.0005	19.94
Scenario1	10_24	Pond	183.0005	19.94
Scenario1	10_24	Pond	184.0005	19.93
Scenario1	10_24	Pond	185.0005	19.93
Scenario1	10_24	Pond	186.0005	19.92
Scenario1	10_24	Pond	187.0005	19.92
Scenario1	10_24	Pond	188.0005	19.92
Scenario1	10_24	Pond	189.0005	19.91
Scenario1	10_24	Pond	190.0005	19.91
Scenario1	10_24	Pond	191.0005	19.90
Scenario1	10_24	Pond	192.0005	19.90
Scenario1	10_24	Pond	193.0005	19.90
Scenario1	10_24	Pond	194.0005	19.89
Scenario1	10_24	Pond	195.0005	19.89
Scenario1	10_24	Pond	196.0005	19.88
Scenario1	10_24	Pond	197.0005	19.88
Scenario1	10_24	Pond	198.0005	19.88
Scenario1	10_24	Pond	199.0005	19.87
Scenario1	10_24	Pond	200.0005	19.87
Scenario1	10_24	Pond	201.0005	19.87
Scenario1	10_24	Pond	202.0005	19.86

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	203.0005	19.86
Scenario1	10_24	Pond	204.0005	19.85
Scenario1	10_24	Pond	205.0005	19.85
Scenario1	10_24	Pond	206.0005	19.85
Scenario1	10_24	Pond	207.0005	19.84
Scenario1	10_24	Pond	208.0005	19.84
Scenario1	10_24	Pond	209.0005	19.84
Scenario1	10_24	Pond	210.0005	19.83
Scenario1	10_24	Pond	211.0005	19.83
Scenario1	10_24	Pond	212.0005	19.83
Scenario1	10_24	Pond	213.0005	19.82
Scenario1	10_24	Pond	214.0005	19.82
Scenario1	10_24	Pond	215.0005	19.82
Scenario1	10_24	Pond	216.0005	19.81
Scenario1	10_24	Pond	217.0005	19.81
Scenario1	10_24	Pond	218.0005	19.81
Scenario1	10_24	Pond	219.0005	19.81
Scenario1	10_24	Pond	220.0005	19.80
Scenario1	10_24	Pond	221.0005	19.80
Scenario1	10_24	Pond	222.0005	19.80
Scenario1	10_24	Pond	223.0005	19.79
Scenario1	10_24	Pond	224.0005	19.79
Scenario1	10_24	Pond	225.0005	19.79
Scenario1	10_24	Pond	226.0005	19.78
Scenario1	10_24	Pond	227.0005	19.78
Scenario1	10_24	Pond	228.0005	19.78
Scenario1	10_24	Pond	229.0005	19.78
Scenario1	10_24	Pond	230.0005	19.77
Scenario1	10_24	Pond	231.0005	19.77

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	232.0005	19.77
Scenario1	10_24	Pond	233.0005	19.76
Scenario1	10_24	Pond	234.0005	19.76
Scenario1	10_24	Pond	235.0005	19.76
Scenario1	10_24	Pond	236.0005	19.76
Scenario1	10_24	Pond	237.0005	19.75
Scenario1	10_24	Pond	238.0005	19.75
Scenario1	10_24	Pond	239.0005	19.75
Scenario1	10_24	Pond	240.0005	19.75
Scenario1	10_24	Pond	241.0005	19.74
Scenario1	10_24	Pond	242.0005	19.74
Scenario1	10_24	Pond	243.0005	19.74
Scenario1	10_24	Pond	244.0005	19.74
Scenario1	10_24	Pond	245.0005	19.73
Scenario1	10_24	Pond	246.0005	19.73
Scenario1	10_24	Pond	247.0005	19.73
Scenario1	10_24	Pond	248.0005	19.73
Scenario1	10_24	Pond	249.0005	19.72
Scenario1	10_24	Pond	250.0005	19.72
Scenario1	10_24	Pond	251.0005	19.72
Scenario1	10_24	Pond	252.0005	19.72
Scenario1	10_24	Pond	253.0005	19.71
Scenario1	10_24	Pond	254.0005	19.71
Scenario1	10_24	Pond	255.0005	19.71
Scenario1	10_24	Pond	256.0005	19.71
Scenario1	10_24	Pond	257.0005	19.70
Scenario1	10_24	Pond	258.0005	19.70
Scenario1	10_24	Pond	259.0005	19.70
Scenario1	10_24	Pond	260.0005	19.70

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	261.0005	19.70
Scenario1	10_24	Pond	262.0005	19.69
Scenario1	10_24	Pond	263.0005	19.69
Scenario1	10_24	Pond	264.0005	19.69
Scenario1	10_24	Pond	265.0005	19.69
Scenario1	10_24	Pond	266.0005	19.69
Scenario1	10_24	Pond	267.0005	19.68
Scenario1	10_24	Pond	268.0005	19.68
Scenario1	10_24	Pond	269.0005	19.68
Scenario1	10_24	Pond	270.0005	19.68
Scenario1	10_24	Pond	271.0005	19.68
Scenario1	10_24	Pond	272.0005	19.67
Scenario1	10_24	Pond	273.0005	19.67
Scenario1	10_24	Pond	274.0005	19.67
Scenario1	10_24	Pond	275.0005	19.67
Scenario1	10_24	Pond	276.0005	19.67
Scenario1	10_24	Pond	277.0005	19.66
Scenario1	10_24	Pond	278.0005	19.66
Scenario1	10_24	Pond	279.0005	19.66
Scenario1	10_24	Pond	280.0005	19.66
Scenario1	10_24	Pond	281.0005	19.66
Scenario1	10_24	Pond	282.0005	19.65
Scenario1	10_24	Pond	283.0005	19.65
Scenario1	10_24	Pond	284.0005	19.65
Scenario1	10_24	Pond	285.0005	19.65
Scenario1	10_24	Pond	286.0005	19.65
Scenario1	10_24	Pond	287.0005	19.65
Scenario1	10_24	Pond	288.0005	19.64
Scenario1	10_24	Pond	289.0005	19.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	290.0005	19.64
Scenario1	10_24	Pond	291.0005	19.64
Scenario1	10_24	Pond	292.0005	19.64
Scenario1	10_24	Pond	293.0005	19.63
Scenario1	10_24	Pond	294.0005	19.63
Scenario1	10_24	Pond	295.0005	19.63
Scenario1	10_24	Pond	296.0005	19.63
Scenario1	10_24	Pond	297.0005	19.63
Scenario1	10_24	Pond	298.0005	19.63
Scenario1	10_24	Pond	299.0005	19.62
Scenario1	10_24	Pond	300.0005	19.62
Scenario1	10_24	Pond	301.0005	19.62
Scenario1	10_24	Pond	302.0005	19.62
Scenario1	10_24	Pond	303.0005	19.62
Scenario1	10_24	Pond	304.0005	19.62
Scenario1	10_24	Pond	305.0005	19.62
Scenario1	10_24	Pond	306.0005	19.61
Scenario1	10_24	Pond	307.0005	19.61
Scenario1	10_24	Pond	308.0005	19.61
Scenario1	10_24	Pond	309.0005	19.61
Scenario1	10_24	Pond	310.0005	19.61
Scenario1	10_24	Pond	311.0005	19.61
Scenario1	10_24	Pond	312.0005	19.60
Scenario1	10_24	Pond	313.0005	19.60
Scenario1	10_24	Pond	314.0005	19.60
Scenario1	10_24	Pond	315.0005	19.60
Scenario1	10_24	Pond	316.0005	19.60
Scenario1	10_24	Pond	317.0005	19.60
Scenario1	10_24	Pond	318.0005	19.60

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	319.0005	19.59
Scenario1	10_24	Pond	320.0005	19.59
Scenario1	10_24	Pond	321.0005	19.59
Scenario1	10_24	Pond	322.0005	19.59
Scenario1	10_24	Pond	323.0005	19.59
Scenario1	10_24	Pond	324.0005	19.59
Scenario1	10_24	Pond	325.0005	19.59
Scenario1	10_24	Pond	326.0005	19.59
Scenario1	10_24	Pond	327.0005	19.58
Scenario1	10_24	Pond	328.0005	19.58
Scenario1	10_24	Pond	329.0005	19.58
Scenario1	10_24	Pond	330.0005	19.58
Scenario1	10_24	Pond	331.0005	19.58
Scenario1	10_24	Pond	332.0005	19.58
Scenario1	10_24	Pond	333.0005	19.58
Scenario1	10_24	Pond	334.0005	19.57
Scenario1	10_24	Pond	335.0005	19.57
Scenario1	10_24	Pond	336.0005	19.57
Scenario1	10_24	Pond	337.0005	19.57
Scenario1	10_24	Pond	338.0005	19.57
Scenario1	10_24	Pond	339.0005	19.57
Scenario1	10_24	Pond	340.0005	19.57
Scenario1	10_24	Pond	341.0005	19.57
Scenario1	10_24	Pond	342.0005	19.57
Scenario1	10_24	Pond	343.0005	19.56
Scenario1	10_24	Pond	344.0005	19.56
Scenario1	10_24	Pond	345.0005	19.56
Scenario1	10_24	Pond	346.0005	19.56
Scenario1	10_24	Pond	347.0005	19.56

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	10_24	Pond	348.0005	19.56
Scenario1	10_24	Pond	349.0005	19.56
Scenario1	10_24	Pond	350.0005	19.56
Scenario1	10_24	Pond	351.0005	19.55
Scenario1	10_24	Pond	352.0005	19.55
Scenario1	10_24	Pond	353.0005	19.55
Scenario1	10_24	Pond	354.0005	19.55
Scenario1	10_24	Pond	355.0005	19.55
Scenario1	10_24	Pond	356.0005	19.55
Scenario1	10_24	Pond	357.0005	19.55
Scenario1	10_24	Pond	358.0005	19.55
Scenario1	10_24	Pond	359.0005	19.55
Scenario1	10_24	Pond	360.0005	19.54

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Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	0.0000	19.33
10_24	Pond B2	1.0027	19.33
10_24	Pond B2	2.0027	19.33
10_24	Pond B2	3.0027	19.33
10_24	Pond B2	4.0027	19.33
10_24	Pond B2	5.0027	19.33
10_24	Pond B2	6.0027	19.33
10_24	Pond B2	7.0078	19.34
10_24	Pond B2	8.0078	19.34
10_24	Pond B2	9.0078	19.36
10_24	Pond B2	10.0078	19.38
10_24	Pond B2	11.0024	19.42
10_24	Pond B2	12.0003	19.70
10_24	Pond B2	13.0021	20.07
10_24	Pond B2	14.0030	20.13
10_24	Pond B2	15.0064	20.16
10_24	Pond B2	16.0064	20.18
10_24	Pond B2	17.0064	20.20
10_24	Pond B2	18.0064	20.21
10_24	Pond B2	19.0064	20.22
10_24	Pond B2	20.0064	20.22
10_24	Pond B2	21.0064	20.22
10_24	Pond B2	22.0064	20.22
10_24	Pond B2	23.0064	20.22
10_24	Pond B2	24.0064	20.22
10_24	Pond B2	25.0064	20.20
10_24	Pond B2	26.0064	20.19
10_24	Pond B2	27.0064	20.17
10_24	Pond B2	28.0064	20.16
10_24	Pond B2	29.0064	20.14
10_24	Pond B2	30.0064	20.13
10_24	Pond B2	31.0064	20.11
10_24	Pond B2	32.0064	20.10
10_24	Pond B2	33.0064	20.08
10_24	Pond B2	34.0064	20.07
10_24	Pond B2	35.0064	20.06
10_24	Pond B2	36.0064	20.05
10_24	Pond B2	37.0064	20.03
10_24	Pond B2	38.0064	20.02
10_24	Pond B2	39.0064	20.01
10_24	Pond B2	40.0064	20.00
10_24	Pond B2	41.0064	19.99

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	42.0064	19.98
10_24	Pond B2	43.0064	19.97
10_24	Pond B2	44.0064	19.96
10_24	Pond B2	45.0064	19.95
10_24	Pond B2	46.0064	19.94
10_24	Pond B2	47.0064	19.93
10_24	Pond B2	48.0064	19.92
10_24	Pond B2	49.0064	19.91
10_24	Pond B2	50.0064	19.90
10_24	Pond B2	51.0064	19.90
10_24	Pond B2	52.0064	19.89
10_24	Pond B2	53.0064	19.88
10_24	Pond B2	54.0064	19.87
10_24	Pond B2	55.0064	19.87
10_24	Pond B2	56.0064	19.86
10_24	Pond B2	57.0064	19.85
10_24	Pond B2	58.0064	19.84
10_24	Pond B2	59.0064	19.84
10_24	Pond B2	60.0064	19.83
10_24	Pond B2	61.0064	19.83
10_24	Pond B2	62.0064	19.82
10_24	Pond B2	63.0064	19.81
10_24	Pond B2	64.0064	19.81
10_24	Pond B2	65.0064	19.80
10_24	Pond B2	66.0064	19.80
10_24	Pond B2	67.0064	19.79
10_24	Pond B2	68.0064	19.78
10_24	Pond B2	69.0064	19.78
10_24	Pond B2	70.0064	19.77
10_24	Pond B2	71.0064	19.77
10_24	Pond B2	72.0064	19.76
10_24	Pond B2	73.0064	19.76
10_24	Pond B2	74.0064	19.75
10_24	Pond B2	75.0064	19.75
10_24	Pond B2	76.0064	19.75
10_24	Pond B2	77.0064	19.74
10_24	Pond B2	78.0064	19.74
10_24	Pond B2	79.0064	19.73
10_24	Pond B2	80.0064	19.73
10_24	Pond B2	81.0064	19.72
10_24	Pond B2	82.0064	19.72
10_24	Pond B2	83.0064	19.72

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	84.0064	19.71
10_24	Pond B2	85.0064	19.71
10_24	Pond B2	86.0064	19.71
10_24	Pond B2	87.0064	19.70
10_24	Pond B2	88.0064	19.70
10_24	Pond B2	89.0064	19.69
10_24	Pond B2	90.0064	19.69
10_24	Pond B2	91.0064	19.69
10_24	Pond B2	92.0064	19.68
10_24	Pond B2	93.0064	19.68
10_24	Pond B2	94.0064	19.68
10_24	Pond B2	95.0064	19.68
10_24	Pond B2	96.0064	19.67
10_24	Pond B2	97.0064	19.67
10_24	Pond B2	98.0064	19.67
10_24	Pond B2	99.0064	19.66
10_24	Pond B2	100.0064	19.66
10_24	Pond B2	101.0064	19.66
10_24	Pond B2	102.0064	19.65
10_24	Pond B2	103.0064	19.65
10_24	Pond B2	104.0064	19.65
10_24	Pond B2	105.0064	19.65
10_24	Pond B2	106.0064	19.64
10_24	Pond B2	107.0064	19.64
10_24	Pond B2	108.0064	19.64
10_24	Pond B2	109.0064	19.64
10_24	Pond B2	110.0064	19.63
10_24	Pond B2	111.0064	19.63
10_24	Pond B2	112.0064	19.63
10_24	Pond B2	113.0064	19.63
10_24	Pond B2	114.0064	19.62
10_24	Pond B2	115.0064	19.62
10_24	Pond B2	116.0064	19.62
10_24	Pond B2	117.0064	19.62
10_24	Pond B2	118.0064	19.62
10_24	Pond B2	119.0064	19.61
10_24	Pond B2	120.0064	19.61
10_24	Pond B2	121.0064	19.61
10_24	Pond B2	122.0064	19.61
10_24	Pond B2	123.0064	19.61
10_24	Pond B2	124.0064	19.60
10_24	Pond B2	125.0064	19.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	126.0064	19.60
10_24	Pond B2	127.0064	19.60
10_24	Pond B2	128.0064	19.60
10_24	Pond B2	129.0064	19.59
10_24	Pond B2	130.0064	19.59
10_24	Pond B2	131.0064	19.59
10_24	Pond B2	132.0064	19.59
10_24	Pond B2	133.0064	19.59
10_24	Pond B2	134.0064	19.59
10_24	Pond B2	135.0064	19.58
10_24	Pond B2	136.0064	19.58
10_24	Pond B2	137.0064	19.58
10_24	Pond B2	138.0064	19.58
10_24	Pond B2	139.0064	19.58
10_24	Pond B2	140.0064	19.58
10_24	Pond B2	141.0064	19.57
10_24	Pond B2	142.0064	19.57
10_24	Pond B2	143.0064	19.57
10_24	Pond B2	144.0064	19.57
10_24	Pond B2	145.0064	19.57
10_24	Pond B2	146.0064	19.57
10_24	Pond B2	147.0064	19.56
10_24	Pond B2	148.0064	19.56
10_24	Pond B2	149.0064	19.56
10_24	Pond B2	150.0064	19.56
10_24	Pond B2	151.0064	19.56
10_24	Pond B2	152.0064	19.56
10_24	Pond B2	153.0064	19.56
10_24	Pond B2	154.0064	19.56
10_24	Pond B2	155.0064	19.55
10_24	Pond B2	156.0064	19.55
10_24	Pond B2	157.0064	19.55
10_24	Pond B2	158.0064	19.55
10_24	Pond B2	159.0064	19.55
10_24	Pond B2	160.0064	19.55
10_24	Pond B2	161.0064	19.55
10_24	Pond B2	162.0064	19.55
10_24	Pond B2	163.0064	19.54
10_24	Pond B2	164.0064	19.54
10_24	Pond B2	165.0064	19.54
10_24	Pond B2	166.0064	19.54
10_24	Pond B2	167.0064	19.54

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	168.0064	19.54
10_24	Pond B2	169.0064	19.54
10_24	Pond B2	170.0064	19.54
10_24	Pond B2	171.0064	19.53
10_24	Pond B2	172.0064	19.53
10_24	Pond B2	173.0064	19.53
10_24	Pond B2	174.0064	19.53
10_24	Pond B2	175.0064	19.53
10_24	Pond B2	176.0064	19.53
10_24	Pond B2	177.0064	19.53
10_24	Pond B2	178.0064	19.53
10_24	Pond B2	179.0064	19.53
10_24	Pond B2	180.0064	19.53
10_24	Pond B2	181.0064	19.52
10_24	Pond B2	182.0064	19.52
10_24	Pond B2	183.0064	19.52
10_24	Pond B2	184.0064	19.52
10_24	Pond B2	185.0064	19.52
10_24	Pond B2	186.0064	19.52
10_24	Pond B2	187.0064	19.52
10_24	Pond B2	188.0064	19.52
10_24	Pond B2	189.0064	19.52
10_24	Pond B2	190.0064	19.52
10_24	Pond B2	191.0064	19.52
10_24	Pond B2	192.0064	19.51
10_24	Pond B2	193.0064	19.51
10_24	Pond B2	194.0064	19.51
10_24	Pond B2	195.0064	19.51
10_24	Pond B2	196.0064	19.51
10_24	Pond B2	197.0064	19.51
10_24	Pond B2	198.0064	19.51
10_24	Pond B2	199.0064	19.51
10_24	Pond B2	200.0064	19.51
10_24	Pond B2	201.0064	19.51
10_24	Pond B2	202.0064	19.51
10_24	Pond B2	203.0064	19.51
10_24	Pond B2	204.0064	19.50
10_24	Pond B2	205.0064	19.50
10_24	Pond B2	206.0064	19.50
10_24	Pond B2	207.0064	19.50
10_24	Pond B2	208.0064	19.50
10_24	Pond B2	209.0064	19.50

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	210.0064	19.50
10_24	Pond B2	211.0064	19.50
10_24	Pond B2	212.0064	19.50
10_24	Pond B2	213.0064	19.50
10_24	Pond B2	214.0064	19.50
10_24	Pond B2	215.0064	19.50
10_24	Pond B2	216.0064	19.50
10_24	Pond B2	217.0064	19.49
10_24	Pond B2	218.0064	19.49
10_24	Pond B2	219.0064	19.49
10_24	Pond B2	220.0064	19.49
10_24	Pond B2	221.0064	19.49
10_24	Pond B2	222.0064	19.49
10_24	Pond B2	223.0064	19.49
10_24	Pond B2	224.0064	19.49
10_24	Pond B2	225.0064	19.49
10_24	Pond B2	226.0064	19.49
10_24	Pond B2	227.0064	19.49
10_24	Pond B2	228.0064	19.49
10_24	Pond B2	229.0064	19.49
10_24	Pond B2	230.0064	19.49
10_24	Pond B2	231.0064	19.49
10_24	Pond B2	232.0064	19.49
10_24	Pond B2	233.0064	19.48
10_24	Pond B2	234.0064	19.48
10_24	Pond B2	235.0064	19.48
10_24	Pond B2	236.0064	19.48
10_24	Pond B2	237.0064	19.48
10_24	Pond B2	238.0064	19.48
10_24	Pond B2	239.0064	19.48
10_24	Pond B2	240.0064	19.48
10_24	Pond B2	241.0064	19.48
10_24	Pond B2	242.0064	19.48
10_24	Pond B2	243.0064	19.48
10_24	Pond B2	244.0064	19.48
10_24	Pond B2	245.0064	19.48
10_24	Pond B2	246.0064	19.48
10_24	Pond B2	247.0064	19.48
10_24	Pond B2	248.0064	19.48
10_24	Pond B2	249.0064	19.48
10_24	Pond B2	250.0064	19.47
10_24	Pond B2	251.0064	19.47

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	252.0064	19.47
10_24	Pond B2	253.0064	19.47
10_24	Pond B2	254.0064	19.47
10_24	Pond B2	255.0064	19.47
10_24	Pond B2	256.0064	19.47
10_24	Pond B2	257.0064	19.47
10_24	Pond B2	258.0064	19.47
10_24	Pond B2	259.0064	19.47
10_24	Pond B2	260.0064	19.47
10_24	Pond B2	261.0064	19.47
10_24	Pond B2	262.0064	19.47
10_24	Pond B2	263.0064	19.47
10_24	Pond B2	264.0064	19.47
10_24	Pond B2	265.0064	19.47
10_24	Pond B2	266.0064	19.47
10_24	Pond B2	267.0064	19.47
10_24	Pond B2	268.0064	19.47
10_24	Pond B2	269.0064	19.47
10_24	Pond B2	270.0064	19.46
10_24	Pond B2	271.0064	19.46
10_24	Pond B2	272.0064	19.46
10_24	Pond B2	273.0064	19.46
10_24	Pond B2	274.0064	19.46
10_24	Pond B2	275.0064	19.46
10_24	Pond B2	276.0064	19.46
10_24	Pond B2	277.0064	19.46
10_24	Pond B2	278.0064	19.46
10_24	Pond B2	279.0064	19.46
10_24	Pond B2	280.0064	19.46
10_24	Pond B2	281.0064	19.46
10_24	Pond B2	282.0064	19.46
10_24	Pond B2	283.0064	19.46
10_24	Pond B2	284.0064	19.46
10_24	Pond B2	285.0064	19.46
10_24	Pond B2	286.0064	19.46
10_24	Pond B2	287.0064	19.46
10_24	Pond B2	288.0064	19.46
10_24	Pond B2	289.0064	19.46
10_24	Pond B2	290.0064	19.46
10_24	Pond B2	291.0064	19.46
10_24	Pond B2	292.0064	19.46
10_24	Pond B2	293.0064	19.46

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	294.0064	19.45
10_24	Pond B2	295.0064	19.45
10_24	Pond B2	296.0064	19.45
10_24	Pond B2	297.0064	19.45
10_24	Pond B2	298.0064	19.45
10_24	Pond B2	299.0064	19.45
10_24	Pond B2	300.0064	19.45
10_24	Pond B2	301.0064	19.45
10_24	Pond B2	302.0064	19.45
10_24	Pond B2	303.0064	19.45
10_24	Pond B2	304.0064	19.45
10_24	Pond B2	305.0064	19.45
10_24	Pond B2	306.0064	19.45
10_24	Pond B2	307.0064	19.45
10_24	Pond B2	308.0064	19.45
10_24	Pond B2	309.0064	19.45
10_24	Pond B2	310.0064	19.45
10_24	Pond B2	311.0064	19.45
10_24	Pond B2	312.0064	19.45
10_24	Pond B2	313.0064	19.45
10_24	Pond B2	314.0064	19.45
10_24	Pond B2	315.0064	19.45
10_24	Pond B2	316.0064	19.45
10_24	Pond B2	317.0064	19.45
10_24	Pond B2	318.0064	19.45
10_24	Pond B2	319.0064	19.45
10_24	Pond B2	320.0064	19.45
10_24	Pond B2	321.0064	19.45
10_24	Pond B2	322.0064	19.44
10_24	Pond B2	323.0064	19.44
10_24	Pond B2	324.0064	19.44
10_24	Pond B2	325.0064	19.44
10_24	Pond B2	326.0064	19.44
10_24	Pond B2	327.0064	19.44
10_24	Pond B2	328.0064	19.44
10_24	Pond B2	329.0064	19.44
10_24	Pond B2	330.0064	19.44
10_24	Pond B2	331.0064	19.44
10_24	Pond B2	332.0064	19.44
10_24	Pond B2	333.0064	19.44
10_24	Pond B2	334.0064	19.44
10_24	Pond B2	335.0064	19.44

Sim	Node Name	Relative Time [hrs]	Stage [ft]
10_24	Pond B2	336.0064	19.44
10_24	Pond B2	337.0064	19.44
10_24	Pond B2	338.0064	19.44
10_24	Pond B2	339.0064	19.44
10_24	Pond B2	340.0064	19.44
10_24	Pond B2	341.0064	19.44
10_24	Pond B2	342.0064	19.44
10_24	Pond B2	343.0064	19.44
10_24	Pond B2	344.0064	19.44
10_24	Pond B2	345.0064	19.44
10_24	Pond B2	346.0064	19.44
10_24	Pond B2	347.0064	19.44
10_24	Pond B2	348.0064	19.44
10_24	Pond B2	349.0064	19.44
10_24	Pond B2	350.0064	19.44
10_24	Pond B2	351.0064	19.44
10_24	Pond B2	352.0064	19.44
10_24	Pond B2	353.0064	19.44
10_24	Pond B2	354.0064	19.44
10_24	Pond B2	355.0064	19.44
10_24	Pond B2	356.0064	19.43
10_24	Pond B2	357.0064	19.43
10_24	Pond B2	358.0064	19.43
10_24	Pond B2	359.0064	19.43
10_24	Pond B2	360.0064	19.43

ICPR – Basin 1 Time Series (2” Allowable Discharge)

Time Series 10 year 3 Day Storm Event (Basin 1)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hr. Outflow Volume [ft3]	24 hr. Outflow Volume [ac-ft]
10_72	Tailwater B1	0	0	0		
10_72	Tailwater B1	1	2	0		
10_72	Tailwater B1	2	2	0		
10_72	Tailwater B1	3	2	0		
10_72	Tailwater B1	4	2	0		
10_72	Tailwater B1	5	2	0		
10_72	Tailwater B1	6	2	0		
10_72	Tailwater B1	7	2	0		
10_72	Tailwater B1	8	2	0		
10_72	Tailwater B1	9	2	0		
10_72	Tailwater B1	10	2	0		
10_72	Tailwater B1	11	2	0		
10_72	Tailwater B1	12	3	0		
10_72	Tailwater B1	13	8	0		
10_72	Tailwater B1	14	20	0		
10_72	Tailwater B1	15	33	0		
10_72	Tailwater B1	16	48	0		
10_72	Tailwater B1	17	67	0		
10_72	Tailwater B1	18	91	0		
10_72	Tailwater B1	19	121	0		
10_72	Tailwater B1	20	159	0		
10_72	Tailwater B1	21	208	0		
10_72	Tailwater B1	22	269	0		
10_72	Tailwater B1	23	348	0		
10_72	Tailwater B1	24	446	0	446	0.01
10_72	Tailwater B1	25	570	0	568	0.01
10_72	Tailwater B1	26	737	0	735	0.02
10_72	Tailwater B1	27	956	0	954	0.02
10_72	Tailwater B1	28	1237	0	1235	0.03
10_72	Tailwater B1	29	1591	0	1589	0.04
10_72	Tailwater B1	30	2032	0	2030	0.05
10_72	Tailwater B1	31	2572	0	2570	0.06
10_72	Tailwater B1	32	3225	0	3223	0.07
10_72	Tailwater B1	33	4002	0	4000	0.09
10_72	Tailwater B1	34	4920	0	4918	0.11
10_72	Tailwater B1	35	5992	0	5990	0.14
10_72	Tailwater B1	36	7229	0	7226	0.17

Time Series 10 year 3 Day Storm Event (Basin 1)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hr. Outflow Volume [ft3]	24 hr. Outflow Volume [ac-ft]
10_72	Tailwater B1	37	8648	0	8640	0.20
10_72	Tailwater B1	38	10261	0	10241	0.24
10_72	Tailwater B1	39	12081	0	12048	0.28
10_72	Tailwater B1	40	14120	0	14072	0.32
10_72	Tailwater B1	41	16389	0	16322	0.37
10_72	Tailwater B1	42	18898	0	18807	0.43
10_72	Tailwater B1	43	21657	0	21536	0.49
10_72	Tailwater B1	44	24673	0	24514	0.56
10_72	Tailwater B1	45	27954	0	27746	0.64
10_72	Tailwater B1	46	31506	0	31237	0.72
10_72	Tailwater B1	47	35334	0	34986	0.80
10_72	Tailwater B1	48	39444	0	38998	0.90
10_72	Tailwater B1	49	43850	0	43280	0.99
10_72	Tailwater B1	50	48586	0	47849	1.10
10_72	Tailwater B1	51	53693	0	52737	1.21
10_72	Tailwater B1	52	59238	0	58001	1.33
10_72	Tailwater B1	53	65322	0	63731	1.46
10_72	Tailwater B1	54	72116	0	70084	1.61
10_72	Tailwater B1	55	79759	0	77187	1.77
10_72	Tailwater B1	56	88303	0	85078	1.95
10_72	Tailwater B1	57	98263	0	94261	2.16
10_72	Tailwater B1	58	110074	0	105154	2.41
10_72	Tailwater B1	59	123559	0	117567	2.70
10_72	Tailwater B1	60	141102	0	133873	3.07
10_72	Tailwater B1	61	172809	0	164161	3.77
10_72	Tailwater B1	62	208139	0	197878	4.54
10_72	Tailwater B1	63	244589	0	232508	5.34
10_72	Tailwater B1	64	281723	0	267603	6.14
10_72	Tailwater B1	65	319269	0	302880	6.95
10_72	Tailwater B1	66	356909	0	338011	7.76
10_72	Tailwater B1	67	394630	0	372973	8.56
10_72	Tailwater B1	68	432431	0	407758	9.36
10_72	Tailwater B1	69	470234	0	442280	10.15
10_72	Tailwater B1	70	507879	0	476373	10.94
10_72	Tailwater B1	71	545363	0	510029	11.71
10_72	Tailwater B1	72	582689	0	543245	12.47
10_72	Tailwater B1	73	619706	0	575856	13.22

Time Series 10 year 3 Day Storm Event (Basin 1)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hr. Outflow Volume [ft3]	24 hr. Outflow Volume [ac-ft]
10_72	Tailwater B1	74	656102	0	607516	13.95
10_72	Tailwater B1	75	691871	0	638178	14.65
10_72	Tailwater B1	76	727020	0	667782	15.33
10_72	Tailwater B1	77	761559	0	696237	15.98
10_72	Tailwater B1	78	795496	0	723380	16.61
10_72	Tailwater B1	79	828839	0	749080	17.20
10_72	Tailwater B1	80	861597	0	773294	17.75
10_72	Tailwater B1	81	893778	0	795515	18.26
10_72	Tailwater B1	82	925391	0	815317	18.72
10_72	Tailwater B1	83	956443	0	832884	19.12
10_72	Tailwater B1	84	986942	0	845840	***19.42***
10_72	Tailwater B1	85	1016896	0	844087	19.38
10_72	Tailwater B1	86	1046314	0	838175	19.24
10_72	Tailwater B1	87	1075202	0	830613	19.07
10_72	Tailwater B1	88	1103569	0	821846	18.87
10_72	Tailwater B1	89	1131422	0	812153	18.64
10_72	Tailwater B1	90	1158768	0	801859	18.41
10_72	Tailwater B1	91	1185614	0	790984	18.16
10_72	Tailwater B1	92	1211969	0	779538	17.90
10_72	Tailwater B1	93	1237839	0	767605	17.62
10_72	Tailwater B1	94	1263231	0	755352	17.34
10_72	Tailwater B1	95	1288152	0	742789	17.05
10_72	Tailwater B1	96	1312609	0	729920	16.76
10_72	Tailwater B1	97	1336608	0	716902	16.46
10_72	Tailwater B1	98	1360157	0	704055	16.16
10_72	Tailwater B1	99	1383263	0	691392	15.87
10_72	Tailwater B1	100	1405930	0	678910	15.59
10_72	Tailwater B1	101	1428167	0	666608	15.30
10_72	Tailwater B1	102	1449979	0	654483	15.02
10_72	Tailwater B1	103	1471373	0	642534	14.75
10_72	Tailwater B1	104	1492354	0	630757	14.48
10_72	Tailwater B1	105	1512929	0	619151	14.21
10_72	Tailwater B1	106	1533104	0	607713	13.95
10_72	Tailwater B1	107	1552885	0	596442	13.69
10_72	Tailwater B1	108	1572279	0	585337	13.44
10_72	Tailwater B1	109	1591293	0	574397	13.19
10_72	Tailwater B1	110	1609933	0	563619	12.94

Time Series 10 year 3 Day Storm Event (Basin 1)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hr. Outflow Volume [ft3]	24 hr. Outflow Volume [ac-ft]
10_72	Tailwater B1	111	1628207	0	553005	12.70
10_72	Tailwater B1	112	1646121	0	542552	12.46
10_72	Tailwater B1	113	1663681	0	532259	12.22
10_72	Tailwater B1	114	1680893	0	522125	11.99
10_72	Tailwater B1	115	1697764	0	512150	11.76
10_72	Tailwater B1	116	1714300	0	502331	11.53
10_72	Tailwater B1	117	1730505	0	492666	11.31
10_72	Tailwater B1	118	1746387	0	483156	11.09
10_72	Tailwater B1	119	1761950	0	473798	10.88
10_72	Tailwater B1	120	1777200	0	464591	10.67

ICPR – Basin 2 Time Series (2” Allowable Discharge)

Time Series 10 Year 3 Day Storm Event (Basin 2 & 5B)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hrs. Outflow Volume [ft3]	24 hr. Total Outflow Volume [acft]
10_72	Tailwater B2	0	0	0		
10_72	Tailwater B2	1	0	0		
10_72	Tailwater B2	2	0	0		
10_72	Tailwater B2	3	0	0		
10_72	Tailwater B2	4	0	0		
10_72	Tailwater B2	5	0	0		
10_72	Tailwater B2	6	0	0		
10_72	Tailwater B2	7	0	0		
10_72	Tailwater B2	8	0	0		
10_72	Tailwater B2	9	0	0		
10_72	Tailwater B2	10	0	0		
10_72	Tailwater B2	11	0	0		
10_72	Tailwater B2	12	0	0		
10_72	Tailwater B2	13	0	0		
10_72	Tailwater B2	14	1	0		
10_72	Tailwater B2	15	2	0		
10_72	Tailwater B2	16	5	0		
10_72	Tailwater B2	17	8	0		
10_72	Tailwater B2	18	11	0		
10_72	Tailwater B2	19	14	0		
10_72	Tailwater B2	20	17	0		
10_72	Tailwater B2	21	21	0		
10_72	Tailwater B2	22	27	0		
10_72	Tailwater B2	23	35	0		
10_72	Tailwater B2	24	46	0	46	0.00
10_72	Tailwater B2	25	60	0	60	0.00
10_72	Tailwater B2	26	78	0	78	0.00
10_72	Tailwater B2	27	102	0	102	0.00
10_72	Tailwater B2	28	134	0	134	0.00
10_72	Tailwater B2	29	180	0	180	0.00
10_72	Tailwater B2	30	248	0	248	0.01
10_72	Tailwater B2	31	349	0	349	0.01
10_72	Tailwater B2	32	492	0	492	0.01
10_72	Tailwater B2	33	687	0	687	0.02
10_72	Tailwater B2	34	939	0	939	0.02
10_72	Tailwater B2	35	1257	0	1257	0.03
10_72	Tailwater B2	36	1646	0	1646	0.04

Time Series 10 Year 3 Day Storm Event (Basin 2 & 5B)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hrs. Outflow Volume [ft3]	24 hr. Total Outflow Volume [acft]
10_72	Tailwater B2	37	2111	0	2111	0.05
10_72	Tailwater B2	38	2659	0	2658	0.06
10_72	Tailwater B2	39	3295	0	3293	0.08
10_72	Tailwater B2	40	4023	0	4018	0.09
10_72	Tailwater B2	41	4847	0	4839	0.11
10_72	Tailwater B2	42	5772	0	5761	0.13
10_72	Tailwater B2	43	6800	0	6786	0.16
10_72	Tailwater B2	44	7937	0	7920	0.18
10_72	Tailwater B2	45	9184	0	9163	0.21
10_72	Tailwater B2	46	10546	0	10519	0.24
10_72	Tailwater B2	47	12025	0	11990	0.28
10_72	Tailwater B2	48	13624	0	13578	0.31
10_72	Tailwater B2	49	15347	0	15287	0.35
10_72	Tailwater B2	50	17198	0	17120	0.39
10_72	Tailwater B2	51	19185	0	19083	0.44
10_72	Tailwater B2	52	21320	0	21186	0.49
10_72	Tailwater B2	53	23618	0	23438	0.54
10_72	Tailwater B2	54	26107	0	25859	0.59
10_72	Tailwater B2	55	28828	0	28479	0.65
10_72	Tailwater B2	56	31833	0	31341	0.72
10_72	Tailwater B2	57	35188	0	34501	0.79
10_72	Tailwater B2	58	38975	0	38036	0.87
10_72	Tailwater B2	59	43268	0	42011	0.96
10_72	Tailwater B2	60	48231	0	46585	1.07
10_72	Tailwater B2	61	54716	0	52605	1.21
10_72	Tailwater B2	62	64816	0	62157	1.43
10_72	Tailwater B2	63	79602	0	76307	1.75
10_72	Tailwater B2	64	98043	0	94020	2.16
10_72	Tailwater B2	65	119459	0	114612	2.63
10_72	Tailwater B2	66	143268	0	137496	3.16
10_72	Tailwater B2	67	169050	0	162250	3.72
10_72	Tailwater B2	68	196492	0	188555	4.33
10_72	Tailwater B2	69	225331	0	216147	4.96
10_72	Tailwater B2	70	255309	0	244763	5.62
10_72	Tailwater B2	71	286193	0	274168	6.29
10_72	Tailwater B2	72	317816	0	304192	6.98
10_72	Tailwater B2	73	350252	0	334905	7.69

Time Series 10 Year 3 Day Storm Event (Basin 2 & 5B)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hrs. Outflow Volume [ft3]	24 hr. Total Outflow Volume [acft]
10_72	Tailwater B2	74	383495	0	366297	8.41
10_72	Tailwater B2	75	417268	0	398083	9.14
10_72	Tailwater B2	76	451313	0	429993	9.87
10_72	Tailwater B2	77	485446	0	461828	10.60
10_72	Tailwater B2	78	519522	0	493415	11.33
10_72	Tailwater B2	79	553414	0	524586	12.04
10_72	Tailwater B2	80	587037	0	555204	12.75
10_72	Tailwater B2	81	620330	0	585142	13.43
10_72	Tailwater B2	82	653256	0	614281	14.10
10_72	Tailwater B2	83	685798	0	642530	14.75
10_72	Tailwater B2	84	717961	0	669730	15.37
10_72	Tailwater B2	85	749771	0	695055	15.96
10_72	Tailwater B2	86	781300	0	716484	16.45
10_72	Tailwater B2	87	812559	0	732957	16.83
10_72	Tailwater B2	88	843531	0	745488	17.11
10_72	Tailwater B2	89	874205	0	754746	17.33
10_72	Tailwater B2	90	904568	0	761300	17.48
10_72	Tailwater B2	91	934609	0	765559	17.57
10_72	Tailwater B2	92	964318	0	767826	17.63
10_72	Tailwater B2	93	993686	0	768355	***17.64***
10_72	Tailwater B2	94	1022704	0	767395	17.62
10_72	Tailwater B2	95	1051364	0	765171	17.57
10_72	Tailwater B2	96	1079660	0	761844	17.49
10_72	Tailwater B2	97	1107585	0	757333	17.39
10_72	Tailwater B2	98	1135134	0	751639	17.26
10_72	Tailwater B2	99	1162302	0	745034	17.10
10_72	Tailwater B2	100	1189086	0	737773	16.94
10_72	Tailwater B2	101	1215482	0	730036	16.76
10_72	Tailwater B2	102	1241488	0	721966	16.57
10_72	Tailwater B2	103	1267102	0	713688	16.38
10_72	Tailwater B2	104	1292320	0	705283	16.19
10_72	Tailwater B2	105	1317141	0	696811	16.00
10_72	Tailwater B2	106	1341562	0	688306	15.80
10_72	Tailwater B2	107	1365583	0	679785	15.61
10_72	Tailwater B2	108	1389203	0	671242	15.41
10_72	Tailwater B2	109	1412421	0	662650	15.21
10_72	Tailwater B2	110	1435239	0	653939	15.01

Time Series 10 Year 3 Day Storm Event (Basin 2 & 5B)						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	24 hrs. Outflow Volume [ft3]	24 hr. Total Outflow Volume [acft]
10_72	Tailwater B2	111	1457658	0	645099	14.81
10_72	Tailwater B2	112	1479679	0	636148	14.60
10_72	Tailwater B2	113	1501305	0	627100	14.40
10_72	Tailwater B2	114	1522538	0	617970	14.19
10_72	Tailwater B2	115	1543381	0	608772	13.98
10_72	Tailwater B2	116	1563837	0	599519	13.76
10_72	Tailwater B2	117	1583910	0	590224	13.55
10_72	Tailwater B2	118	1603605	0	580901	13.34
10_72	Tailwater B2	119	1622924	0	571560	13.12
10_72	Tailwater B2	120	1641873	0	562213	12.91

Appendix B – Geotechnical Report

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Legacy Group Florida LLC
Brent Howells
200 E Robinson St, Suite 1120
Orlando, Florida 32801

June 26, 2023

Re: Sunrise Residential Community
I-95 @ Midway Road
Fort Pierce, Florida
KSM Project #: 2304480-b

Dear Mr. Howells:

As requested, KSM Engineering & Testing has performed a preliminary subsurface investigation at the above referenced site. The purpose of this investigation was to evaluate the general nature of the discovered subsurface conditions at the subject property and to offer preliminary guidance on the development of the property for its intended use. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Service Agreement:

The scope of work and the agreement to perform a geotechnical exploration was provided by KSM's March 1, 2023, proposal to Mills, Short & Associates. The agreement was signed by Mr. Howells on March 2, 2023, and was returned to KSM thereafter.

Following the return of the signed proposal, the client requested that we adjust our scope of services with the following specifications:

- Perform an additional three (3) Hand Auger Borings within the vicinity of the proposed pavement areas.

- Remove the proposed permeability testing from within the proposed stormwater control areas.

NCRS Surficial Soil Information:

Review of the USDA, NCRS indicates that thirteen (13) USDA soil mapping units were identified. These included:

2: Ankona and Farmton sands– The typical profile of this soil reportedly consists of layers of sand that extend to a depth of about 6.5 feet. The upper 4 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically from 6 to 18 inches of the ground surface for about 1 to 4 months during most years. Depressions are ponded for 6 to 9 months during most years.

4: Arents, 0 to 5 percent slopes – This soil group consists of soils that have been reworked and shaped by earthmoving equipment. Quartzipsamments soils should be considered variable over short distances.

11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes – The typical profile of this soil reportedly consists of layers of loamy fine sand, sandy loam, and sandy clay loam that extend to a depth of about 6.5 feet. From 5 inches to about 4 feet the soils are slightly plastic. The upper 3 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically from 0 to 6 inches of the ground surface for about 4 months during most years. Depressions are ponded 0 to 12 inches for up to 1 month during most years.

13: Floridana sand, frequently ponded, 0 to 2 percent slopes– The typical profile of this soil reportedly consists of layers of sand to a depth of approximately 2.5 feet, underlain by sandy loam to a depth of about 5 feet. The upper 5 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically less than 10 inches of the ground surface during most years. Depressions are ponded for more than 6 months during most years.

25: Nettles and Oldsmar sands– The typical profile of this soil reportedly consists of layers of sand that extend to a depth of about 6 feet. From about 6 to 7.5 feet is fine sandy loam. The upper 3 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically within 18 inches of the ground surface for about 2 to 4 months and 10 to 40 inches for 6 months during most years. Depressions are ponded for 6 to 9 months or more during most years.

26: Oldsmar sand, depressional – The typical profile of this soil reportedly consists of layers of sand from 0 to 5 feet and then sandy clay loam that extends to a depth of about 6.5 feet. The upper 3 feet contain from many to a few amount of fine and medium roots. Soil from about 2.5 to 3.5 feet contains organically coated sand. The seasonal high ground water table is typically 0 to 12 inches of the ground surface for about 1 to 6 months during most years. Depressions are ponded 0 to 24 inches for 6 to 9 months or more during most years.

32: Pineda Sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 6.5 feet. The upper 6 inches contains many fine and medium roots. The seasonal high ground water table is typically within 10

inches of the ground surface for 1 to 6 months during most years. Depressions are ponded for 3 to 6 months during most years

38: Riviera fine sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of sand from 0 to 2.5 feet, sandy clay loam from 2.5 to 3.5 feet and sand with shell fragments to a depth of about 5 feet. The seasonal high ground water table is typically within 10 inches of the ground surface for 2 to 4 months during most years. Depressions are ponded for 6 to 12 months during most years.

43: Susanna and Wauchula sands – The typical profile of this soil reportedly consists of layers of sand and loamy sand that extends to a depth of about 6.5 feet. The upper 3.5 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically within 10 inches of the ground surface for about 1 to 4 months during most years.

44: Tantile and Pomona sands – The typical profile of this soil reportedly consists of layers of sand and sandy loam that extend to a depth of about 6.5 feet. The whole 6.5 feet contain from many to a few amount of fine, medium and coarse roots. The seasonal high ground water table is typically within 10 inches of the ground surface for 2 to 4 months and 10 to 40 inches for 6 months during most years

48: Wabasso Sand, 0 to 2 percent slopes – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 6.5 feet. The upper 5 feet contain from many to a few amount of fine and medium roots. The seasonal high ground water table is typically less than 10 inches of the ground surface for about 2 months during most years. Depressions are ponded for 3 to 9 months or more during most years.

51: Waveland-Lawnwood complex, depressional – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 6.5 feet. The upper 3.5 feet contain from many to a common amount of fine and medium roots. The seasonal high ground water table is typically within 6 to 18 inches of the ground surface for 1 to 4 months and within 40 inches for 6 months or more during most years. Depressions are ponded for 6 to 9 months during most years.

55: Winder loamy sand – The typical profile of this soil reportedly consists of layers of loamy sand and sandy clay loam that extends to a depth of about 5.5 feet. The upper 4 feet contain from many to a few amount of fine and medium roots. From 2.5 to 5.5 feet contains shell fragments. The seasonal high ground water table is typically within 10 inches of the ground surface for 2 to 6 months during most years. Depressions are ponded for about 6 to 9 months during most years.

Site Information:

Location & Physiography – The project site was located in Fort Pierce, northwest of the intersection between I-95 and West Minute Maid Road. Site conditions varied across the site, with the southwest section of the site being generally clearer than the remainder, with moderately dense surface vegetation and sparse trees. The remainder of the site was found

to be more heavily wooded with denser vegetation. Several low-laying areas and ponds were also encountered at various locations.

Project Description:

The following information is based, in part, on our review of the Preliminary Site Plan dated October 31, 2022. Please contact KSM to provide the most recent plans, once available, so we can make any adjustments and review this report accordingly.

It is our understanding that a residential community is planned to be constructed on-site. The overall development is expected to include the construction of typical, lightly loaded one to two-story single family residential structures, as well as the installation of a stormwater retention area, neighborhood street network, storm sewer, sanitary sewer, electric power cables, and potable water service lines that will be connected to the individual residences. We anticipate the pavement areas will be subject to mainly passenger vehicle and light truck traffic. We have assumed that minimum roadway and building pad subgrade elevations will lie at an altitude above existing grade. The purpose of this investigation was to gather information pertaining to the general suitability of the discovered subsurface conditions with respect to the proposed development.

The scope of our study consisted of the following:

1. Performed soil borings within the approximate limits of the proposed roadways and stormwater retention areas.

2. Measured the encountered groundwater level at each boring.

3. Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory and assigned analytical laboratory testing to selected samples.

4. Performed the assigned analytical laboratory tests on the selected soil samples.

5. Evaluated the discovered subsurface conditions with respect to the construction of the proposed roadways, and stormwater retention areas.

6. Prepared this preliminary report to document the data that was gathered, to present our findings and to present our recommendations.

Site Investigation:

Limitations – The preliminary opinions and recommendations are based on the discovered subsurface conditions in the locations of the performed tests. Variations between tested locations should be expected.

Subsurface Testing – KSM's site investigation program consisted of performing the following tests:

- Seven (7) Standard Penetration Test (SPT) Borings, terminated at approximate depths ranging from 30 to 35 feet below the existing ground surface, were performed within the limits of the proposed stormwater management areas.
- Eighteen (18) Hand Auger (HA) Borings with corresponding Static Cone Penetrometer (SCP) Soundings, terminated at an approximate depth of 6 feet below the existing ground surface, were performed within the limits of the proposed pavement areas.

SPT Borings – The SPT borings were performed in general accordance with procedures described in ASTM D-1586.

HA Borings – The HA borings were performed using a bucket auger tool to advance the borehole and to return disturbed samples of the soils. The drilling was performed in general accordance with the procedures delineated in ASTM D1452.

SCP Soundings – Execution of a SCP sounding consists of pushing a thin steel shaft, with an attached 60˚-conical point, by hand through the soil. The capacity of this tool to measure the relative density of the soil is directly related to the weight that is applied on the shaft by the technician that operates the tool. The thrust required to push the cone tip is measured by an attached proving ring with a calibrated gauge. The value of the bearing pressure exerted by the cone point has been correlated with the relative soil density. The relationship of the SCP reading to the relative density is listed in the table below:

Static Penetrometer and SPT Reading Interpretations		
Relative Density	**Static Penetrometer Reading**	**SPT Safety Hammer**
Very Loose or Soft	<15	<4
Loose	15-40	4-10
Medium Dense	40-70	10-30
Dense	>70	30-50

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487).

General Subsurface Soil Classification Summary – The following table outlines the general subsurface conditions encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	**Discovered Subsurface Conditions**
0 to 12	Loose to medium-dense fine sand, slightly clayey fine sand, and clayey fine sand
12 to 28	Very loose to loose fine sand and slightly silty fine sand
28 to 35	Medium dense fine sand and slightly silty fine sand

Observed Groundwater Table – Following the completion of each soil boring, the groundwater was allowed to attain an equilibrium level and the approximate depth to the surface of the groundwater was measured from existing ground elevation and recorded in the field log. The typical observed water table was encountered at approximate depths ranging from 0.3 feet to 5.3 feet below existing grade. These values were recorded at the time of investigation, which took place between the dates of June 16, 2023, and June 26, 2023.

Analytical Laboratory Testing:

Natural Moisture Content – Testing was performed in general accordance with procedures described in ASTM D 2216-19.

Fines Content – Testing was performed in general accordance with procedures described in ASTM D 1140-17.

Analytical Laboratory Testing Summary			
Boring No.	**Depth Interval (feet)**	**Moisture Content (%)**	**Fines Content (%)**
B-1	4-6	16.3%	8.1%
	13-15	26.5%	5.4%
B-2	2-4	17.9%	1.4%
	23-25	24.9%	4.1%
B-3	6-8	11.8%	12.3%
	18-20	26.8%	6.2%
B-4	8-10	25.8%	4.2%
B-5	4-6	16.4%	13.3%
	13-15	33.5%	14.4%
B-6	4-6	16.1%	14.2%
	13-15	34.6%	15.7%
B-7	18-20	34.4%	17.3%

Preliminary Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluations:

Preliminary Minimum Roadway Opinions – Based on the discovered subsurface conditions it is our preliminary opinion that the subsurface soils are suitable and can be prepared to support a conventional flexible pavement section designed for a low-rise residential subdivision development. The proposed pavement section should be designed by a qualified professional for the anticipated axle weights, vehicle velocities, traffic mix and frequencies. Refer to the following table for the minimum recommended pavement section.

A minimum of 18 inches of separation should be maintained between the bottom of the base and the high-season water table.

The anticipated earthwork procedures that are recommended to densify the roadway subgrade soils include:

- Excavating near surface topsoil, root systems and any discovered unsuitable soils
- The compaction of the exposed bottom-of-excavations surface and any structural fill used to backfill the excavation areas and create the roadway subgrade, and
- Finish rough grading and fill installation for roadway subgrade.

Light duty pavement areas would be for typical car and pickup truck loading conditions. Heavy duty pavement areas would be for typical dumpster pad & apron area, bus stops, medium to heavy delivery/utility trucks and semi-tractor trailer truck loading conditions.

Minimum Pavement Section			
Pavement Type	**Material**	**Layer Thickness (in)**	
		Standard Duty	**Heavy Duty**
Flexible	Florida DOT Asphalt Type 3	1.5	2.5
	Base Course* (Min. LBR of 100) Cemented Coquina Rock	6	10
	Stabilized Subgrade* (Min. LBR of 40)	12	12

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

Due to the high water table, alternate base material options may be considered during the design phase of this project.

Site Preparation within Discovered Drainage Ditches, Ponds, Furrows & Lowland Areas– Special care should be taken while preparing any roadway areas and building pads that are located within the boundaries of any drainage ditches, furrows, and lowland to ensure that

any unsuitable material, if present, is removed and replaced with sufficiently compacted structural fill. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry".

Groundwater Control – Temporary groundwater control may be necessary to properly compact the building pad and roadway subgrade (at or below the existing grade), create stable excavations and to properly compact utility trench subgrade and backfill material. While the actual method of dewatering should be selected and designed by the contractor, we suggest drawing down the water table a depth of at least 24 inches below the bottom of excavations to avoid compaction related problems.

Excavations – Any excavations should be sloped as necessary to prevent slope failure and, if necessary, to allow backfilling. As a minimum, temporary excavations below 4-foot depth should be sloped in accordance with OSHA regulations. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Borrow Source:

#200 Wash Results Interpretation – Soils with low fines content (fine sands), which have less than 5 percent "fines", are considered best as a structural fill source because they drain freely when excavated below the water table and are not moisture sensitive. Please note that after removing the typical surface vegetation, raking of the surface soils may be necessary to remove roots, stumps, and other deleterious matter.

Soils with moderately elevated fines content (slightly silty/clayey fine sands), which contain between 5 and 12 percent fines, can be considered as suitable structural fill. These soils typically require drying in order to avoid compaction problems especially when excavated from below the groundwater table. Additionally, these materials may need to be placed in 6-inch loose lifts in order to achieve sufficient compaction. Blending with dry, clean fine sand containing less than 5 percent fines may be considered to increase the workability of these materials.

In our professional experience, soils with elevated fines content (silty/clayey fine sands) containing in excess of 12 percent fines are typically not considered suitable for structural fill due to their low workability however should be evaluated on a case-by-case basis. These soils tend to be very moisture sensitive which may require a substantial amount of time and effort in order to improve their workability. Alternatively, these soils may be more suitable as fill material in non-structural areas. However, consideration should be given to their intended applications due to their poor workability and their poor drainage characteristics as these materials may not allow water to pass through them as easily as materials with a much lower fine content.

Organic Content Interpretation – No discovered material was estimated to contain an inherent organic content greater than 5 percent, however, if the contractor discovers any suspicious material (organic smell, dark color, and/or visible fibrous material, etc.) during construction please notify KSM so that we may provide specific opinions and recommendations.

Borrow Source Suitability Conclusion – Based on the results of our field investigation and lab testing, the soils within 35 feet of the existing surface varied in suitability for use as structural fill. In general, the encountered soil deposits from the surface to an approximate depth of 13 feet primarily consisted of sand and slightly-clayey sand with interlayer deposits of soils with elevated fines (clayey fine sand). From 13 to 35 feet below grade the subsurface conditions varied by location with deposits containing elevated fines and approximate thicknesses ranging up to 15 feet. Therefore, due care should be given when excavating each pond so that excavated deposits that contain elevated fines are separated from the suitable fill soils.

If subsurface variations become evident during the excavation of the wet pond, for example the discovery of very organic materials, trash, material with high “fines” content, ect., KSM should be notified so that we may perform an investigation to classify the material and offer our opinion on the suitability of the material.

KSM recommends that during the construction of the building pads, the installation of the final two (2) lifts, each 12-inches loose thickness, installed to reach finished rough graded building pad elevation should consist of fill material containing less than 10% “fines”.

The contractor and civil engineer should coordinate to determine the appropriate methods for borrow source excavation.

Future Studies:

Design Phase Geotechnical Explorations – KSM recommends that a design-phase geotechnical exploration be performed to determine whether individual structures are underlain by any organic soil deposits or inherently problematic soils and to generate the subsurface data that is necessary to provide site specific foundation design and earthwork recommendations. Upon request, KSM will provide a detailed scope of work and cost proposal to address these features, based on the preliminary plan documents.

Closure:

Based upon KSM’s subsurface investigation at the above-mentioned project location, the reliance of the preliminary opinions and recommendations presented within this signed and sealed report is predicated on KSM being engaged to perform design-basis geotechnical explorations and testing. The opinions and recommendations given in this report are preliminary and should not be used to create final plan documents and specifications.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during construction, it will be necessary for you or your representative to engage

KSM to perform any supplementary studies and to re-evaluate the recommendations made in this report.

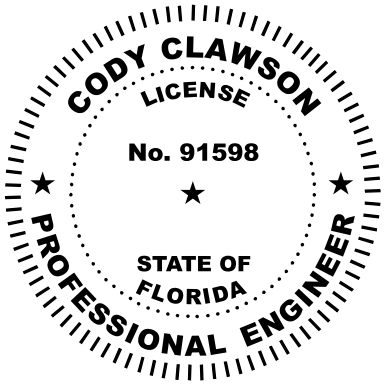
Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements were not a part of this study.

KSM is pleased to have been of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Respectfully,

Maitland Melnyk

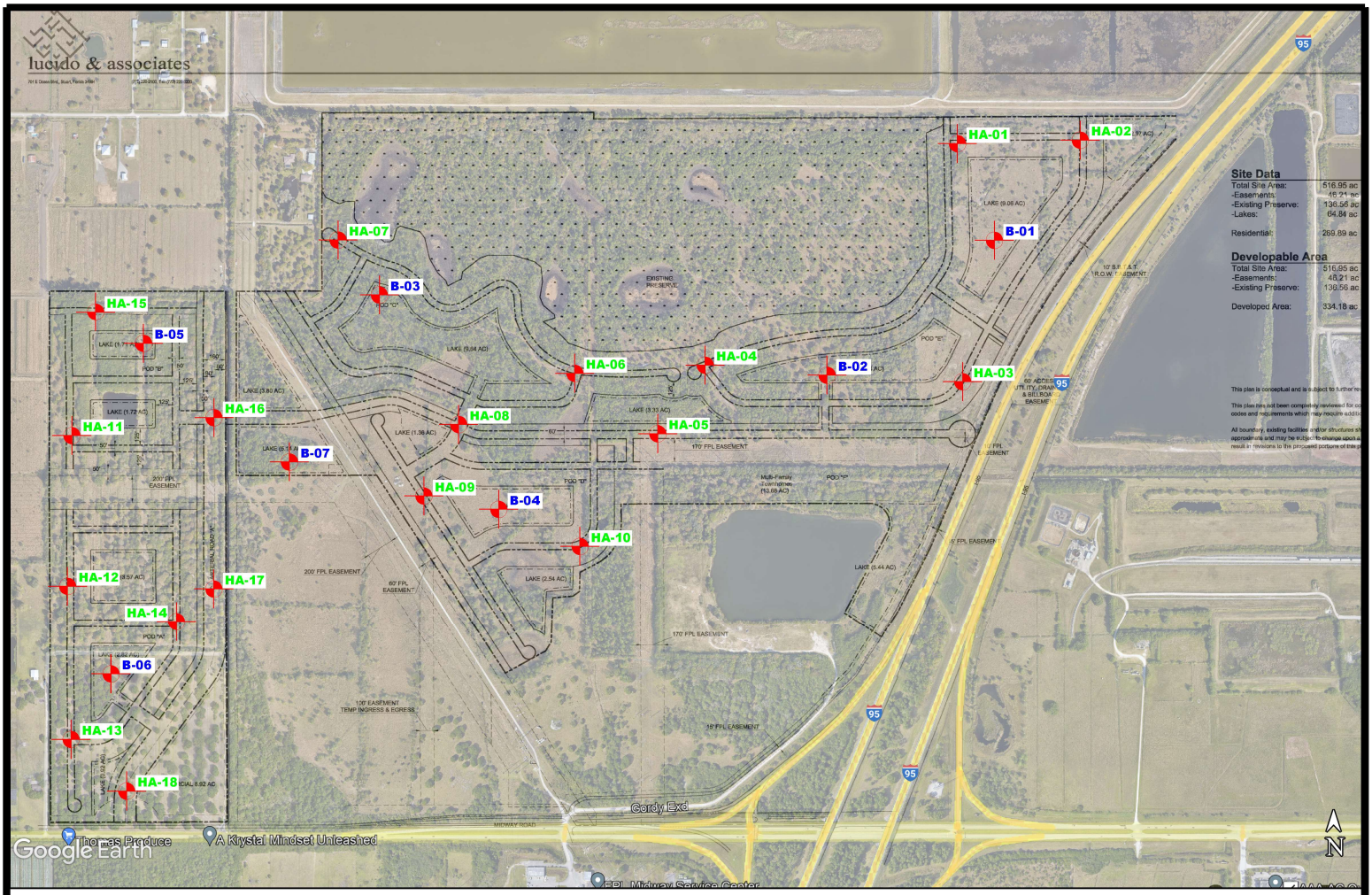
Maitland D. Melnyk, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024241



Cody C. Clawson, P.E.
Geotechnical Engineer
Florida Lic. No. 91598

CCC/cv/MDM

Email to: bh@legacygroupfl.com; rpbellinger@legacygroupfl.com; jhall@legacygroupfl.com; wmills@millsshortassociates.com



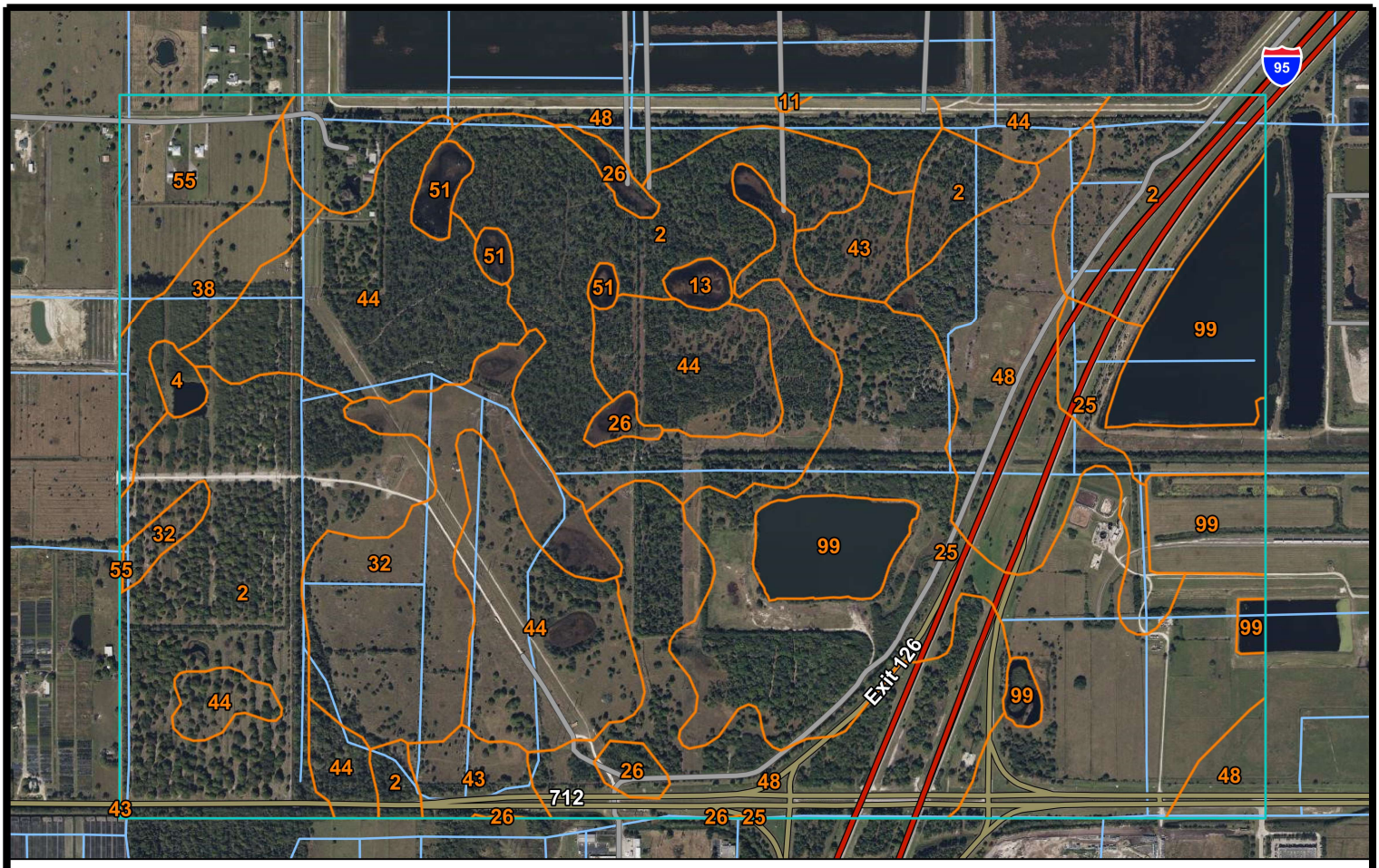
APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: Sunrise Residential Community, I-95 @ Midway Road, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 2304480-b

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20230630
SCALE: NOT TO SCALE



USDA SOILS SURVEY

2—Ankona and Farmton sands
4—Arents, 0 to 5 percent slopes
11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
13—Floridana sand, frequently ponded, 0 to 2 percent slopes
25—Nettles and Oldsmar sands
26—Oldsmar sand, depressional
32—Pineda sand, 0 to 2 percent slopes
38—Riviera fine sand, 0 to 2 percent slopes
43—Susanna and Wauchula sands
44—Tantile and Pomona sands
48—Wabasso sand, 0 to 2 percent slopes
51—Waveland-Lawnwood complex, depressional
55—Winder loamy sand
99—Water

PROJECT: Sunrise Residential Community, I-95 @ Midway Road, Fort Pierce, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 2304480-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20230630
SCALE: NOT TO SCALE

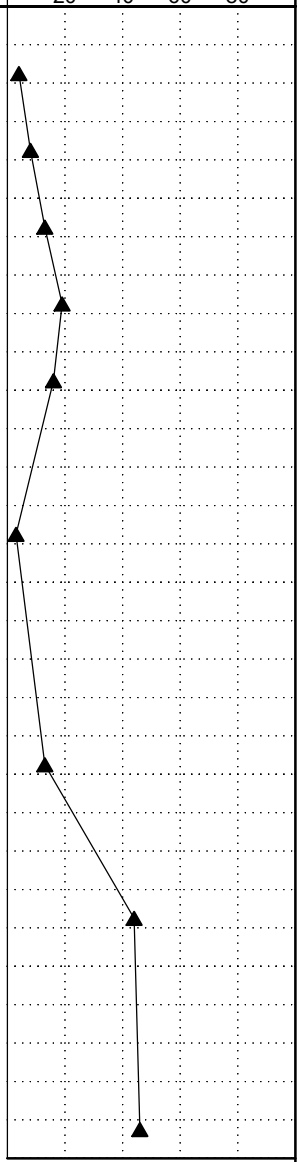
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-01

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/22/23 **COMPLETED** 6/22/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.3 ft
LOGGED BY SH/DP/EK **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand	SS		1-2-2 (4)		
			SS		3-4-4 (8)		
5		Brown Slightly Clayey Sand	SS		5-6-7 (13)		
			SS		8-9-10 (19)		
		Gray Sand	SS		7-8-8 (16)		
10							
		Dark Gray Sand, Slightly Silty	SS		1-1-2 (3)		
15							
		Gray Sand, Slightly Silty with Shell Fragments	SS		5-6-7 (13)		
20							
		Gray Sand, Slightly Silty with Some Shell Fragments	SS		16-21-23 (44)		
25							
			SS		13-18-28 (46)		
30							

Bottom of borehole at 30.0 feet.



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KSM Engineering & Testing
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Sebastian, FL 32978
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Fax: (772)-589-6469

BORING NUMBER B-02

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/26/23 **COMPLETED** 6/26/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.7 ft
LOGGED BY DP/SH **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		2-3-3 (6)		
			SS		6-5-7 (12)		
5		Gray Slightly Clayey Sand	SS		6-7-8 (15)		
			SS		8-10-12 (22)		
		Grayish Brown Sand	SS		8-10-11 (21)		
10							
		Dark Gray Slightly Silty Sand	SS		4-5-6 (11)		
15							
		Gray Sand with Traces of Shell Fragments	SS		3-2-2 (4)		
20							
			SS		2-1-2 (3)		
25							
		Gray Slightly Silty Sand with Shell Fragments	SS		10-8-5 (13)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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KSM Engineering & Testing
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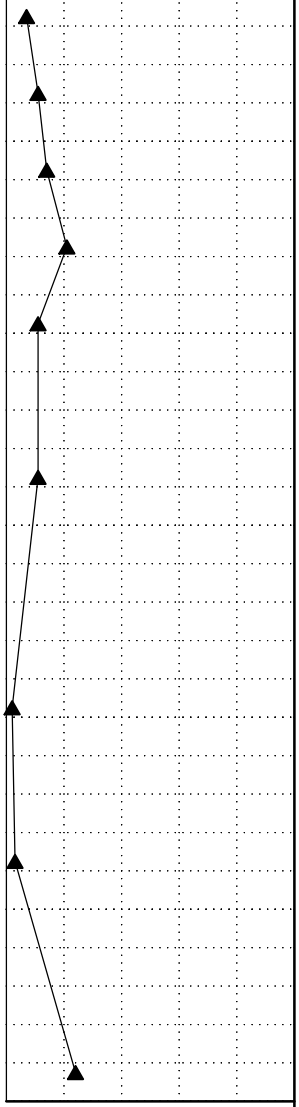
BORING NUMBER B-03

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/26/23 **COMPLETED** 6/26/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.9 ft
LOGGED BY DP/SH **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand	SS		3-3-4 (7)		
			SS		5-5-6 (11)		
5		Gray Clayey Sand	SS		7-7-7 (14)		
			SS		9-10-11 (21)		
		Light Grayish Brown Sand	SS		9-6-5 (11)		
10							
		Dark Gray Slightly Silty Sand	SS		4-5-6 (11)		
15							
		Gray Slightly Silty Sand with Traces of Shell Fragments	SS		5-1-1 (2)		
20							
			SS		2-2-1 (3)		
25							
		Gray Sand with Shell Fragments	SS		13-12-12 (24)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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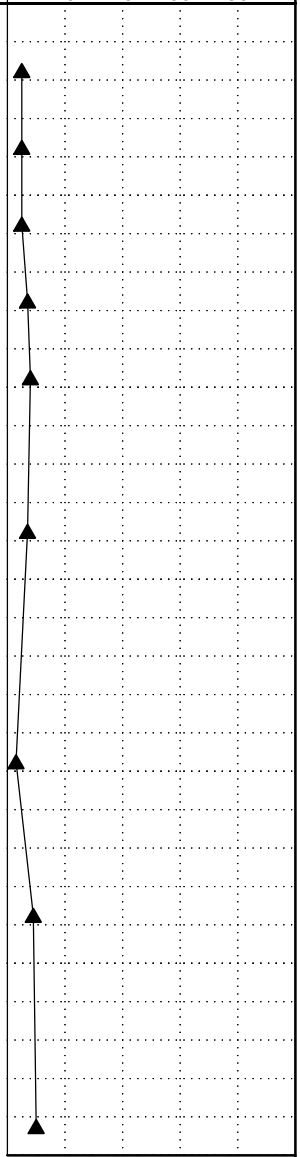
BORING NUMBER B-04

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/22/23 **COMPLETED** 6/22/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 0.3 ft
LOGGED BY SH/DP/EK **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		▽ Gray Sand with Traces of Roots	SS		1-2-3 (5)		
		Yellowish Brown Sand	SS		1-2-3 (5)		
5		Gray Clayey Sand	SS		2-2-3 (5)		
		Light Brown Sand	SS		3-3-4 (7)		
10			SS		3-4-4 (8)		
		Dark Gray Sand	SS		3-4-3 (7)		
15							
		Gray Sand, Slightly Silty	SS		1-2-1 (3)		
20							
		Gray Slightly Silty Sand with Shell Fragments	SS		3-4-5 (9)		
25							
			SS		6-5-5 (10)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER B-05

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/27/23 **COMPLETED** 6/27/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 2.7 ft
LOGGED BY DP/SH **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand					
			SS		2-6-10 (16)		
		▽ Light Brown Sand					
			SS		5-5-6 (11)		
5		Gray Clayey Sand					
			SS		5-6-7 (13)		
			SS		5-6-6 (12)		
10			SS		5-4-5 (9)		
		Gray Silty Sand with Traces of Shell Fragments	SS		1-2-2 (4)		
15							
20			SS		1-2-1 (3)		
		Gray Sand, Slightly Silty with Some Shell Fragments	SS		6-6-5 (11)		
25							
30			SS		3-2-2 (4)		
		Brown Sand					
35			SS		3-3-6 (9)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 35.0 feet.

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BORING NUMBER B-06

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/27/23 **COMPLETED** 6/27/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 3.3 ft
LOGGED BY DP/SH **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Clay	SS		2-4-5 (9)		
		Light Brown Sand ▽	SS		4-5-4 (9)		
5		Gray Clayey Sand	SS		5-6-6 (12)		
		Gray Sand	SS		5-7-8 (15)		
10			SS		6-5-4 (9)		
		Gray Silty Sand	SS		2-1-1 (2)		
15							
20			SS		1-1-2 (3)		
		Gray Sand, Slightly Silty Sand with Some Shell Fragments	SS		4-3-2 (5)		
25							
30			SS		2-2-2 (4)		
		Brown Sand	SS		4-6-7 (13)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 35.0 feet.

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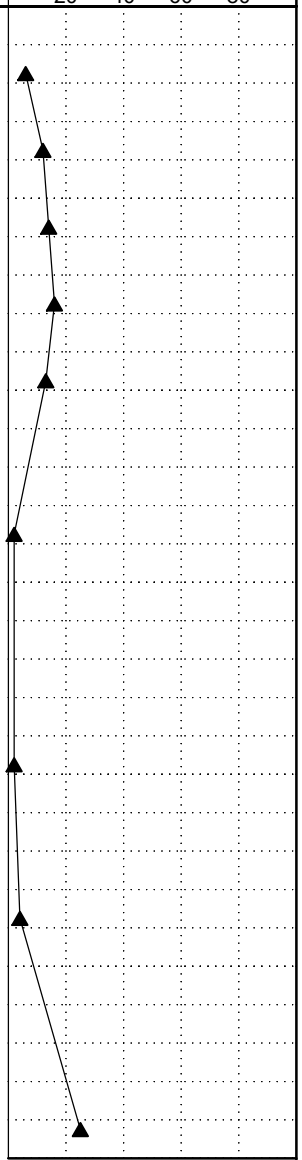
BORING NUMBER B-07

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/23/23 **COMPLETED** 6/23/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 1.0 ft
LOGGED BY DP/NV/BS **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Light Brown Sand	SS		2-3-3 (6)		
			SS		6-6-6 (12)		
5		Brown Clayey Sand	SS		6-6-8 (14)		
		Brown Sand	SS		6-8-8 (16)		
		Light Brown Sand	SS		5-6-7 (13)		
10							
		Gray Silty Sand	SS		2-1-1 (2)		
15							
		Gray Silty Sand with Some Shell Fragments	SS		1-1-1 (2)		
20							
			SS		2-2-2 (4)		
25							
		Gray Sand with Shell Fragments	SS		7-11-14 (25)		
30							

Bottom of borehole at 30.0 feet.



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-01

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.2 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots				31	
		Light Gray Sand				33	
	▽					38	
						42	
		Brown Clayey Sand				44	
5						45	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
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Fax: (772)-589-6469

BORING NUMBER HA-02

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.0 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				34		
		Light Brown Sand				32		
		▽				36		
						41		
5		Brown Clayey Sand				42		
						47		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
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Sebastian, FL 32978
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Fax: (772)-589-6469

BORING NUMBER HA-03

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.0 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				27		
		Light Gray Sand ▽				31		
						34		
						38		
		Brown Clayey Sand				40		
5						40		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
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BORING NUMBER HA-04

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 1.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				30		
		▽ Light Gray Sand				30		
						34		
		Brown Clayey Sand				38		
						41		
5						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-05

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 1.7 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				30		
		▽ Light Gray Sand				34		
						36		
		Brown Clayey Sand				41		
						42		
5						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-06

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 0.8 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		▽ Gray Sand with Traces of Roots				34		
		Light Gray Sand				37		
						44		
		Brown Clayey Sand				40		
						46		
5						47		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-07

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.2 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				34		
		Brown Sand				37		
		▽				40		
						41		
		Grayish Brown Clayey Sand				44		
5						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-08

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.0 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				30		
		Light Brown Sand				36		
		▽				40		
						40		
5		Gray Clayey Sand				47		
						50		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-09

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.5 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				38		
		Light Gray Sand				42		
		▽				46		
		Dark Brown Sand				51		
		Gray Clayey Sand				49		
5						50		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-10

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 1.7 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				27		
		▽ Light Gray Sand				35		
						40		
						45		
		Gray Clayey Sand				47		
5						46		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-11

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				37		
						41		
		▽ Light Brown Sand				43		
						46		
5		Gray Clayey Sand				44		
						48		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-12

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots				36	
		Light Brown Sand				44	
	▽					47	
						50	
5		Grayish Brown Clayey Sand				48	
						51	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER HA-13

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.5 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				32		
		Light Gray Sand				37		
		▽				41		
						43		
5		Brown Clayey Sand				40		
						44		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-14

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.8 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				30		
		Light Gray Sand				33		
		▽				37		
		Dark Gray Sand with Traces of Hardpan				40		
5		Brown Sand, Slightly Clayey				41		
						46		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-15

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				24		
		▽ Light Brown Sand				27 30 36		
5		Gray Clayey Sand				40 40		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-16

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.8 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots				30	
		Light Gray Sand				30	
						38	
		▽ Dark Brown Sand with Traces of Hardpan				50	
5		Brown Clayey Sand				47	
						46	

Bottom of borehole at 6.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER HA-17

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				28		
		Light Gray Sand				32		
		▽				39		
						41		
5		Brown Slightly Clayey Sand				43		
						45		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-18

CLIENT Legacy Group Florida LLC
PROJECT NAME Sunrise Residential Community
PROJECT NUMBER 2304480-b
PROJECT LOCATION I-95 @ Midway Road, Fort Pierce, Florida
DATE STARTED 6/16/23 **COMPLETED** 6/16/23
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 4.2 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		Light Gray Sand				37		
		Dark Brown Sand with Traces of Hardpan				48		
						51		
5		▽ Brown Sand, Slightly Clayey				49		
						47		

Bottom of borehole at 6.0 feet.

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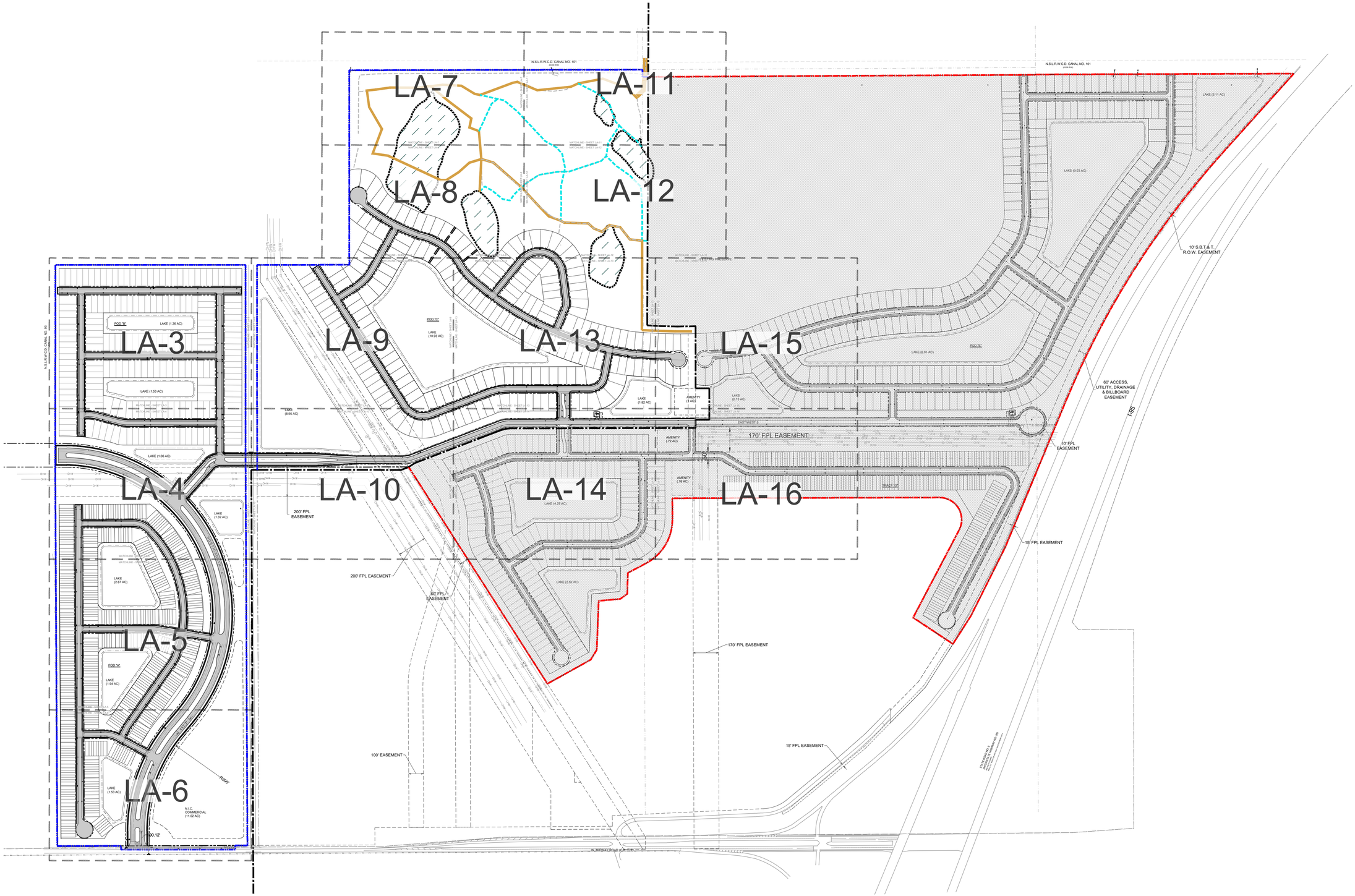


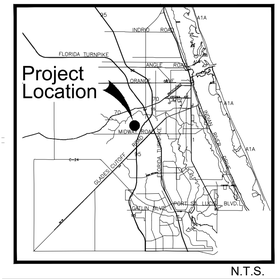
Site Keymap

SCALE: 1"=300'-0"

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:
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 34994
772-220-2100

Sunrise Phase 1 Planned Development (PD) Subdivision

COVER/KEY MAP

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD 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 -1st Phase.dwg	

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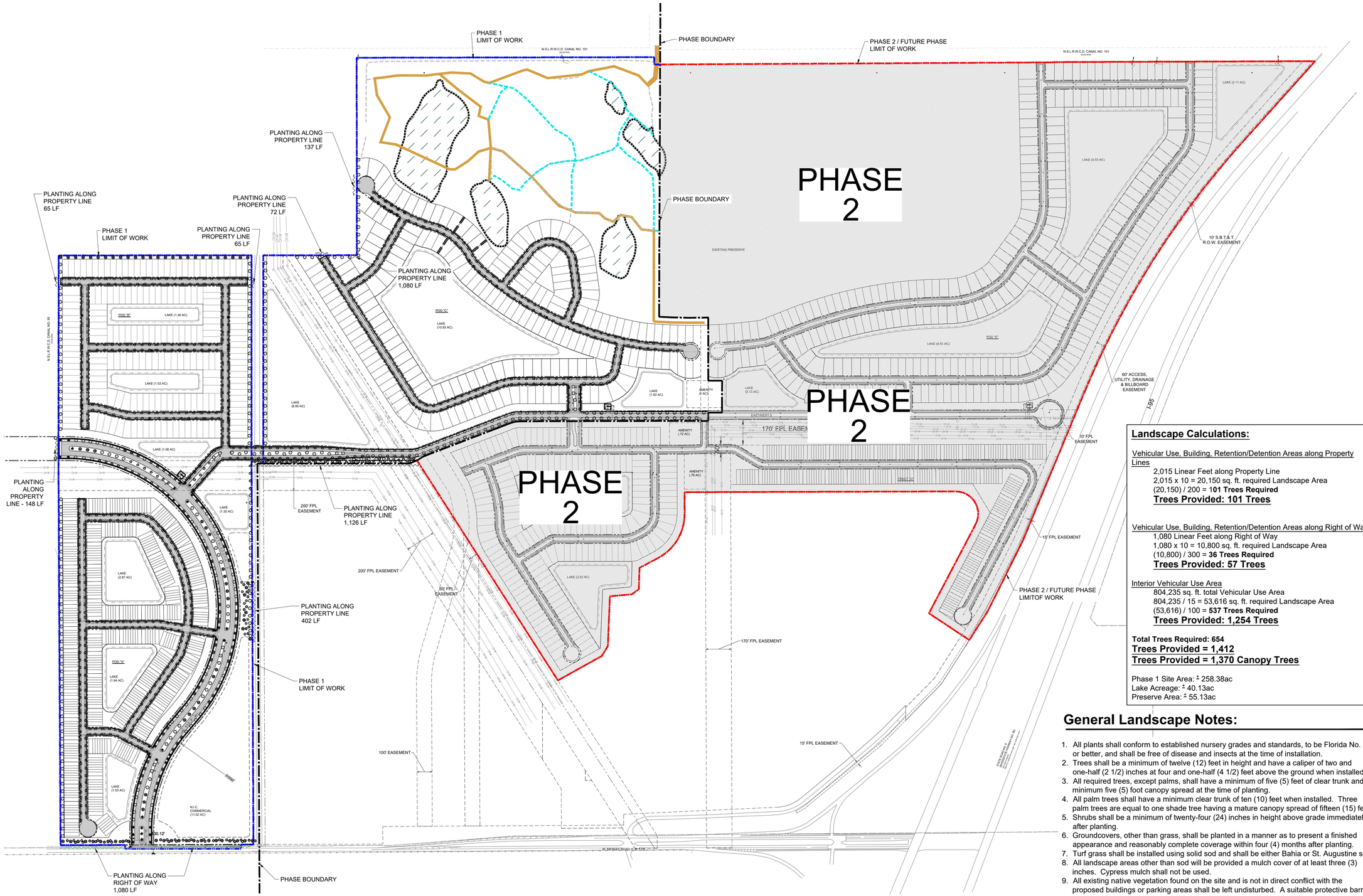
Drawing Name: C:\Users\JEWAG~1\AppData\Local\Temp\AcPublish_22632_Jul 11, 2024 - 3:00pm _Sunrise - LA -1st Phase.dwg



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

Legend:

- PHASE 1 LIMIT OF WORK
- PHASE 2 / FUTURE PHASE LIMIT OF WORK
- PHASE BOUNDARY
- RIGHT OF WAY
- EASEMENT
- PROPOSED PRIMARY TRAIL
- PROPOSED SECONDARY TRAIL
- LAKE BOUNDARY
- PRESERVE LAKE BOUNDARY

Sheet Index:

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LANDSCAPE PLANS	LA-3 - LA-16
PLANT SCHEDULE	LA-17
LANDSCAPE DETAILS	LA-18
LANDSCAPE SPECIFICATIONS	LA-19

Landscape Calculations:

Vehicular Use, Building, Retention/Detention Areas along Property Lines
- 2,015 Linear Feet along Property Line
- 2,015 x 10 = 20,150 sq. ft. required Landscape Area
- (20,150) / 200 = **101 Trees Required**
- **Trees Provided: 101 Trees**

Vehicular Use, Building, Retention/Detention Areas along Right of Way
- 1,080 Linear Feet along Right of Way
- 1,080 x 10 = 10,800 sq. ft. required Landscape Area
- (10,800) / 300 = **36 Trees Required**
- **Trees Provided: 57 Trees**

Interior Vehicular Use Area
- 804,235 sq. ft. total Vehicular Use Area
- 804,235 / 15 = 53,616 sq. ft. required Landscape Area
- (53,616) / 100 = **537 Trees Required**
- **Trees Provided: 1,254 Trees**

Total Trees Required: 654
Trees Provided = 1,412
Trees Provided = 1,370 Canopy Trees

Phase 1 Site Area: ± 258.38ac
Lake Acreage: ± 40.13ac
Preserve Area: ± 55.13ac

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.

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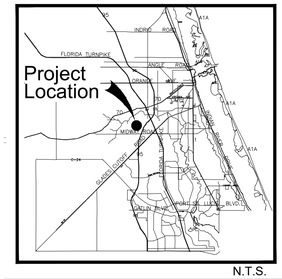
Key / Location:



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Sunrise Phase 1 Planned Development (PD) Subdivision

SITE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	**LA-2**
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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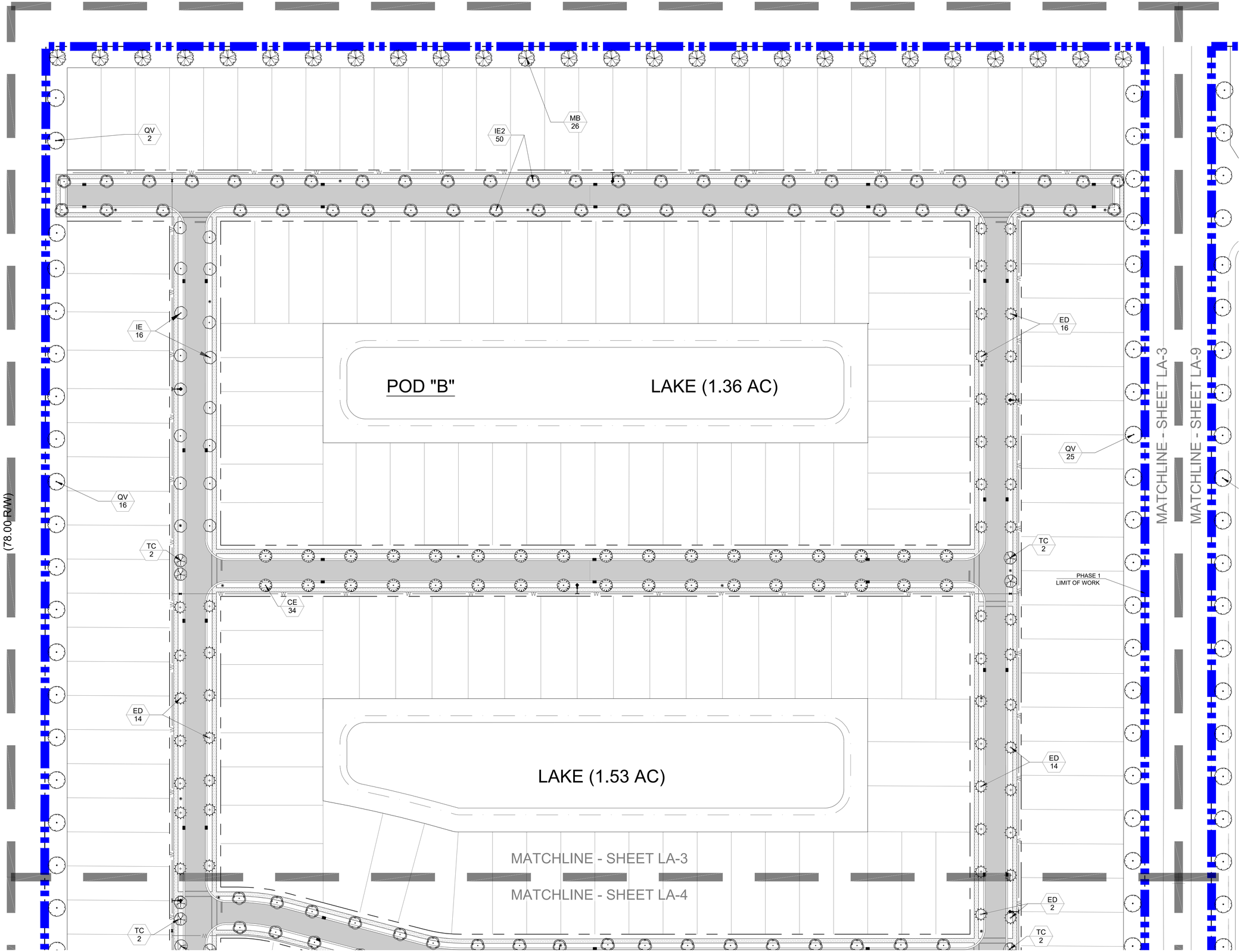

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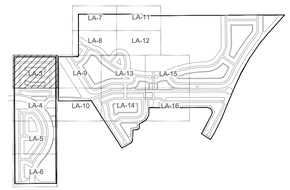

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE
Manager	SG
Project Number	--
Municipal Number	--
Computer File	_Sunrise - LA -1st Phase.dwg

Sheet **LA-3**

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MATCHLINE - SHEET LA-3

MATCHLINE - SHEET LA-4

TC 2
IC 6
QV 4
IE2 36
ED 2
TC 2
CE 8
RO 5
MB 3
QV 7
QV 4
MB 3
QV 1
LAKE (1.06 AC)
IE 4
IC 4
QV 4
CE 5
CE 3
CLU 38
QV 3
QV 2
CE 11
IE2 7
IE 3
IE2 4
IE2 4
CE 3
IE2 6
RO 10
MB 2
QV 2
LAKE (1.32 AC)
QV 8
CE 29
TC 1
QV 8
QV 4
MB 3
QV 4
QV 4
MB 3
MB 1
IE2 10
MB 1
MB 2
QV

NORTH/SOUTH

MATCHLINE - SHEET LA-10

MATCHLINE - SHEET LA-4

MATCHLINE - SHEET LA-4

MATCHLINE - SHEET LA-5

OHW

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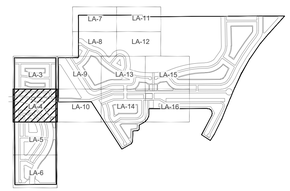

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-4
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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MATCHLINE - SHEET LA-4

MATCHLINE - SHEET LA-5

LAKE
(2.87 AC)

POD "A"

LAKE
(1.94 AC)

MATCHLINE - SHEET LA-5

MATCHLINE - SHEET LA-6

SOUTH A

QV 20
IE2 18
TC 1
IC 27
CE 20
MB 1
MB 2
QV 4
QV 5
QV 5
MB 5
MB 7
QV 3
MB 3
IE 6
MB 4
CE 9
IC 9
QV 8
RO 8
MB 3
QV 2
QV 3
ED 23
MB 3
MB 2
MB 1
QV 2
QV 3
MB 3
CE 22
CE 6
ED 9
QV 3
QV

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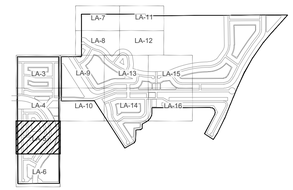

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-5
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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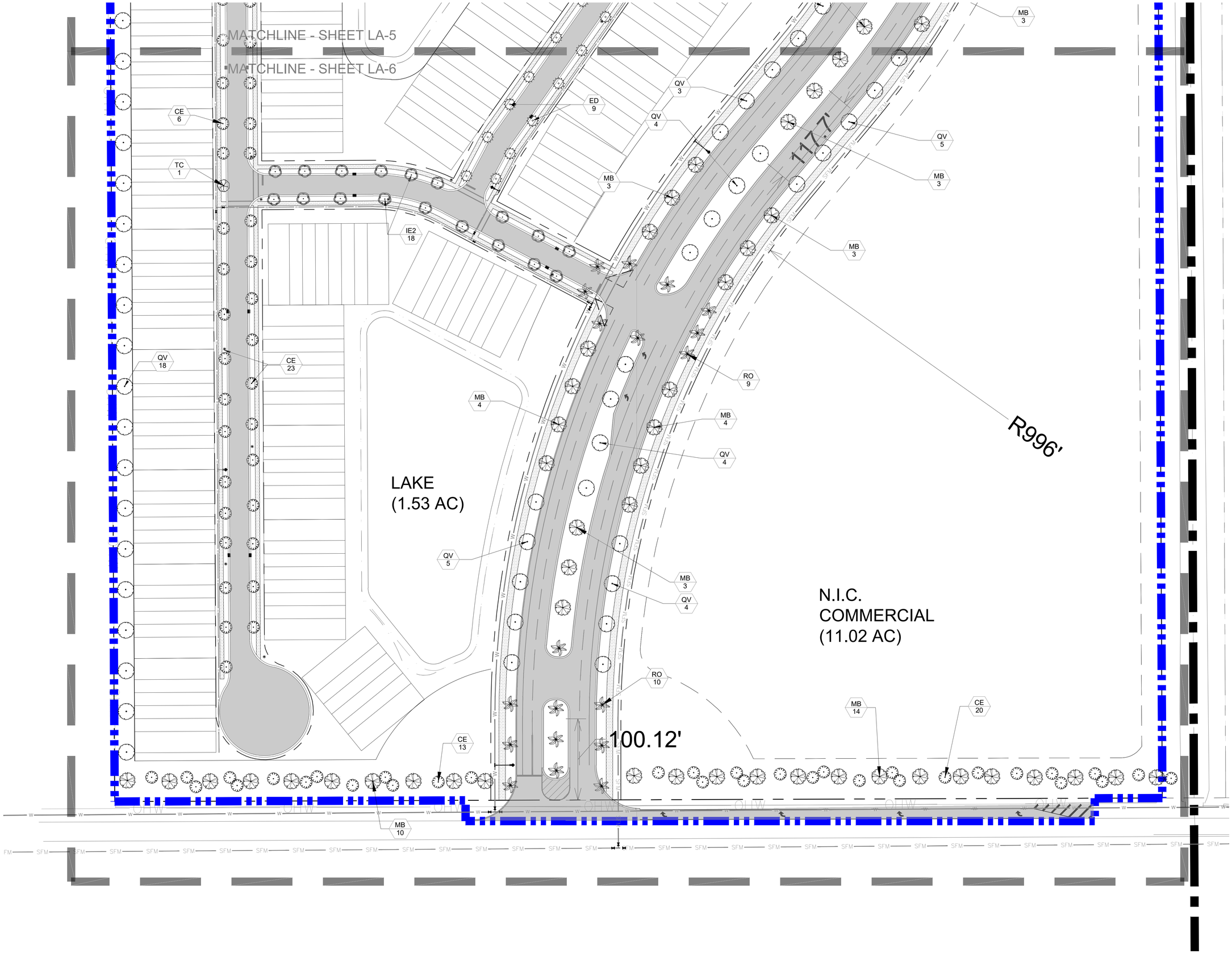

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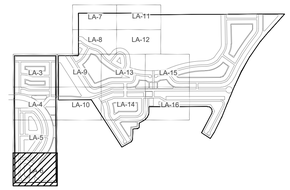

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-6
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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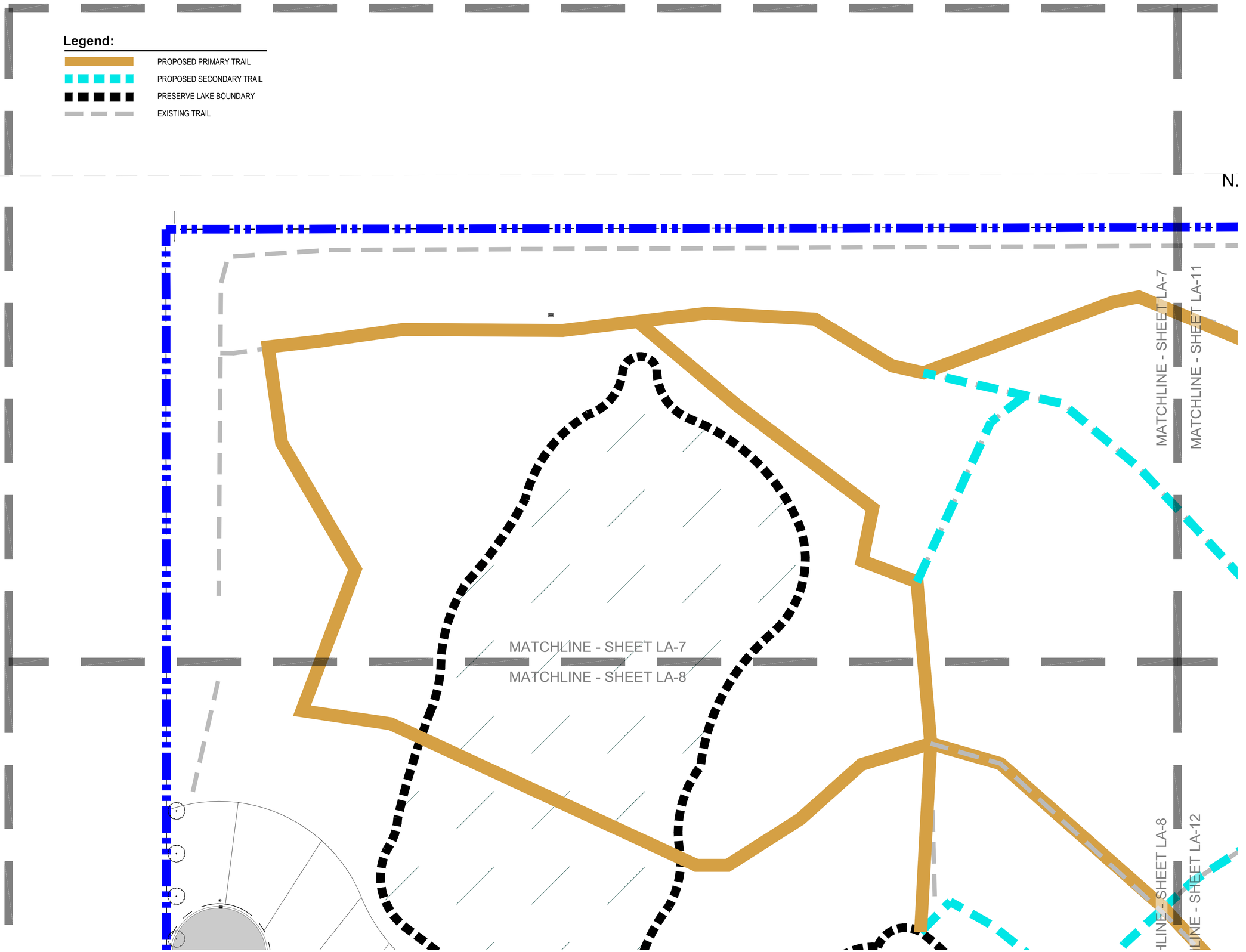

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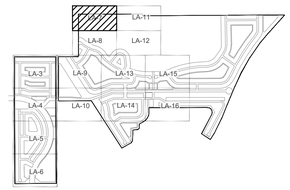

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-7
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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MATCHLINE - SHEET LA-7

MATCHLINE - SHEET LA-8

MB
11

QV
12

QV
10

IE2
10

IE2
15

IC
10

CE
32

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

Legend:

- PROPOSED PRIMARY TRAIL
- PROPOSED SECONDARY TRAIL
- PRESERVE LAKE BOUNDARY
- EXISTING TRAIL

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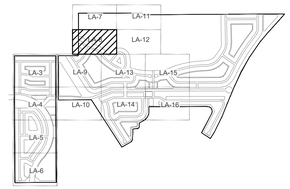

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-8
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-9

QV
10

IE2
15

IC
10

IE2
10

OHW

MATCHLINE - SHEET LA-3

MATCHLINE - SHEET LA-9

QV
19

POD "C"

LAKE
(10.93 AC)

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

IE
34

CE
2

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

LAKE
(8.95 AC)

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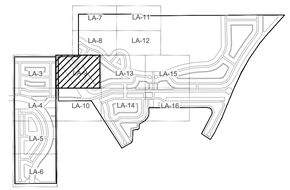

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-9
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-10

LAKE
(8.95 AC)

QV 6

CE 14

QV 12

QV 6

IE2 7

QV 15

CE 13

2

CE 15

IE2 18

CE 24

IC 14

QV 5

OHW

PHASE 2 / FUTURE PHASE

MATCHLINE - SHEET LA-4

MATCHLINE - SHEET LA-10

MATCHLINE - SHEET LA-10

MATCHLINE - SHEET LA-14

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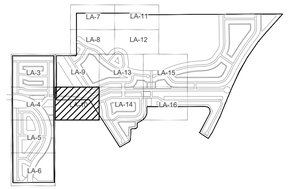

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-10
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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Drawing Name: C:\Users\JEWANG~1\AppData\Local\Temp\AcPublish_22632\ Jul 11, 2024 - 3:01pm _Sunrise - LA -1st Phase.dwg

Legend:

- PROPOSED PRIMARY TRAIL
- PROPOSED SECONDARY TRAIL
- PRESERVE LAKE BOUNDARY
- EXISTING TRAIL

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

MATCHLINE - SHEET LA-7

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-11

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-12

PHASE 2 / FUTURE PHASE

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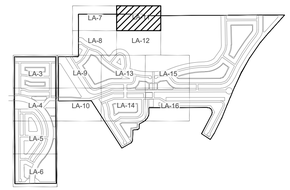
Key / Location:



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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE
Manager	SG
Project Number	--
Municipal Number	--
Computer File	_Sunrise - LA -1st Phase.dwg

Sheet **LA-11**

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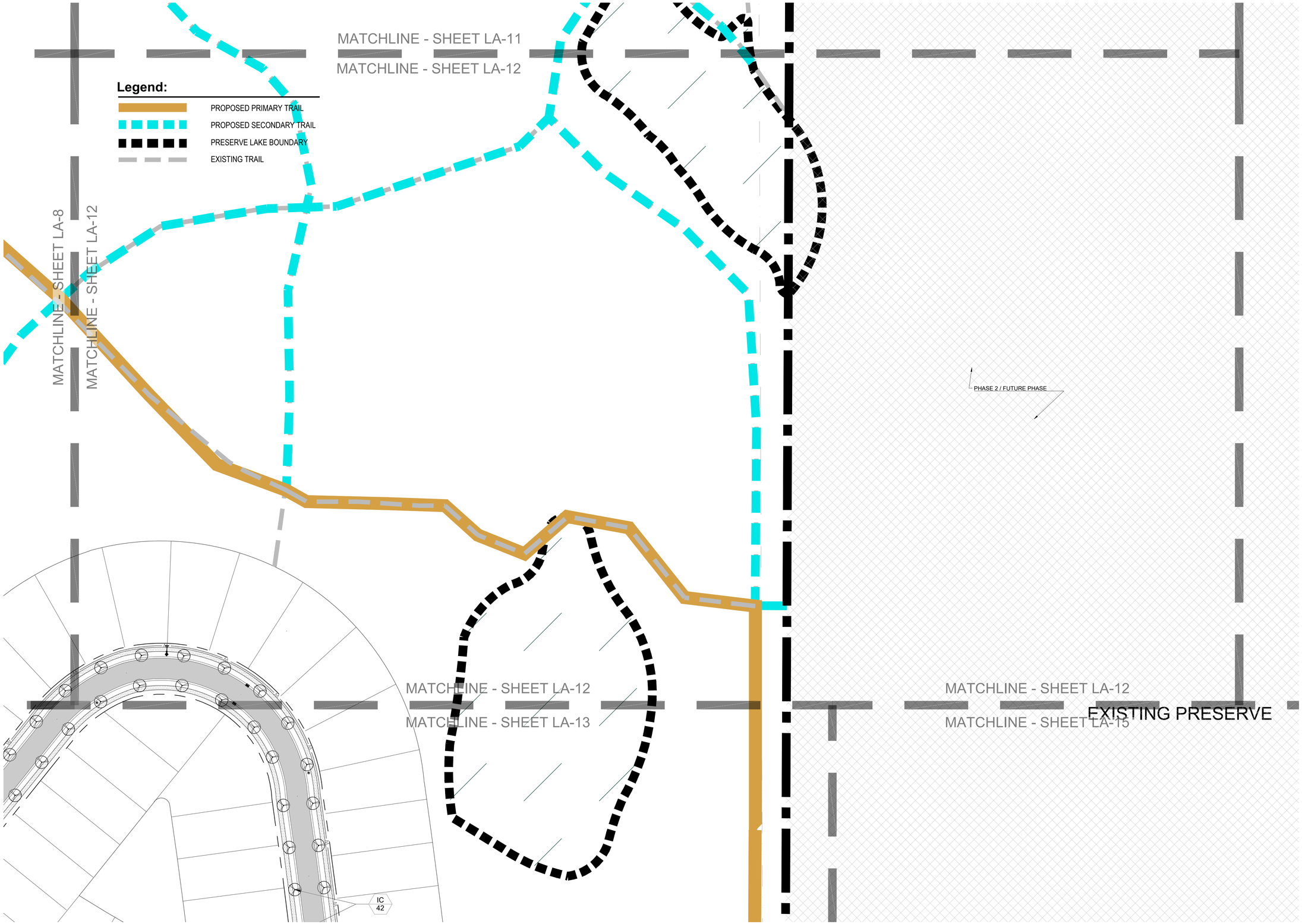

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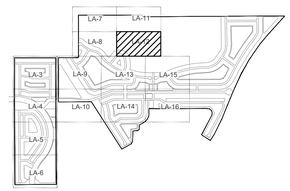

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701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-12
Project Number	--	
Municipal Number	--	
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MATCHLINE - SHEET LA-8

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-12

MATCHLINE - SHEET LA-13

IC
42

ED
35

IE2
11

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-15

MATCHLINE - SHEET LA-9

MATCHLINE - SHEET LA-13

CE
28

QV
4

QV
19

IC
2

IC
2

IC
2

IC
2

QV
23

CLU
30

MATCHLINE - SHEET LA-13

MATCHLINE - SHEET LA-14

LAKE
(1.82 AC)

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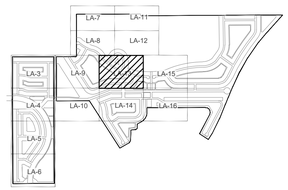

Project Team:

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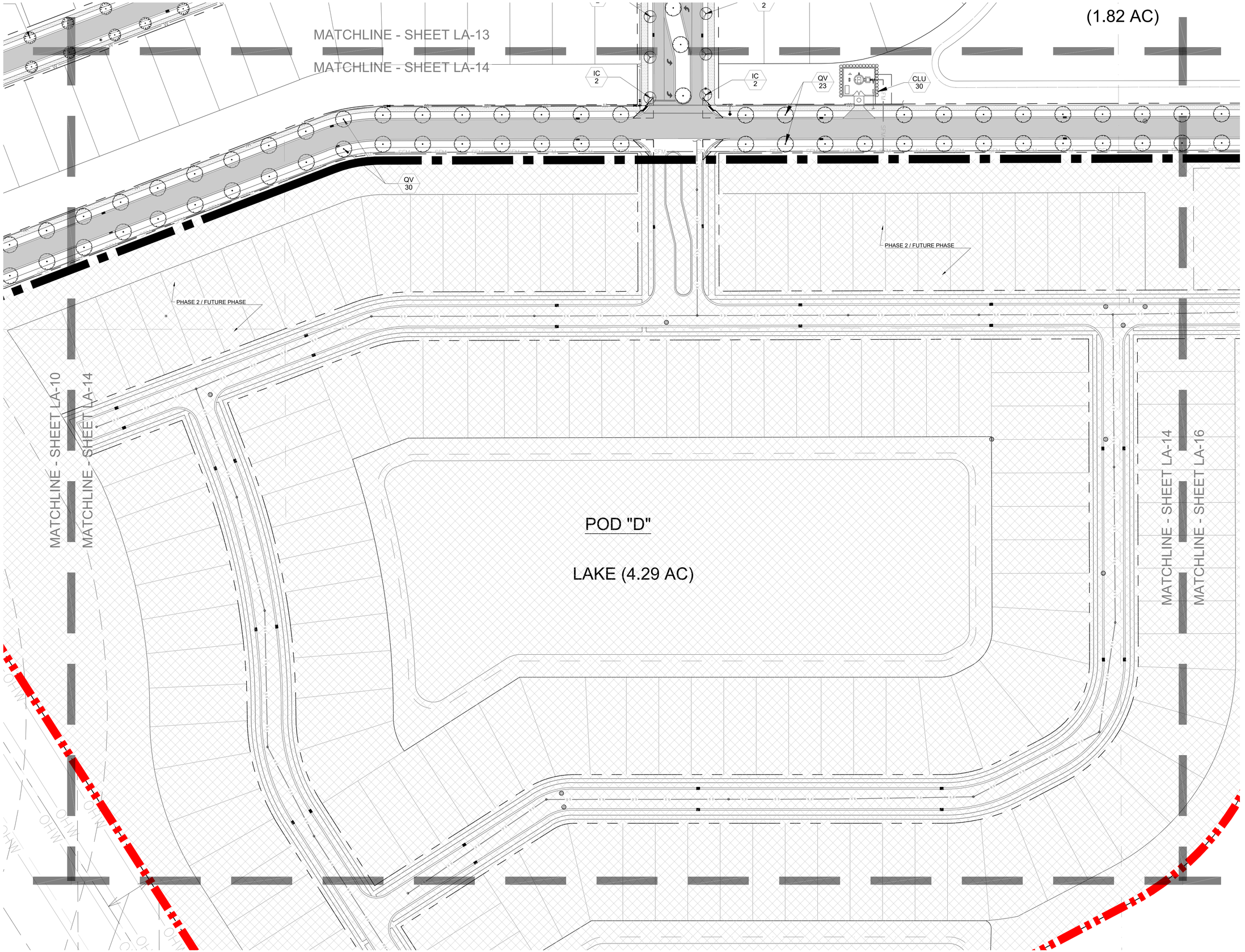

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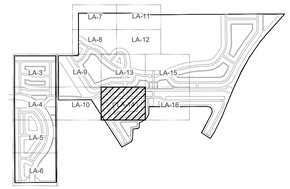

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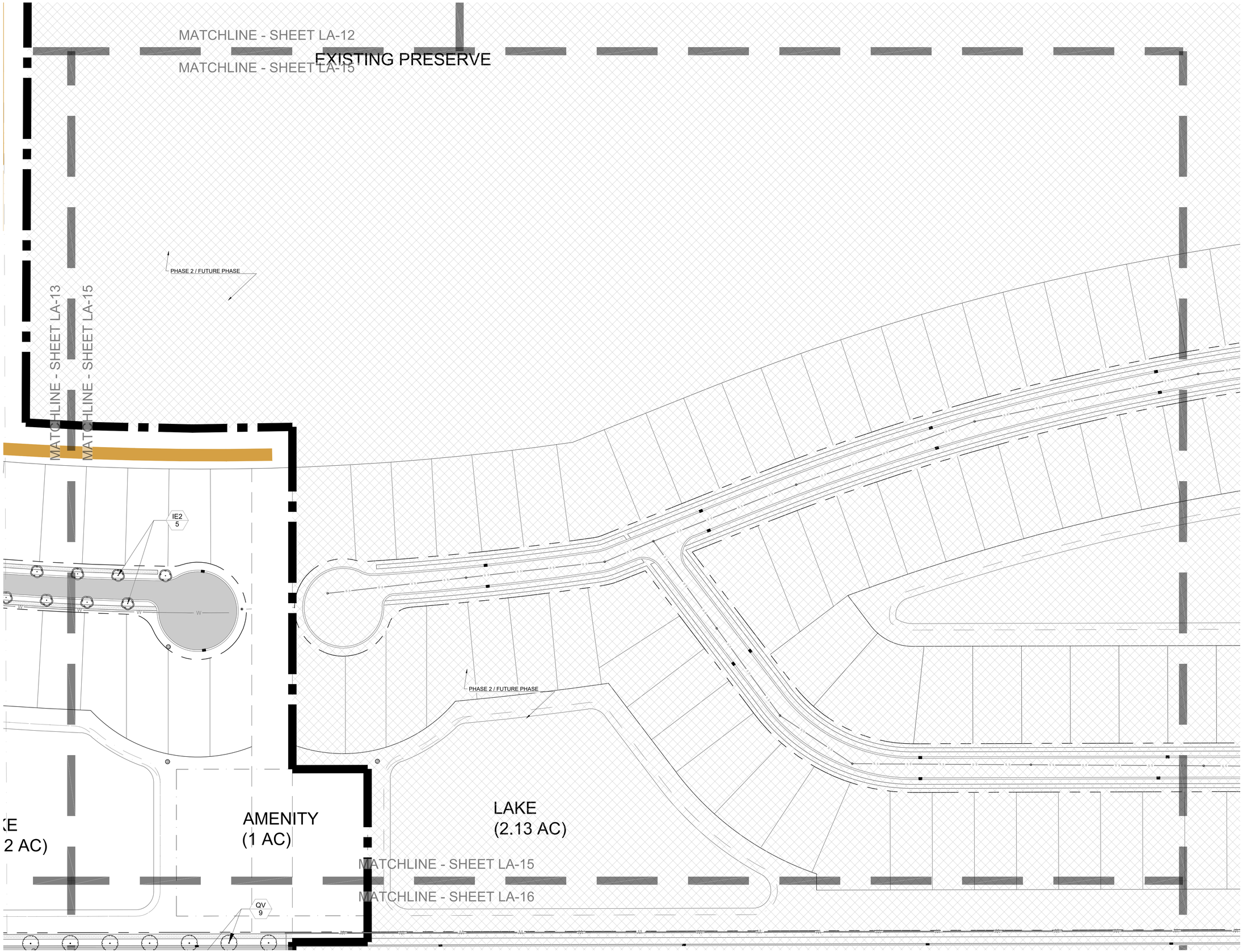

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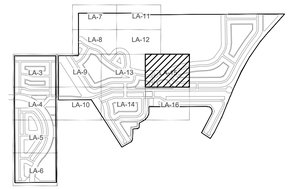

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Sunrise Phase 1 Planned Development (PD) Subdivision

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Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-15
Project Number	--	
Municipal Number	--	
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2 AC)

(1 AC)

MATCHLINE - SHEET LA-15

MATCHLINE - SHEET LA-16

QV
9

EAST/WEST 5

PHASE 2 / FUTURE PHASE

AMENITY
(.72 AC)

AMENITY
(.76 AC)

MATCHLINE - SHEET LA-14

MATCHLINE - SHEET LA-16

OHW

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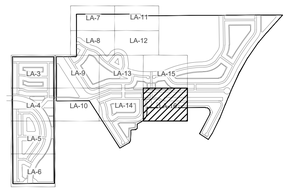

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Stuart, FL 34904
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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE PLAN

City of Fort Pierce, FL

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07/12/24	JE	Final Phase 1 PD Submittal

NORTH

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0 25' 50' 100'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	**LA-16**
Project Number	--	
Municipal Number	--	
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PLANT SCHEDULE FIRST PHASE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
CE	334	Conocarpus erectus	Buttonwood	65G	12` HT	6`W	STD, F, SP	Native	3" Caliper
ED	113	Elaeocarpus decipiens	Japanese Blueberry Tree	65G	12` HT	5`-6` SPR		Non-native	
IC	124	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
IE2	219	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR		Native	3" Cal
IE	63	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	12` HT	6`W		Native	
MB	135	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	65G	12` HT	6`W	FTB, SP	Native	
QV	371	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
RO	42	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
TC	11	Tabebuia caraiba	Yellow Tabebuia	45G	12` HT	7` W	F, SP	Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
CLU	68	Clusia guttifera	Small-Leaf Clusia	15G	5`HT	4`W	FTB	Native	

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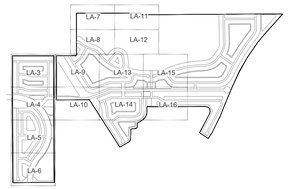

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Sunrise Phase 1
Planned
Development (PD)
Subdivision

PLANT
SCHEDULE

City of Fort Pierce, FL

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NORTH

SCALE: 1" = -

0 - - -

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Steve Garrett

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Manager	SG	LA-17
Project Number	--	
Municipal Number	--	
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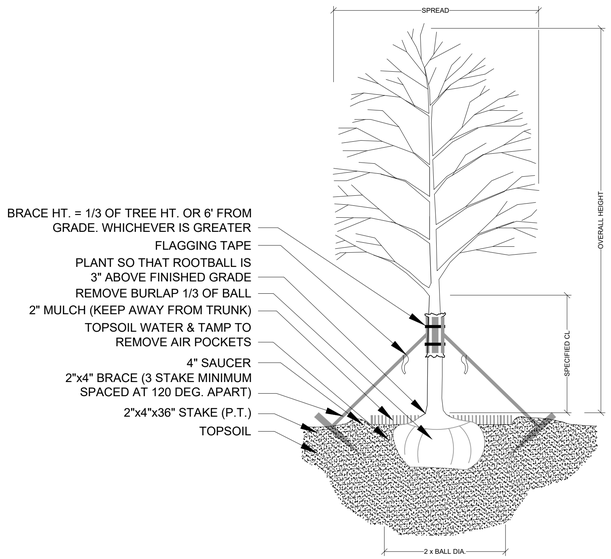
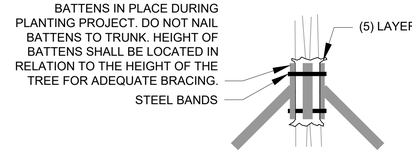


TREE PLANTING & STAKING

NOT TO SCALE

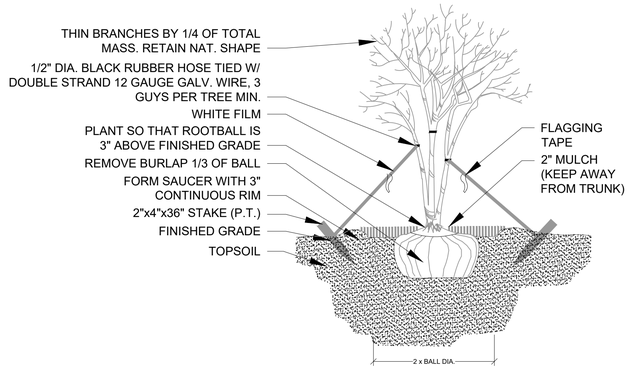


BRACING DETAIL

NOT TO SCALE

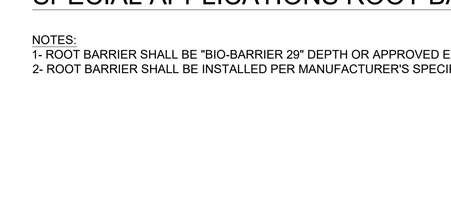
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



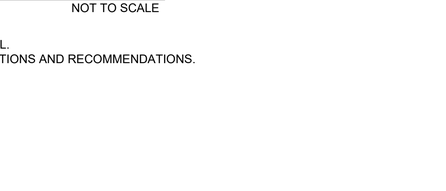
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

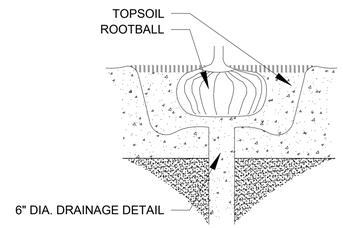
NOT TO SCALE

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

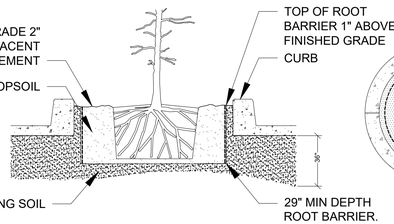
NOT TO SCALE

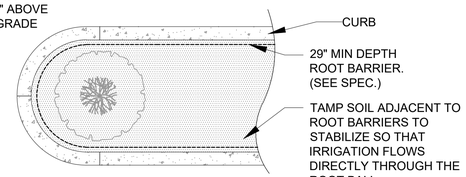
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, 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

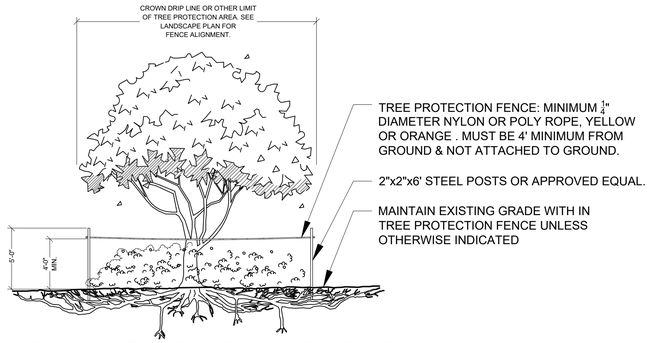




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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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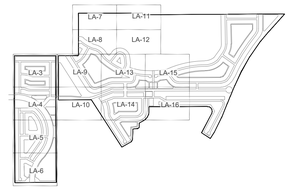

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Sunrise Phase 1 Planned Development (PD) Subdivision

LANDSCAPE DETAILS

City of Fort Pierce, FL

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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.

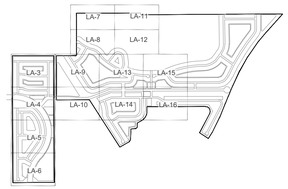
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final 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) 223-0220

Key / Location:



Project Team:

Applicant:
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 Phase 1 Planned Development (PD) Subdivision

LANDSCAPE SPECIFICATIONS

City of Fort Pierce, FL

Date	By	Description
03/15/24	JE	Preliminary PUR Submittal
07/12/24	JE	Final Phase 1 PD Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 6667144
Steve Garrett

Designer	JE	Sheet
Manager	SG	LA-19
Project Number	--	
Municipal Number	--	
Computer File	_Sunrise - LA -1st Phase.dwg	

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Drawing Name: C:\Users\JEWING~1\AppData\Local\Temp\AcPublish_22632\ Jul 11, 2024 - 3:01pm _Sunrise - LA -1st Phase.dwg

MAP OF SURVEY
TOPOGRAPHIC SURVEY
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 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 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 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 N000°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).



LOCATION MAP
NOT TO SCALE

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 RIGHT-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"W 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 PARCE CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS

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 8006"
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
ST = SEPTIC TANK
SF = SQUARE FOOT
(R) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TTB = 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
CHAIN LINK FENCE
WOOD BOARD FENCE
TOP OF BANK
TOE OF SLOPE
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
COMBINED PARCELS	06-05-2023	EAD
TOPO	08-18-2023	EAD
BEARINGS AND DISTANCES	10-05-2023	EAD
TOPO	12-05-2023	EAD

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

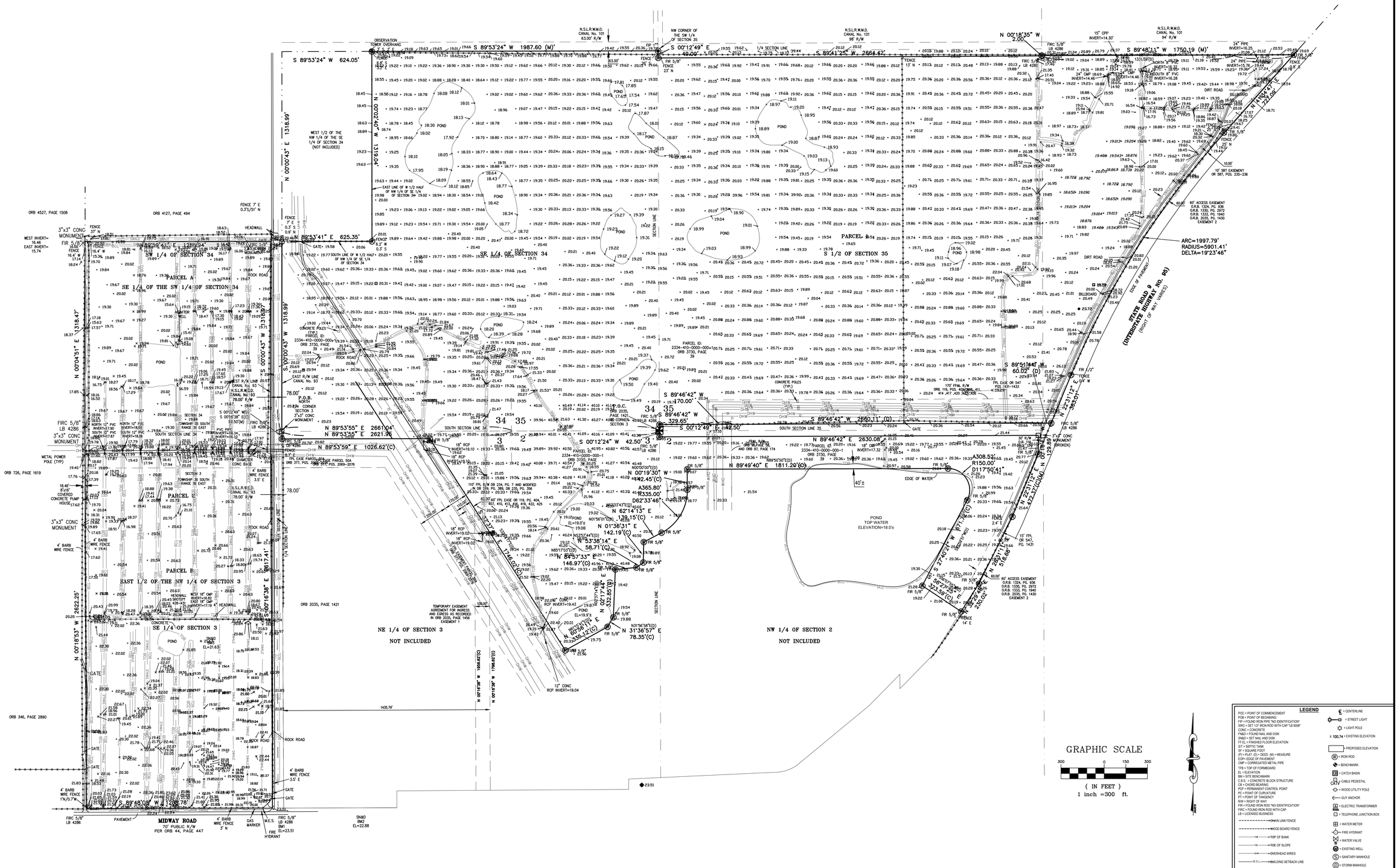
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597

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



LEGEND

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FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
ST = SEPTIC TANK
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= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE

REVISION:	DATE:	BY:
BEARINGS AND DISTANCES	10-05-2023	EAD
TOPO	12-05-2023	EAD

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

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

TERRY H. DRUM License Number LS5597 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
TOPOGRAPHIC 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 & 22-0388	SHEET # 2 of 2

MAP OF SURVEY
BOUNDARY SURVEY

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–OF–WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT–OF–WAY OF SAID N.S.L.R.W.C.D. 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BEING ALSO DESCRIBED AS FOLLOWS:

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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 ALONG SAID NORTH RIGHT–OF–WAY LINE 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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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).



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 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
SFT = SEPTIC TANK
SF = SQUARE FOOT
(F) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TTB = 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
CHAIN LINK FENCE
WOOD BOARD FENCE
TOP OF BANK
TOE OF SLOPE
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 8006

HENRY A. KILBURN, Licensed Number 6661, STATE OF FLORIDA, Professional Surveyor and Mapper

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.

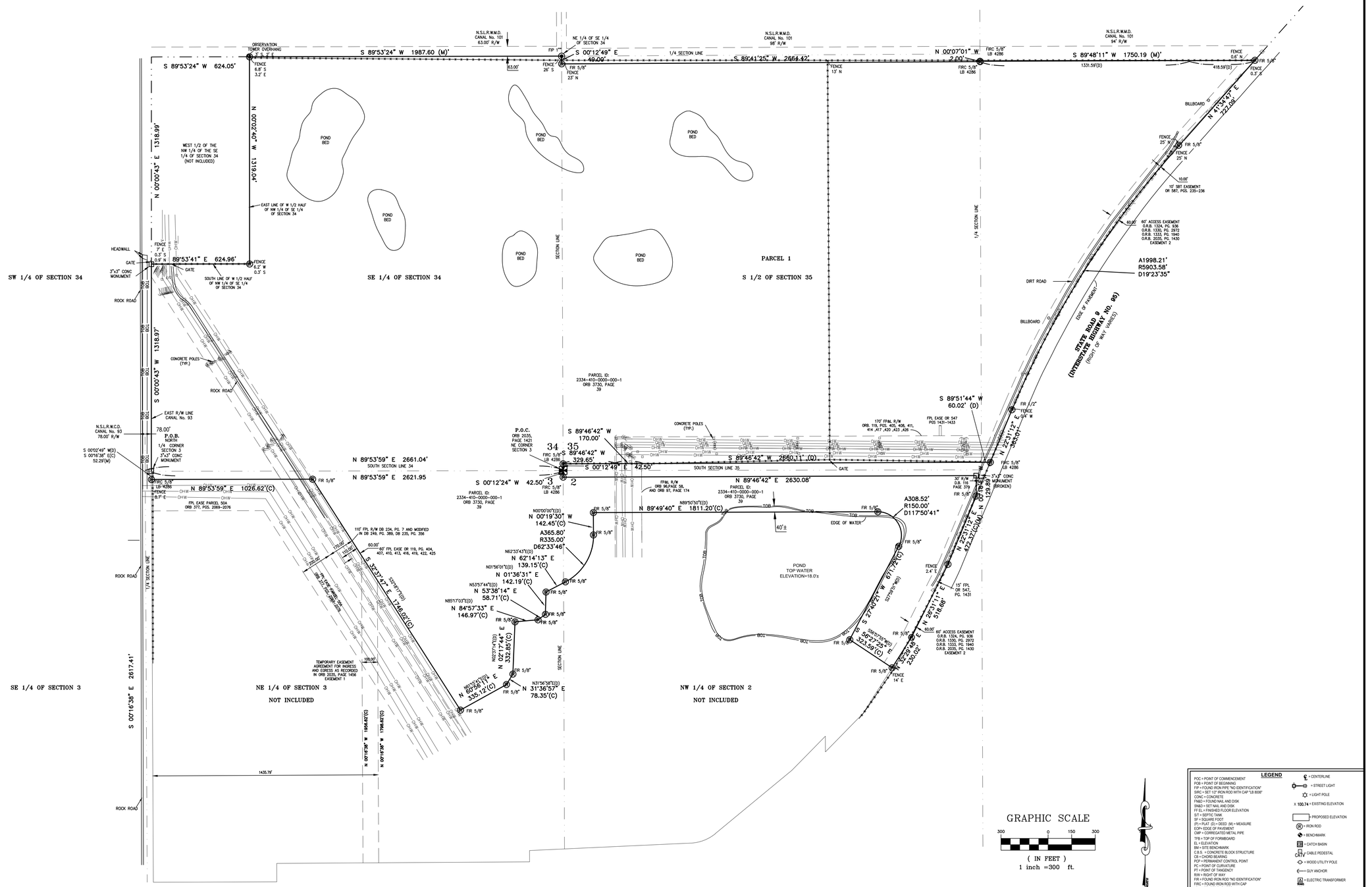
GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS SURVEYING & MAPPING

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



GRAPHIC SCALE

300 0 150 300

(IN FEET)

1 inch = 300 ft.

LEGEND

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= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

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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

STORMWATER MANAGEMENT STATEMENT

For

Sunrise Mixed Use PD

9850 Midway Road

Fort Pierce, FL 32968

St. Lucie County

June 2, 2023

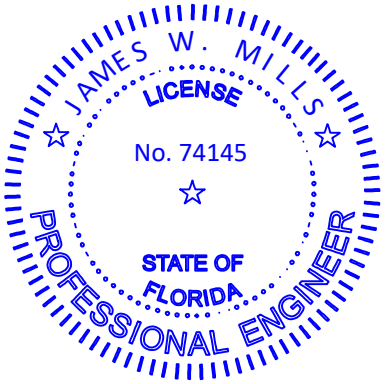
Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698



J. Wesley Mills, P.E. FL # 74145

Objective:

This report aims to provide a drainage summary for the Sunrise Mixed Use PD project to the City of Fort Pierce. The objective is to provide an overall summary of the intended design and conditions of the stormwater facility for the referenced project. A more detailed description and stormwater report will be presented at a subsequent submittal milestone for the City's review and approval.

Project Overview:

The project, spreading over an area of 516 acres, envisions the conversion of the existing agricultural/pastureland into a versatile lifestyle center. The stormwater management facilities for this project are designed as interconnected "wet detention" ponds, which will ultimately discharge into the Tenmile Creek through the existing NSLWCD canals (93, 96, and 102).

Watershed Limits and Location:

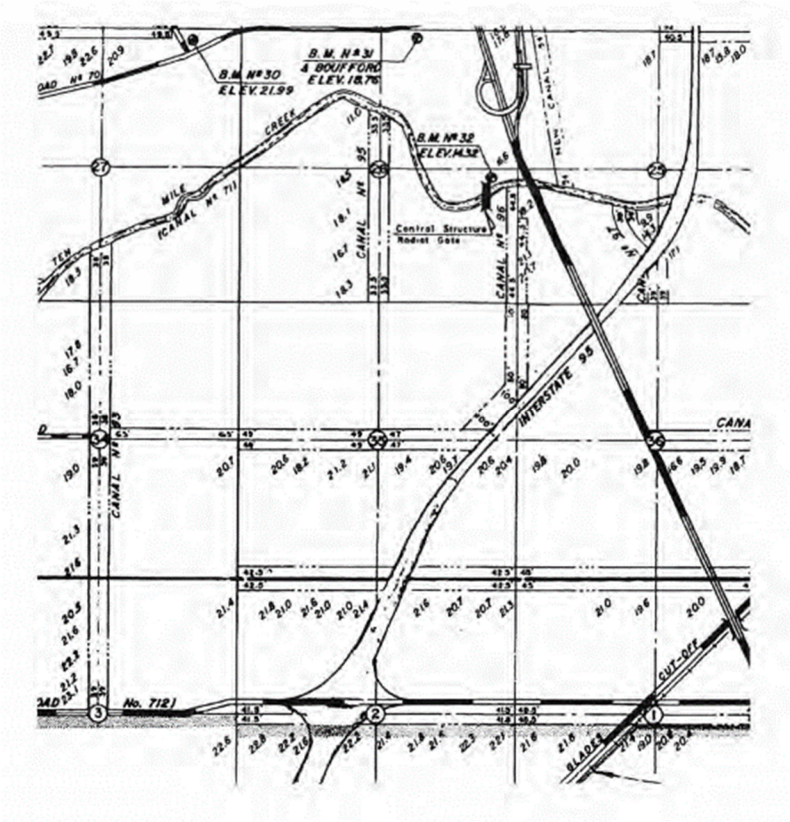
Situated to the west of Interstate 95 and north of West Midway Road (SR 712) in St. Lucie County, FL, the project is located within specific sections of Townships 35 and 36 South, Range 39 East. It resides within the Upper East Coast Water Supply Planning Unit under the SFWMD boundaries and the drainage area from South Midway Road (SR 712). The topography is predominantly flat, typical of the Florida Atlantic coastal region. No significant drainage issues are expected in the basin, as per current assessments and modeling.

Soil Analysis:

KSM Engineering conducted a geotechnical survey on the site, revealing a predominant hydrologic soil type 'D' in the project area. Based on these findings, the stormwater management facilities are planned as wet detention ponds.

Existing Conditions:

The existing conditions directs stormwater runoff through the North St. Lucie River Water Control District canal system, with varying directional flows for the west and east halves of the project. There are no tidal effects on the positive outfalls in the coastal regions near the Sunrise PD. The east half of the project flows east into the C-102 canal or north to the C-96 canal. All three canals ultimately discharge to Tenmile Creek.



Flood Zone Classification:
The Flood Insurance Rate Map (FIRM) indicates that a small portion of the project falls within Zone X, a 500-year flood plain. The remaining area lies outside the 500-year flood plain.

Regulatory Floodways:

No regulatory floodways exist within the project area.

Proposed Improvements:

The stormwater management facilities will be designed to ensure no adverse impacts on off-site contributing areas. The proposed surface water management system comprises of interconnected wet detention ponds and a 92-acre wetland tract for necessary treatment and attenuation. The linking of the ponds and lakes also presents a potential recreational feature. Plans are underway to abandon a portion of the C-93 canal that runs through the property as the canal only receives flow from the site itself. In the proposed condition, runoff will be directed to the ponds for treatment before discharging into the canal further north.

Operation and Maintenance:

A robust operation and maintenance plan is crucial to the success of this watershed management plan. This involves routine inspections of all storm sewers and storm drainage systems. Maintenance of detention areas will include removal of any accumulated trash or debris and regular mowing of grassed areas within the detention area boundary. A skimmer will be installed at the overflow discharge inlet and bleed down orifice to remove pollutants and debris and prevent clogging. These areas will be inspected post-storm to ensure unhindered flow from the site as designed.

Design Considerations:

The stormwater management facilities proposed for this project will be designed according to the latest regulations which include:

1. South Florida Water Management District (SFWMD)
    a. Basis of Review for ERP; Regulations of Stormwater Management Systems, Chapters 17-302, F.A.C.

2. North St. Lucie River Water Control District (NSLRWCD):
    a. Permit Information and Criteria Manual for Use or Connection to Works of the District.

Water Quantity (Detention Volume Criteria)

1. Storage of the post development runoff volume equivalent to the 25 year, 72 hour storm event (9 inches) is required.

2. The post development flowrate offsite shall not exceed the pre-development flowrate.

3. The allowable release rate for wet detention will be the first two inches of runoff from the area served from any 24-hour period for the 10 year, 72 hour rainfall, according to the North St. Lucie River Water Control District Criteria.

Water Quality Volume Criteria

Water quality volume will be provided for the project pursuant to Chapter 17-302, F.A.C.

Type of Treatment System	Class II Receiving Water
	On-line Treatment
Wet Detention	1.0 inch of runoff or 2.5 inches times impervious area, whichever is greater. 14-day residence time (with littoral zone). 21-day residence time (without littoral zone).
Outstanding Florida Water (OFW) Standard	Additional 50% above the criteria for wet detention.

Water Quantity Modeling (Model Used):

The ICPR model, a sophisticated two-dimensional unsteady-state dynamic stormwater model, was employed for both the existing and proposed stormwater systems. It features comprehensive hydrology and hydraulics elements, considering flow reversals, tailwater effects, and dynamic storage allocation within its solution algorithms. The model adopts a link-node approach, representing physical components of the drainage system as nodes where mass conservation is maintained, and links that facilitate water conveyance.

Hydrological Modeling:

Modeling of both pre- and post-development runoff hydrographs was achieved through ICPR. ICPR applies the Soil Conservation Service (SCS) Unit Hydrograph Method to compute runoff hydrographs for small watersheds. The model computes rainfall excess using the SCS curve number and infiltration formulae, then applies it to a unit hydrograph based on basin properties and shape factor to estimate runoff throughout the storm duration. A sub-basin - an individual drainage area with similar properties - is used to calculate runoff volume and stormwater discharge hydrograph, the latter being modelled through routing the volume of rainfall through each sub-basin to its discharge point.

Hydrologic Unit Areas:

Sub-basin limits were initially deduced from USGS topographical data. Given that man-made improvements often alter natural drainage patterns, these drainage boundaries were verified in the field to confirm actual flow paths. After establishing these boundaries, they were digitized into Autocad Civil 3D to calculate the area of each basin. Pre-development and post-development basin maps will be included in the subsequent submittals.

Curve Number and Overland Flow Parameters:

Topographical data, SCS hydrologic soil groups, and land use were employed to calculate stormwater infiltration and rainfall excess for each drainage sub-basin as model input. The overland flow parameters were evaluated by determining the hydraulic length and slope. The hydraulic length was ascertained by using USGS quadrangle map to establish the flow direction and lengths to the receiving junction, while the slope was determined by calculating the average topographic change over the defined hydraulic length.

Hydraulic Modelling (ICPR):

Advanced Interconnected Channel and Pond Routing Model (ICPR), also developed by Streamline Technologies, Inc., was used to model pre- and post-development flood routing. ICPR was chosen for its capability to ascertain the impacts of tail water on outflow for various control structures. The program facilitated modelling of the 10, 25, and 100-year 72-hour storm events for flood analysis, weir sizing, and structure base elevation determination. The ability of proposed facilities and structures to handle required flows was assessed by examining peak stages.

Pond sites modeled were sized based on retaining runoff from a 25-year/72-hour storm event with storage depths considering a wet-bottom pond. A 20-foot wide maintenance berm with 4:1 (H:V) side slopes and 5-foot outside slopes was the basis for the required pond area. Additional pond details will be provided in a subsequent submittal.

Stage-Storage Relationships:

Water storage data for each drainage basin within the project watershed were developed using USGS topographic information. This data informed stage-storage relationships for each junction in the ICPR model, describing available floodwater storage within the sub-basin.

Tailwater Conditions:

The stormwater runoff from the proposed development is planned to be directed to an already existing canal system. This system is strategically positioned along the northern and western boundaries of the property, ultimately leading its discharge to Tenmile Creek.

The design of these outfall systems adheres to the North St. Lucie River Water Control District's permissible discharge specifications. The tailwater conditions, concerning the 10, 25, and 100-year scenarios, have been examined for both outfalls using rating curves. These rating curves were derived using data from the Flood Insurance Study (FIS) for Tenmile Creek.

The conveyance design of this system may utilize either a piped system with strategically placed inlets or an open ditch system, both aimed at effectively managing the stormwater runoff generated along Midway Road.

Wetlands for Stormwater:

Certain areas within the project boundaries, notably those classified as 'wetlands', will be leveraged for the purpose of stormwater attenuation. The strategy entails directing drainage from the project site towards the designed stormwater management facilities and their associated network of channels. This arrangement is intended to ensure compliance with prescribed water quality standards.

Subsequent to initial treatment in these facilities, some of the stormwater management facilities (SMFs) will be linked with the wetlands using either bubble-up structures or overflow weirs. These mechanisms will allow the pretreated stormwater to rehydrate the wetlands, thereby contributing to the maintenance of their ecological functionality.

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



LOCATION MAP
NOT TO SCALE

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:

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CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N000°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).

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"E A DISTANCE OF 671.72 FEET; THENCE S 56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S 32°49'14" 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

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 NORTH AMERICAN VERTICAL DATUM 1988. (NAVD 88)
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

CONTROLLING BENCHMARK
NATIONAL GEODETIC SURVEY
ST. LUCIE COUNTY
DESIGNATION- DUCK PID AF7699
PUBLISHED ELEVATION 16.65 NAVD 1988

LEGEND

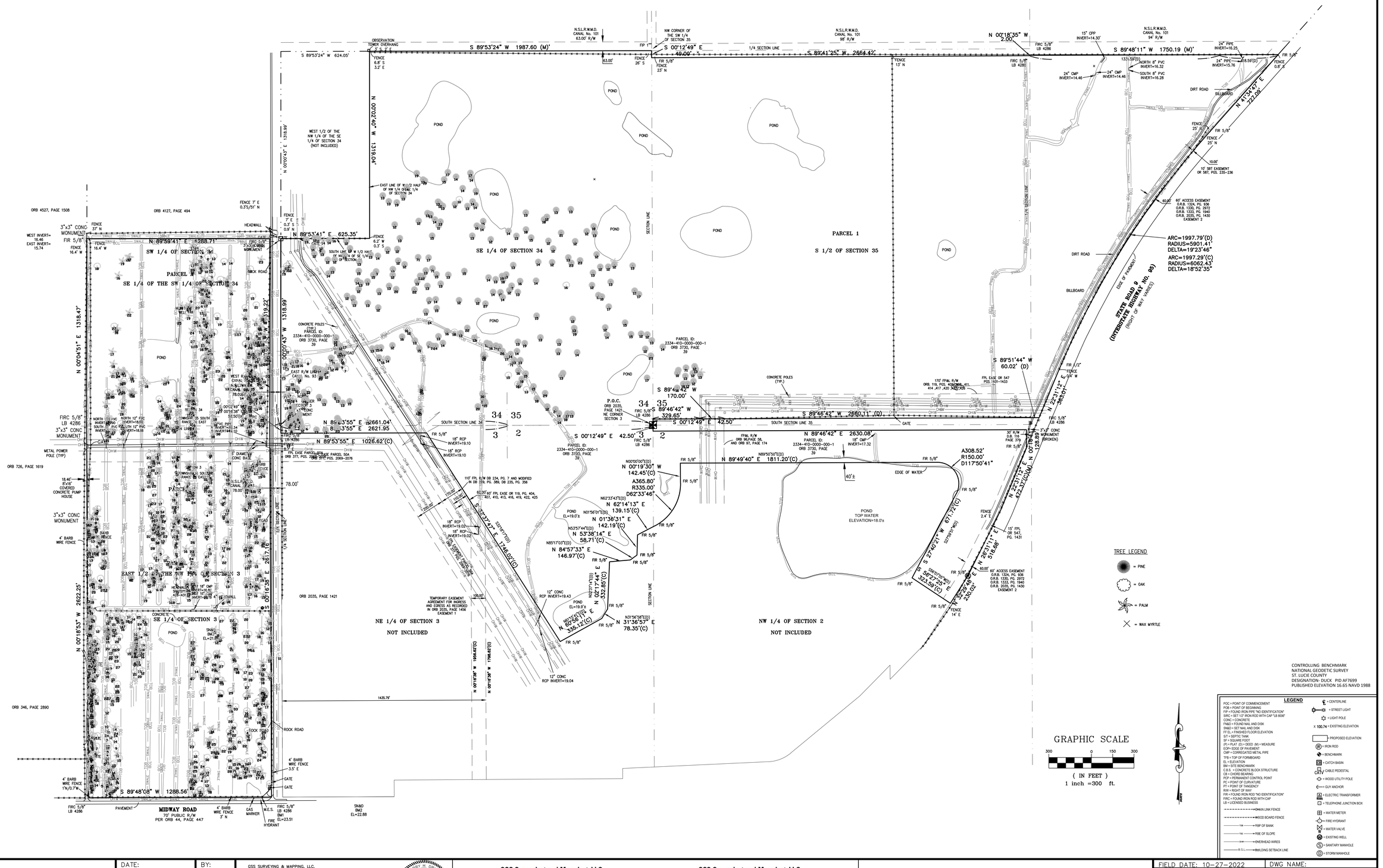
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = "X" CONCRETE
FND = FOUND NAIL AND DISK
SND = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
ST = SEPTIC TANK
SF = SQUARE FOOT
(R) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRIGATED METAL PIPE
TTB = 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
CHAIN LINK FENCE
WOOD BOARD FENCE
TOP OF BANK
TOE OF SLOPE
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:
ADDED TREES	03-20-2023	EAD
CERTS	10-31-2022	EAD
COMBINED PARCELS	06-05-2023	EAD
TOPO	08-18-2023	EAD
BEARINGS AND DISTANCES	10-05-2023	EAD
TOPO	12-05-2023	EAD
BEARINGS AND DISTANCES	12-07-2023	EAD
BENCHMARK INFO	12-15-2023	EAD

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

TERRY H. DRUM LICENSE NUMBER LS5597 STATE OF FLORIDA

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES PROFESSIONAL


PARCEL 1
S 1/2 OF SECTION 35
SE 1/4 OF SECTION 34
NE 1/4 OF SECTION 3
NOT INCLUDED
NW 1/4 OF SECTION 2
NOT INCLUDED
PARCEL 1
SE 1/4 OF THE SW 1/4 OF SECTION 34
SW 1/4 OF SECTION 34
EAST 1/2 OF THE NW 1/4 OF SECTION 3
SE 1/4 OF SECTION 3
WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 (NOT INCLUDED)
S 89°53'24" W 1987.60 (M)'
S 89°48'11" W 1750.19 (M)'
S 89°41'25" W 2664.42'
N 89°59'41" E 1288.71'
S 89°48'08" W 1288.56'
N 89°53'41" E 625.35'
N 89°53'55" E 2661.04'
N 89°53'55" E 1026.62'(C)
S 89°46'42" W 2560.11' (D)
S 89°46'42" W 329.65'
S 89°46'42" W 170.00'
N 89°46'42" E 2630.08'
N 89°49'40" E 1811.20'(C)
S 89°51'44" W 60.02' (D)
S 00°12'49" E 49.00'
S 00°12'49" E 42.50'
N 00°18'35" W 2.00'
N 00°04'51" E 1318.47'
N 00°07'43" W 1318.99'
N 00°07'40" W 1319.04'
N 00°18'53" W 2622.25'
S 00°16'38" E 2617.16'
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°38'31" E 142.19'(C)
N 53°38'14" E 58.71'(C)
N 84°57'33" E 146.97'(C)
N 02°17'44" E 332.85'(C)
N 60°58'10" E 338.12'(C)
N 31°36'57" E 78.35'(C)
S 22°37'47" E 1748.02'(C)
N 22°31'12" E 1320.00'(C)
N 22°31'12" E 872.32'(C)
N 22°31'12" E 126.89'
N 41°34'47" E 722.05'
N 22°31'12" E 1320.00'
N 22°31'12" E 318.68'
S 37°40'21" W 671.72'(C)
S 32°58'20" E 230.02'
S 32°58'20" W 323.58'(C)
A308.52'
R150.00'
D117°50'41"
1435.79'
1435.79'
1435.79'

Environmental Summary

Sunrise Residential

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

Section 34, Township 35 S, Range 39 E

Prepared For:

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

Prepared By:

Jennifer Acevedo

Jennifer Acevedo

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

May 2023

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

1.0 Introduction and Site Description

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

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

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

2.0 SFWMD Permit Summary Environmental Conditions

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

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

3.0 Summary of Updated Habitat Assessment and Listed Species Surveys

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

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

3.1 Upland Habitats

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

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

411 FLUCCS Pine Flatwoods

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

224/221 FLUCCS Abandoned Citrus Groves

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

2110 FLUCCS Improved Pasture

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

740 FLUCCS Disturbed Lands

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

422 FLUCCS Brazilian Pepper

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

3.2 Wetland Habitats

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

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

643 FLUCCS Wet Prairie

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

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

625 FLUCCS Hydric Pine Flatwoods

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

617 FLUCCS Mixed Wetland Hardwoods

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

641 FLUCCS Freshwater Marsh

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

3.3 Other Surface Waters (OSW)

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

530 FLUCCS: Artificial/Farm Pond

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

3.4 Listed Flora and Fauna

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

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

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

4.0 Summary

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

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

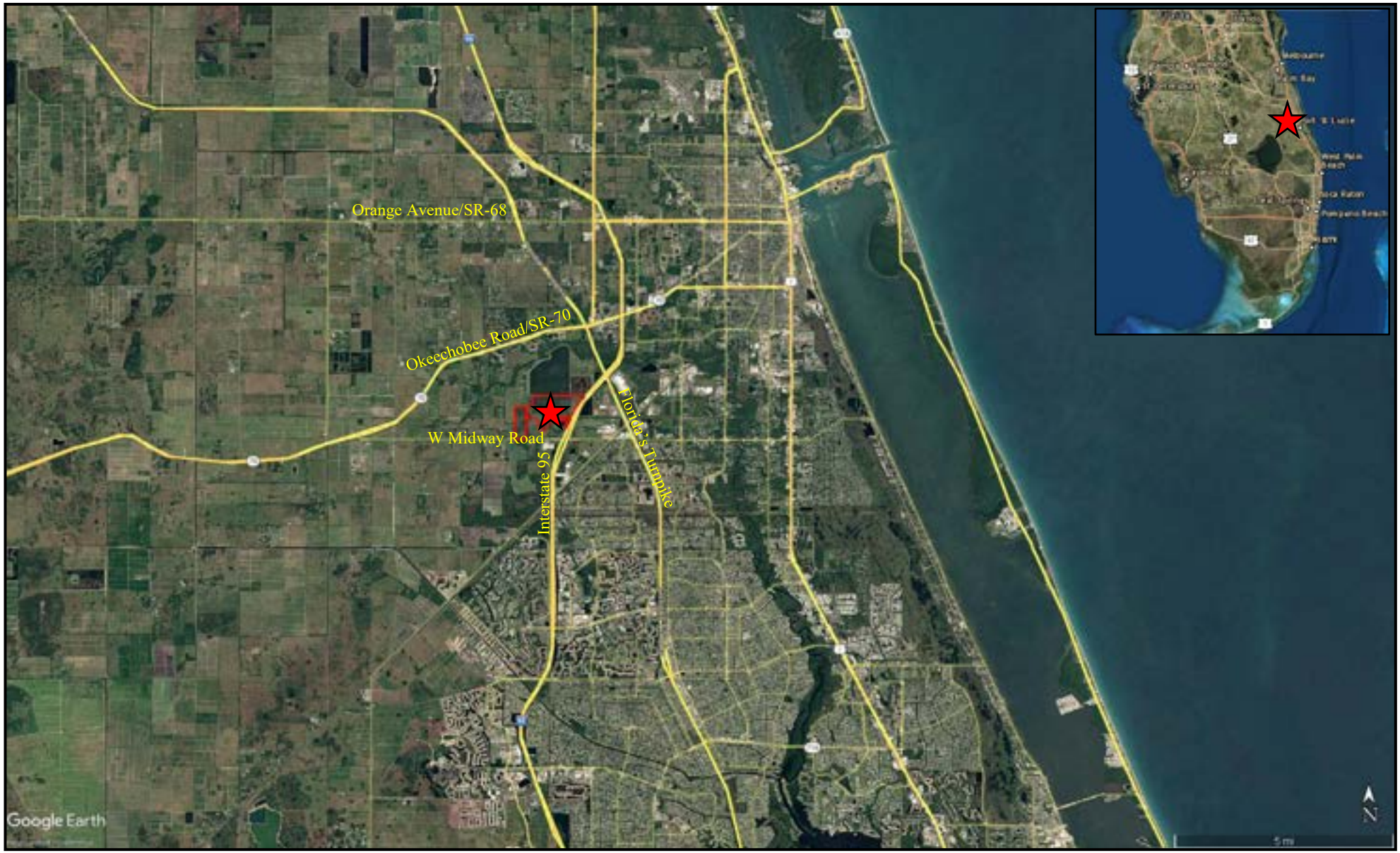
Aquatic Research FL further completed an updated listed flora and fauna survey, including a state compliant 15% minimum habitat survey for gopher tortoise burrows. No state or federal listed flora species requiring protection were observed within the limits of the subject property.

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

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

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

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



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

Location Map

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

Figure 1

Image: Google Earth Date 01/20/2021

N



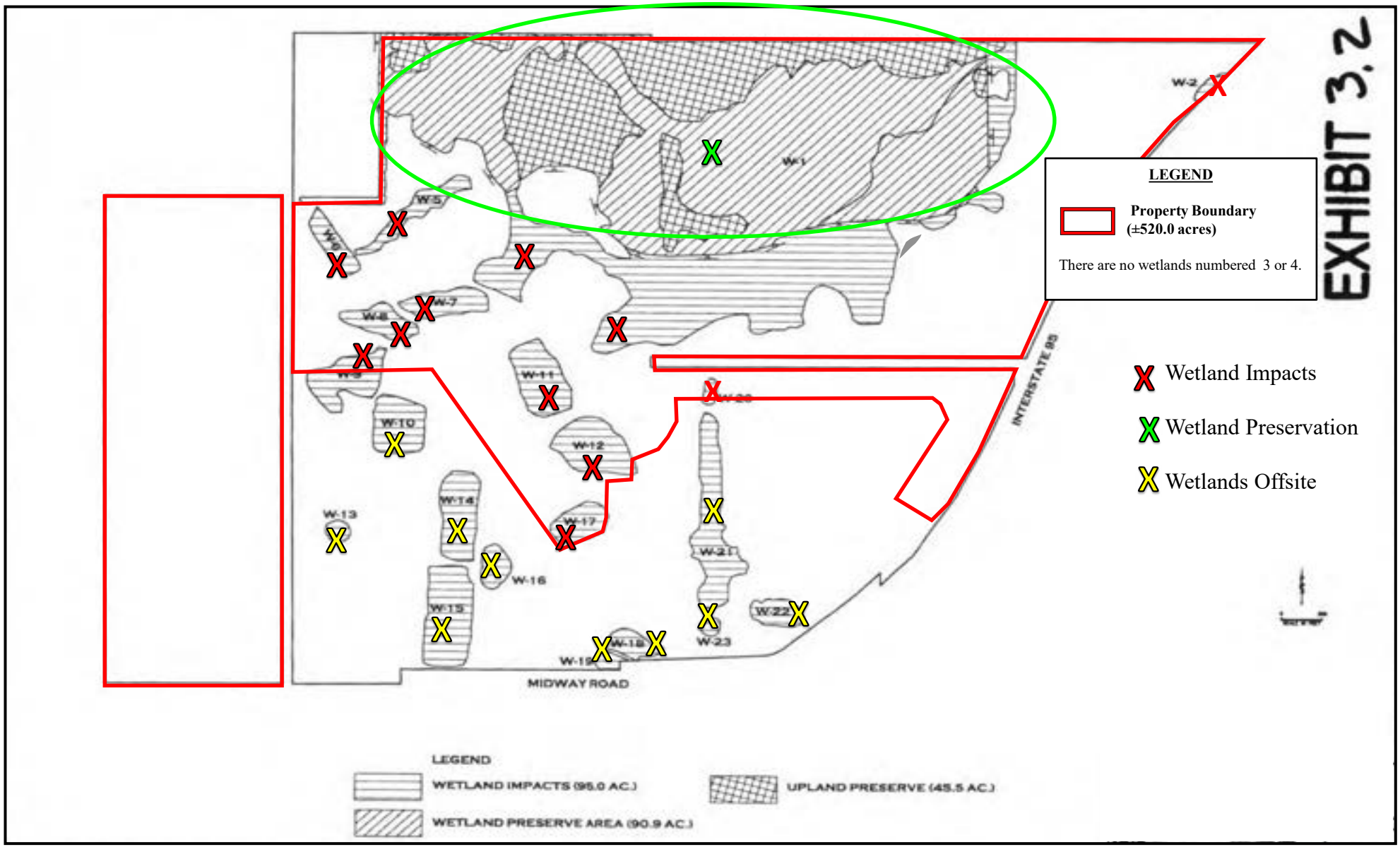
Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

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.

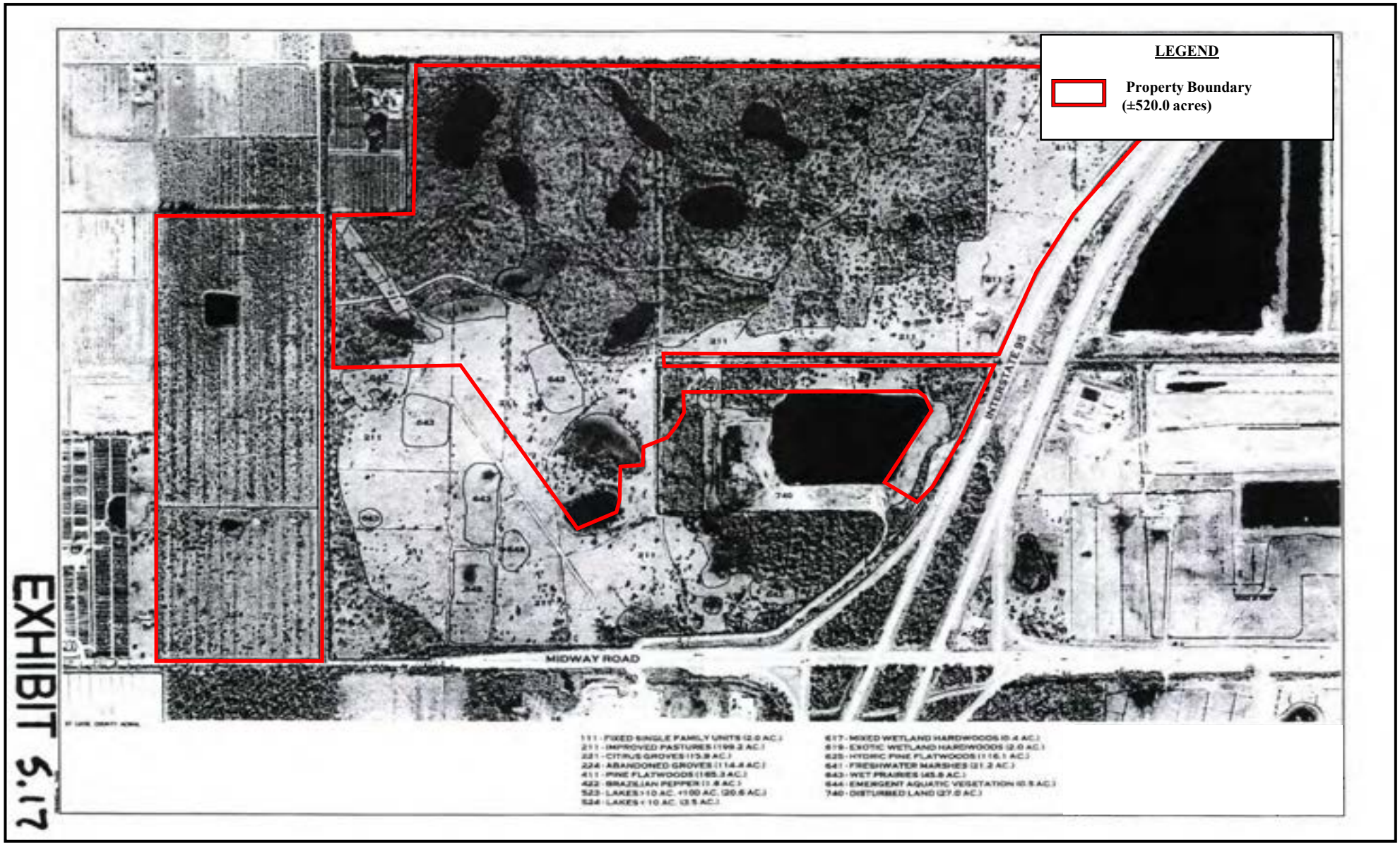
Permit Number 56-02538-P SFWMD
Wetland Map

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



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

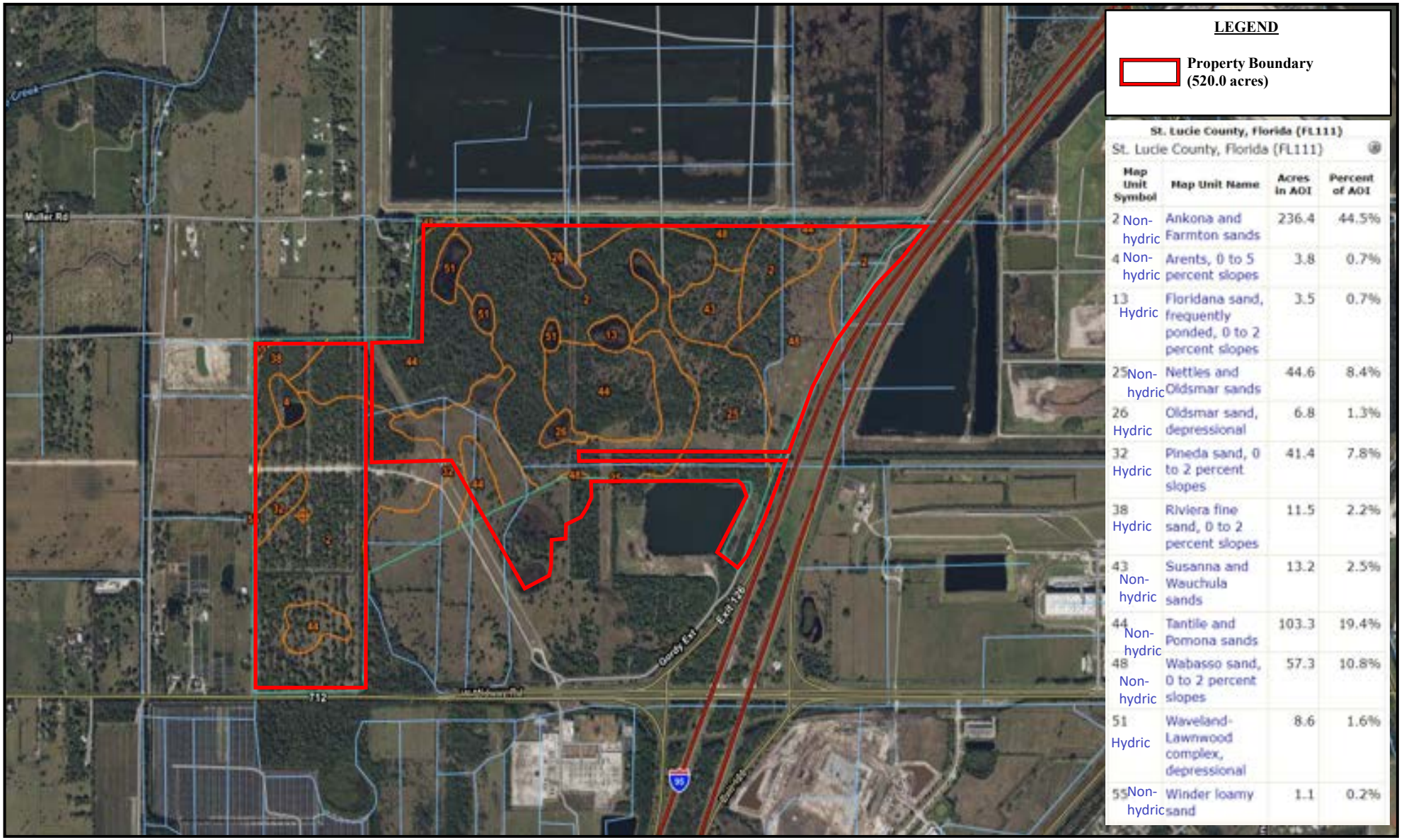
Permit Number 56-02538-P
FLUCCS Codes SFWMD

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

Figure 4

Image & Data: As created by Others

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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

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

Soil(s) Map

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

Figure 5

Image: USDA
Data: WSS & SSURGO Soil Survey

N

Legal Description:

Parcel 1

34 35 39 SE 1/4 OF SW 1/4LESS 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 44447 AND LESS E 39 FT FOR CANAL R/W (116.61 AC 5,079,532 SF) (OR 35891086: 3629 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 36301 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 36332001thru 2295; 3634 614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641 899 thru 1205; 1605 thru 2859; 36422688 thru 2916; 364377 thru 251; 36451347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 36472082, thru 2196 ; 3648 360 thru 456 ; 3655808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661 1515 thru 1605 ; 3664916 thru 922 thru 988 ; 1032 thru 1122 ; 3670 2079 thru 2163 ; 3672 962 thru 1016 ; 3672 1037 ; 36811069 thru 1081: 373035 : 373042 ; 373049)

Parcel 2

34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 33639 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 3435 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 I95,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 23639,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 35891086: 3629 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 36301 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633 2001thru 2295; 3634614 thru 956; OR 3640 954 thru 1470; 2509 thru 2977; 3641 899 thru 1205; 1605 thru 1887 ; 2092 thru 2392 ; 2577 thru 2859 ; 36422688 thru 2916 ; 3643 77 thru 251; 36471347 thru 1485 ; 1768 thru 1876 ; 2132 thru 2396 ; 36472082 thru 2196 ; 3648 360 thru 456 ; 3655808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 36611515 thru 1605 ; 3064 916 thru 922,928 thru 988 ; 1032 thru 1122 ; 3670 2079 thru 2163 ; 3672962 thru 1016 ; 36721037 ; 36811069 thru 1081 : 373035 ; 3730 42 : 373049)

Light Plan Including in Civil Plan Set – DP 8.20.24

Phasing Plan Included in Civil Plan Set – DP 8.20.24

Site Plan Included in Civil Plan Set – DP 8.20.24

Instrument Prepared By:

[blank space above line reserved for recording data]

SUNRISE RESIDENTIAL
PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

THIS PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT ("Agreement"), made and entered into this ___ day of _____, 2024, by and between SUNRISE RESIDENTIAL, LLC, hereinafter referred to as the "Applicant", and CITY OF FORT PIERCE, a political subdivision of the State of Florida, hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, Applicant is the developer of the property situated in CITY OF FORT PIERCE, Florida, and more particularly described in the legal description attached and incorporated as **Exhibit 1**; and

WHEREAS, it is the desire of Applicant to develop a Planned Development ("PD") to be known as SUNRISE consisting of 516.95 acres with 1,200 single family dwelling units ("DUs"), 300 multi-family DUs and 100,000 SF of commercial use; and

WHEREAS, as part of the development, Applicant is proposing significant contributions to the roadway network to mitigate the PD's impacts to further satisfy Fort Pierce transportation concurrency requirements; and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between Applicant and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and the development, and to encourage enlightened and imaginative approaches to community planning.

NOW, THEREFORE, the parties do hereby agree as follows:

1. TRAFFIC CONTRIBUTION IMPROVEMENTS

    1. Applicant agrees that traffic contribution improvements (the "Improvements") will be undertaken and carried out in accordance with the following:

        i. Applicant will construct approximately 0.7 miles of Arterial A as a 4-lane facility in The City of Fort Pierce from Midway Road north to the property's northwest boundary.

        ii. Applicant will also modify the north leg of the Midway Road and Arterial A intersection including traffic signal modifications and a new mast arm for southbound traffic. The Applicant will make the following intersection improvements at Midway Road and Arterial A:

            1. Southbound:

                a. 2 left-turn lanes

                b. 1 shared through/right-turn lane

            2. Westbound

                a. Add one dedicated right-turn lane

                b. Add pedestrian features to support pedestrian crossings on all 4-legs of the intersection

        iii. Applicant will install a westbound right-turn lane into the commercial parcel concurrently with a building permit on the commercial parcel.

    2. The timetable for development, which is attached as **Exhibit 2**.

    3. The conditions and requirements agreed to by the City and Applicant as set forth in the Special Conditions, attached and incorporated as **Exhibit 3**.

4. Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2. VESTED RIGHTS

Applicant shall have the right to construct the proposed Improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders. Applicant, its successors, assigns, shall have no vested rights in any expired development orders for this development. The City shall be held harmless from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

3. DESTRUCTION

In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

4. CHANGES OR AMENDMENTS

There shall at all times be strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances.

1. Notwithstanding Paragraph 4, Applicant, its successors in interest and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or

termination directly and materially modifies the allowable uses or entitlements of such owners' property.

5. BREACH OF AGREEMENT

    1. Development of SUNRISE and the proposed Improvements shall at all times be in compliance with this Agreement and any approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of the City processing of all applications for development on the subject property and any associated phases, or termination of the development order.

    2. Any person, including the Board of City Commissioners, hereinafter sometimes referred to as Board, or any member of the City Commission, may file a complaint with the City Manager alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred.

    3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant or his successors in interest fail to abide by the provisions of this Agreement.

6. JURISDICTION

    This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida

7. SUCCESSORS AND ASSIGNS

    This Agreement shall be binding upon the parties hereto, their successors in interest, heirs,

assigns, and personal representatives.

8. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

APPLICANT: _____
_____
_____

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

9. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

10. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

SIGNATURES TO FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

APPLICANT: SUNRISE RESIDENTIAL, LLC,
A Florida limited liability company

By: _____ Witness: _____
Its: _____ Print: _____

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____, as _____ of Sunrise Residential, LLC, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
(NOTARY SEAL) My Commission Expires:

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
Michelle R. Miller Print: _____
Clerk of the Circuit Court As: *Chairman*
& Comptroller

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL) _____

EXHIBIT 1
[LEGAL DESCRIPTION OF THE OVERALL TRACT]

Parcel ID Numbers: 2334-410-0000-000-1, 2334-340-0000-000-7

Parcel 1:

A parcel of land lying in Sections 2 and 3, Township 36 South, and Sections 34 and 35 in Township 35 South, all in Range 39 East in St. Lucie County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 3, thence North 89 degrees 46 minutes 35 seconds West along the North line of said Section 3 a distance of 2622.04 feet to a point on the East right of way line of N.S.L.R.W.C.D. canal No. 93 (a 78 feet wide right of way) and being the Point of Beginning of the following described parcel; thence North 00 degrees 20 minutes 10 seconds East along the East right of way line of said N.S.L.R.W.C.D. canal No. 93 a distance of 1318.99 feet to a point on the South line of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 34, a not included parcel; thence South 89 degrees 46 minutes 53 seconds East along the South line of said parcel not included a distance of 624.96 feet to a point on the East line of said parcel not included; thence North 00 degrees 16 minutes 46 seconds East along the East line of said parcel not included a distance of 1319.04 feet to a point on the ¼ Section line of Section 34, Township 35 South, Range 39 East; thence South 89 degrees 47 minutes 10 seconds East along the ¼ Section line of said Section 34 a distance of 1987.99 feet to a point on the East line of Section 34 thence South 00 degrees 06 minutes 37 seconds West along the East line of said Section 34 a distance of 49.00 feet to a point on the South right of way line of N.S.L.R.W.C.D. Canal No. 101 (a 98.00 feet wide canal right of way) thence South 89 degrees 59 minutes 09 seconds East along the South right of way line of said N.S.L.R.W.C.D. Canal No. 101 a distance of 2664.42 feet to a point on the ¼ Section line of Section 35, Township 35 South Range 39 East thence North 00 degrees 12 minutes 25 seconds East along the ¼ Section of said Section 35, a distance of 2.00 feet to a point on the South right of way line of N.S.L.R.W.C.D. Canal No. 101 (a 94.00 feet wide canal right of way); thence South 89 degrees 52 minutes 23 seconds East along the South right of way of said N.S.L.R.W.C.D. Canal No. 101 a distance of 1331.59 feet; thence continue South 89 degrees 52 minutes 23 seconds East along the South right of way line of N.S.L.R.W.C.D. Canal No. 101 a distance of 418.59 feet to a point on the West right of way line of State Road No. 9 (interstate highway State Road No. 9 a distance of 727.09 feet to the beginning of a curve along the West right of way of said State Road No. 9 concave to the Southeast having a radius of 5903.58 feet; thence Southwesterly along the arc of said curve a distance of 402.05 feet through a central angle of 03 degrees 54 minutes 07 seconds to the beginning of a compound curve along the West right of way of said State Road No. 9 concave to the Southeast having a radius of 5903.58 feet; thence Southwesterly along the arc of said curve a distance of 597.06 feet through a central angle of 05 degrees 47 minutes 41 seconds to the beginning of a compound curve along the West right of way of said State Road No. 9 concave to the Southeast having a radius of 5903.58; thence Southwesterly along the arc of said curve a distance of 999.10 feet through a central angle of 09 degrees 41 minutes 48 seconds thence continue along said West right of way line South 22 degrees 50 minutes 38 seconds West a distance of 363.01 feet to the North right of way line of N.S.L.R.W.C.D. Canal No.102 (a 85 foot wide canal right of way); thence North 89 degrees 48 minutes 50 seconds West along said North right of way line a distance of 60.02 feet; thence continue North 89 degrees 53 minutes 51 seconds West

along said North right of way line a distance of 900.00 feet; thence continue along said North right of way line North 89 degrees 53 minutes 51 seconds West a distance of 430.07 feet; thence continue along said North right of way line North 89 degrees 53 minutes 51 seconds West a distance of 1330.07 feet to the West line of the Southwest ¼ of said Section 35; thence South 00 degrees 06 minutes 37 seconds West along the West line of said Southwest ¼
of Section 35, a distance of 42.50 feet to the Northwest corner of the Northwest ¼ of said Section 2; thence South 00 degrees 06 minutes 35 seconds West along the West line of said Northwest ¼ of Section 2 a distance of 42.50 feet to the South right of way line of said N.S.L.R.W.C.D. Canal No. 102; thence South 89 degrees 53 minutes 51 seconds East along said South right of way line a distance of 1330.04 feet thence continue South 89 degrees 53 minutes 51 seconds East along said South right of way line a distance of 1300.04 feet to the West right of way line of a 30 foot road right of way as recorded in Deed Book 116, Page 379 of the Public Records of St. Lucie County, Florida; thence South 00 degrees 03 minutes 15 seconds West along said right of way line a distance of 129.69 feet returning to the West right of way line of said State Road 9 (interstate 1-95); thence South 22 degrees 50 minutes 38 seconds West along said right of way line a distance of 470.73 feet; thence continue South 26 degrees 50 minutes 37 seconds West along said right of way line a distance of 519.99 feet; thence continue South 32 degrees 49 minutes 14 seconds West along said right of way line a distance of 229.66 feet; thence departing said State Road No. 9 North 56 degrees 07 minutes 55 seconds West a distance of 323.65 feet; thence North 27 degrees 59 minutes 51 seconds East a distance of 671.72 feet; to the beginning of a curve concave to the Southwest having a radius of 150.00 feet; thence Northwesterly along the arc of said curve a distance of 308.52 feet through a central angle of 117 degrees 50 minutes 41 seconds; thence North 89 degrees 50 minutes 50 seconds West a distance of 1811.20 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 142.46 feet to the beginning of a curve concave to the Northwest having a radius of 335.00 feet; thence Southwesterly along the arc of said curve a distance of 365.79 feet through a central angle of 62 degrees 33 minutes 43 seconds thence South 62 degrees 33 minutes 43 seconds West a distance of 139.15 feet; thence South 01 degrees 56 minutes 01 seconds West a distance of 142.19 feet; thence South 53 degrees 57 minutes 44 seconds West a distance of 58.71 feet; thence South 85 degrees 17 minutes 03 seconds West a distance of 146.97 feet; thence South 02 degrees 37 minutes 14 seconds West a distance of 332.85 feet thence South 31 degrees 56 minutes 28 seconds West a distance of 78.35 feet; thence South 61 degrees 15 minutes 41 seconds West a distance of 335.42 feet to a point on the East right of way line of a 60 feet wide FP & L easement as recorded in Official Records Book 119, Page 404; thence North 32 degrees 18 minutes 17 seconds West along the East right of way line of said 60 feet wide FP&L easement a distance of 1745.80 feet to a point on the North right of way line of a 200 feet wide FP&L easement as recorded in Official Records Book 377, Pages 2069-2076; thence North 89 degrees 46 minutes

35 seconds West along the North right of way line of said 200 feet wide FP&L easement and being parallel to the North line of said Section 3 a distance of 1026.62 feet to a point on the East right of way line of N.S.L.R.W.C.D. Canal No. 93 (a 78 feet wide right of way) thence North 00 degrees 02 minutes 49 seconds East along the East right of way line of said N.S.L.R.W.C.D. Canal No. 93 a distance of 52.50 feet to a point on the North Section line of said Section 3, Township 36 South, Range 39 East and being the Point of Beginning.

Parcel 2:

Parcel A: The Southeast ¼ of the Southwest ¼ of Section 34, Township 35 South, Range 39 East less and except the East 39.00 feet for canal right of way said lands situate lying and being in St. Lucie County, Florida.

Parcel B: The East ½ of the Northwest ¼ of Section 3 Township 36 South, Range 39 East less and except the East 39.00 feet for canal right of way and less Midway Road right of way as set forth in Official Records Book 44, Page 447 of the Public Records of St. Lucie County, Florida; said lands situate, lying and being in St. Lucie County, Florida

EXHIBIT 2

[TIMETABLE FOR PLANNED DEVELOPMENT AND TRAFFIC IMPROVEMENTS]

PHASE SCHEDULE

Phase 1.1 (8 Months)

- General Earthwork for Pod A & surrounding infrastructure directly linked to North-South Arterial A from Midway Road to northwest boundary dead ending, including fill and subgrade
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod A
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct North-South Arterial A from Midway Road to 1st Pod Entrance (Approximately 650 Ft) including traffic signal modifications and a new mast arm for southbound traffic

    1. Southbound:
        i. 2 left-turn lanes
        ii. 1 shared through/right-turn lane
    2. Westbound
        i. Add on dedicated right-turn lane
        ii. Add pedestrian features to support pedestrian crossings on all 4-legs of the intersection
- Landscape Buffer, Irrigation, Sidewalks and street lighting with phased roadwork

- Construction of Monument

Phase 1.2 (4 Months)

- Construct North-South Arterial A from 1st Pod Entrance to 3rd Pod Entrance (Approximately 2000 Ft)

Phase 1.3 (8 Months)

- General Earthwork for Pod B & surrounding infrastructure directly linked to North-South Arterial A from Midway Road to northwest property boundary line, including fill and subgrade
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod B
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct North-South Arterial A from Midway Road from 3rd Pod Entrance to Western Property Line (Approximately 850 Ft)
- General Earthwork for commercial POD including water, wastewater, electric, cable and all utility connections, including fill and subgrade

Phase 1.4 (12 Months)

- General Earthwork for Pod C & surrounding infrastructure directly linked to internal roadway connecting North-South Arterial A to Pod C
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod C

- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct phase 1 of the Nature Amenity on the northern property boundary
- Construction of Commercial Pod Monument
- Install a westbound right-turn lane in to the commercial parcel

Phase 2.1 (8 Months)

- General Earthwork for Pod D & surrounding infrastructure directly linked to internal roadway phase ½ connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod D
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct centralized amenity location #1

Phase 2.2 (12 Months)

- General Earthwork for Pod E & surrounding infrastructure directly linked to internal roadway connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod E
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure and stub-outs for future phases
- Construction of electric and cable services and stub-outs for future phases
- Construct phase 2 of the Nature Amenity on the northern property boundary

Phase 2.3 (6 Months)

- General Earthwork for Pod F & surrounding infrastructure directly linked to internal roadway connections
- Rough site grading and excavation of Storm Water Management flow-ways and ponds for Pod F
- Drainage associated with the phased roadwork
- Construction of water and wastewater infrastructure
- Construction of electric and cable services

EXHIBIT 3

[SPECIAL CONDITIONS OF DEVELOPMENT]

1. The phasing of the project, outlined in Exhibit 2 of this agreement, shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.



Fig 1. Phasing Plan

2. Any Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning at section 125-212 – Planned Development Zone (PD).

3. Prior to submittal of a Final PD Plan an updated Environmental Survey shall be carried out to confirm whether any protected species are impacted.
4. The Final PD site plan submittal shall include a wetland jurisdictional survey.
5. Prior to submittal of a Final PD site plan, and if required, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of a Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

11. a Final PD site plan submittal shall contain all documents, plans and analysis as required as required per section 215-213 of the City's Code Of Ordinances, including, but not limited to:

    i. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
    ii. A Landscape and irrigation plan.
    iii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    iv. The location, size and height of present and proposed buildings and structures, including architectural elevational drawings and typical floor plans.
    v. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    vi. The pedestrian circulation system, including its interrelationships with the vehicular circulation system and proposed passive recreation system, showing all curb cuts and sidewalks
    vii. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    viii. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
    ix. Tree Mitigation plan and calculations.
    x. Preserve Area Management Plan.
    xi. Stormwater report and statement of stormwater maintenance/management arrangements.

12. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
13. A final Plat will be required prior to approval of a Final PD.
14. The following Documents form part of the Sunrise Master Planned Development.

PD SITE PLAN	by JE on March 15, 2024 - REG. #6667144 (Steve Garrett of Lucido & Associates)
BOUNDARY SURVEY	by Terry H. Drum, PSM of GSS Surveying and Mapping, LLC. License # LS5597 on June 18, 2024.
TOPOGRAPHIC SURVEY	by James W. Mills, P. E. of Mills, Short & Associates. License # 74145 on May 24, 2024.
LANDSCAPE PLAN	by JE on March 15, 2024 - REG. #6667144 (Steve Garrett of Lucido & Associates)
MASTER STORMWATER REPORT	by James W. Mills, P. E. of Mills, Short & Associates. License # 74145 on June 2, 2023.
TRAFFIC IMPACT ANALYSIS	by Kevin Trepanier, P.E. of MacKenzie Engineering & Planning, Inc. (Revision June 2024) dated June 27, 2024.
ENVIRONMENTAL ASSESSMENT	by Jennifer Acevedo, Environmental Consulting Department of Aquatic Research Monitoring, Equipment, & Deployment, LLC on May 2023.

PROJECT PHASING

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

The Phase Schedule below provides a general outline of the Phases of infrastructure construction and are subject to change.

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

Wood Stork *(Mycteria americana)* Foraging Habitat Assessment

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

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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December 2023

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Appendix B

Attachment 1: United States Fish and Wildlife Service (USFWS) Foraging Habitat Analysis within the Habitat Management Guidelines for the Wood Stork in the Southeast Region
Attachment 2: Rating Indices for Foraging Habitat Variables in the Army Corp of Engineer's (USACE) Wood Stork Key
Attachment 3: United States Army Corp of Engineers (USACE) Wood Stork Key

Appendix C: Rainfall totals from SFWMD for 2005-2023

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 Wood Stork (*Mycteria americana*) Foraging Habitat Assessment. 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.

The subject property specifically consists of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County FL. It 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 Appendix A, Figure 1 for the Location Map. Habitat was reviewed in accordance with the United States Fish and Wildlife Service (USFWS) Foraging Analysis within the Habitat Management Guidelines for the Wood Stork in the Southeast Region.

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 are 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.

The onsite habitat consists of uplands, wetlands, and other surface waters. Upland areas consist of pine flatwoods, an abandoned citrus grove, improved pasture areas, disturbed lands, and areas impacted with non-native Brazilian peppertrees. Wetland types include wet prairies, hydric pine flatwoods, mixed wetland hardwoods, and freshwater marshes. The other surface waters (OSW) located throughout the subject property are associated with the previous use as groves and current use as an active cattle operation. These OSWs include two (2) farm ponds and stormwater conveyances ditches.

As outlined in the USFWS Guidance Procedures, wetlands and other surface waters and associated transitional/upland areas of the subject property were assessed for wood stork suitability.

Specifics regarding habitat suitability along with calculations of forage biomass loss and gained in association with site development are described in the Sections below.

2.0 Wetland and Other Surface Water (OSW) Descriptions and Landuse Codes:

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, which includes those on the subject property (±520 acres), were delineated and assessed for habitat type and ecological condition. This permit is still active and therefore relevant and approved data with regards to proposed impacts, hydrology and ecological function were utilized where appropriate.

Furthermore, Aquatic Research FL conducted site reconnaissance to verify site conditions and gather any additionally required ecological information on all wetlands indicated in the approved SFWMD permit that are located within the portions of the property proposed for development. See Appendix A, Figure 3 for Existing Habitat/CLC Map and Figure 4 for the SFWMD approved jurisdictional wetland maps. Rainfall totals were also obtained from SFWMD for 2005-2023 to assist with determination of hydrological conditions of onsite wetlands, other surface waters and upland transitional areas. See Appendix C for Rainfall Totals.

Wetland types located within the assessment areas are as follows:

641 FLUCCS/212 CLC: Freshwater Marsh (Wetlands 1A, 1B, 2 and 17)

Representative Vegetation:
Torpedograss *(Panicum repens)* – non-native
Broomsedge *(Andropogon virginicus var. glaucus)* – native
Creeping Jenny *(Lysimachia nummularia)* – native
Pickerelweed *(Pontederia cordata)* – native
Pipewort *(Eriocaulon spp.)* – native
Southern swamp-lily *(Crinum Americanum)* – native
Orange milkwort *(Polygala lutea L)* – native
Marsh pink *(Sabatia stellaris)* – native

643 FLUCCS/2111 CLC: Wet Prairie (Wetlands 7, 8, 9, 10, 11, 12, and 20)

Representative Vegetation:
Torpedograss *(Panicum repens)* – non-native
Broomsedge *(Andropogon virginicus var. glaucus)* – native

Creeping Jenny *(Lysimachia nummularia)* – native
Pickerelweed *(Pontederia cordata)* – native
Pipewort *(Eriocaulon decangulare)* – non-native
Torrey's rush, *(Juncus torreyi)* – native
Many-spiked flatsedge *(Cyperus polystachyos)* – native
Cowbane *(Oxypolis rigidior)* – native
Southern swamp-lily *(Crinum Americanum)* – native
Marsh pink *(Sabatia stellaris)* – native
Yellowed eyed grass *(Xyris spp)* – native

Other Surface Water (OSW) located within the assessment areas are as follows:

530 FLUCCS/321 CLC: Artificial Farm Pond (Ponds 1 & 2)

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

511 FLUCCS/422 CLC: Artificial Ditches (Assessment Areas 1, 2, & 3)

Representative Vegetation:
Common spikerush *(Eleocharis palustris)* – native
Pickerelweed *(Pontederia cordata)* – native

2.0 Proposed Project Area Description

This assessment was conducted in conjunction with an application for site development and maintenance of the existing SFWMD permit. As part of the proposed site development twelve (12) wetlands and multiple other surface waters are to be impacted. Proposed impacts are as follows:

ID #	Wetland Type	Acres
W-1A	6410: Freshwater Marshes / Graminoid Prairie - Marsh	3
W-1B	6410: Freshwater Marshes / Graminoid Prairie - Marsh	4
W-2	6410: Freshwater Marshes / Graminoid Prairie - Marsh	0.4
W-7	6430: Wet Prairie	2.59

W-8	6430: Wet Prairie	2.21
W-9	6430: Wet Prairie	3.8
W-10	6430: Wet Prairie	3.58
W-11	6430: Wet Prairie	4.22
W-12	6430: Wet Prairie	4.59
W-17	6410: Freshwater Marshes / Graminoid Prairie - Marsh	2.33
W-20	6410: Freshwater Marshes / Graminoid Prairie - Marsh	0.39
OSW ID	**Other Surface Waters (OSW) Type**	**Acres**
P-1	5240: Artificial Farm Pond (Lakes less than 10 acres)	TBD
P-2	Artificial Farm Pond (Lakes less than 10 acres)	TBD
Assessment Area 1	5100: Ditches/Furrows	TBD
Assessment Area 2	5100: Ditches	TBD
Assessment Area 3	5100: Ditches	TBD

Table 3.0: Summary of Descriptions of the Proposed Wetland & Ditch/Furrows Impacts.

Aquatic Research FL therefore completed this foraging analysis based on these proposed impacts to determine potential loss and gain of biomass for wood storks associated with site development.

Wetlands referred to as 1A, 1B, 2, 7, 8, 9, 10, 11, 12, and 17 met the wood stork foraging habitat criteria, consumption rates vary as with the hydroperiod. Based on the assessment Wetland 20 and the onsite ditches/furrows did not meet wood stork foraging habitat criteria, therefore no actual consumption is yielded for wetland 20 nor the onsite ditches/furrows.

It was determined that within the proposed impact area ±30.7 acres of wetlands provide suitable foraging habitat (SFH) for the wood stork. Utilizing the formulas provided in the USFWS guidance document, the anticipated total impacts to wood stork foraging habitat are 124,319.48 m², which would result in a biomass loss of 39.2 kilogram in prey. To provide mitigation for the loss of wood stork forage ±8.8 acres of littoral shelves shall be constructed around the proposed onsite stormwater lakes.

Based on ±8.8 acres of created littoral shelves, 39.2 kilograms of wood stork forage biomass shall be provided, offsetting the estimated loss of 39.2 kilograms forage biomass. Therefore, it would appear that adverse impacts to wood stork foraging areas could be offset completely onsite via the creation of onsite lakes and littorals.

3.0 Foraging Habitat Assessment & Methodology

A Wood Stork (*Mycteria americana*) Foraging Habitat Assessment was conducted on November 17, 2023, by the qualified biologists with Aquatic Research Monitoring Equipment, & Deployment, LLC (Aquatic Research FL). The assessment area includes wetlands and other surface waters and associated transitional/uplands proposed to be impacted as part of the Sunrise Development Project.

The project area was assessed in accordance with the United States Fish and Wildlife Service (USFWS) Foraging Habitat Analysis within the Habitat Management Guidelines for the Wood Stork in the Southeast Region, herein referred to as the USFWS guidance document (See Appendix B, Attachment 1). The habitat was analyzed using 4 parameters: hydroperiod, prey availability, vegetation type, and vegetation density. The USFWS guidance document procedures and formulas were applied to the data collected with regards to onsite visual observations of vegetation type/densities, estimated hydroperiods, and published data. To assess current site conditions, Aquatic Research FL established linear transects along each side of wetlands, ponds, and interior ditches, orientated so that the entire ecosystem being examined could be reviewed. Data collection points were then established in 4 cardinal directions within each feature for determination of any significant ecological changes throughout the system. See Appendix A Figure 5 for Overview of Wood Stork Assessment Areas and Figures 6 -11 for depictions by assessment area.

See below schematic for depiction of transects and data point orientation.

Across each established transect visual observations for wood storks/evidence, vegetation type and density, as well as water levels were documented. At each data collection point established, dip netting was performed to determine presence and estimate density of organisms relative to prey suitability for wood storks. The assessment as described above was conducted throughout all twelve (12) wetlands as well as other surface waters proposed for impacts. On the day of the site visit the wetlands, ponds, and ditches/furrows had varying water levels, vegetation densities, canopy coverage, and prey availability.

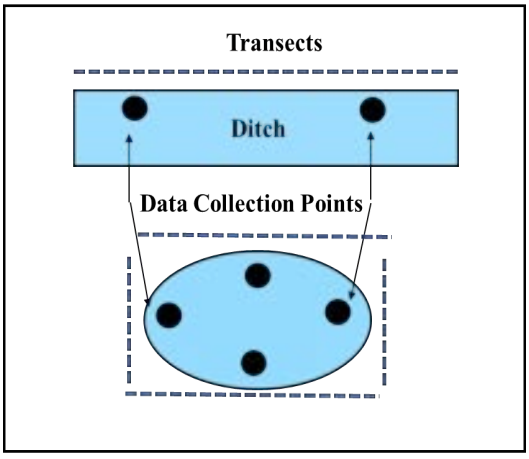

Table 3.0: Overview of Typical Transects and Data Collection Points.

3.1 Hydroperiod, Prey Availability, Water Levels & Site-Specific Species

The USFWS guidance document states hydroperiod can affect prey densities for the wood stork. The assessment included a review of aerials, outlining the months water was observed within each water body assessed (wetland, ditches, ponds). During the onsite habitat analysis current water level measurements were collected at established data points 30.5 centimeters (12 in) waterward from the lands edge. When available, high-water marks and normal pools levels were measured to the nearest centimeter. In addition, dip netting was performed three (3) times within the data collection point to observe species present.

3.1.1 Water Levels & Prey Availability

Water levels are considered when assessing potential foraging habitat, as 2 to 15 inches of littoral depth is suitable for wood storks. The percentage of suitable depth in relation to the entire waterbody determines the prey availability. This information is utilized when Rating Indices for Foraging Habitat Variables in the United States Army Corp of Engineer's Wood Stork Key for impact mitigation, herein referred to as USACE rating indices (Appendix B, Attachment 2).

See table below for assessed wetlands, ponds, and ditches/furrows average water levels at the data collection points. Littoral shelves were absent and therefore not measured for Wetland 20, the artificial ponds (P-1, P-2), and ditch and furrow areas (Assessment Areas 1-3). The ditches and ponds specifically have an average 45-degree angle slope, providing little to no littoral shelf. Therefore, within the excluded systems active foraging is highly limited and would be dependent on achievement of very specific conditions/water levels.

ID#	Waterbody Type	Littoral Depth (cm)	Normal Pool (cm)	High Water Mark (cm)
W-1A	6410: Freshwater Marshes / Graminoid Prairie - Marsh	~15	19.8	Rim Level
W-1B	6410: Freshwater Marshes / Graminoid Prairie - Marsh	~11	19.8	Rim Level
W-2	6410: Freshwater Marshes / Graminoid Prairie - Marsh	~18	TBD	Rim Level
W-7	6430: Wet Prairie	~5	20.8	Rim Level
W-8	6430: Wet Prairie	~10	20.8	~43
W-9	6430: Wet Prairie	N/A	20.8	Rim Level
W-10	6430: Wet Prairie	N/A	20.8	Rim Level

W-11	6430: Wet Prairie	N/A	20.8	Rim Level
W-12	6430: Wet Prairie	~20	TBD	Rim Level
W-17	6410: Freshwater Marshes / Graminoid Prairie - Marsh	~26	TBD	Rim Level
W-20	6410: Freshwater Marshes / Graminoid Prairie - Marsh	N/A	TBD	Rim Level
OSW ID	**Other Surface Waters (OSW) Type**	**Acres**	TBD	20 ft (permit)
P-2	Artificial Farm Pond (Lakes less than 10 acres)	N/A	TBD	20 ft (permit)
Assessment Area 1	5100: Ditches/Furrows	N/A	TBD	Top of Bank
Assessment Area 2	5100: Ditches/Furrows	N/A	TBD	Top of Bank
Assessment Area 3	5100: Ditches/Furrows	N/A	TBD	Top of Bank

Table 3.1.1: Onsite wetlands & ditches/furrows average water levels at the data collection points.

3.1.2 Hydroperiod

No specific wetland and/or ditch hydroperiods have been recorded for the subject property. Therefore, to conservatively estimate the hydroperiod, aerial images were reviewed from 2000 to 2023, noting months of observed water. The estimated days of inundation were then compared to the USFWS guidance document's South Florida Water Management District (SFWMD) hydroperiod classes. The estimated days of inundation were then compared to the USFWS guidance document's South Florida Water Management District (SFWMD) hydroperiod classes. **Wetlands referred to as 1A, 1B, 2, 7, 8, 9, 10, 11, 12, and 17 met the wood stork foraging habitat criteria, consumption rates vary as with the hydroperiod.**

ID#	Waterbody Type	SFWMD Hydroperiod Class
W-1A	6410: Freshwater Marshes / Graminoid Prairie - Marsh	7
W-1B	6410: Freshwater Marshes / Graminoid Prairie - Marsh	7
W-2	6440: Emergent Aquatic Vegetation	5
W-7	6430: Wet Prairie	4
W-8	6430: Wet Prairie	4
W-9	6430: Wet Prairie	2
W-10	6430: Wet Prairie	2
W-11	6430: Wet Prairie	2

W-12	6430: Wet Prairie	7
W-17	6410: Freshwater Marshes / Graminoid Prairie - Marsh	7

Table 3.1.2.A: SFWMD hydroperiod class descriptions and related wood stork actual consumption for Wetlands W-1A, W-1B, W-2, W-7, W-8, W-9, W-10, W-11, W-12, and W-17.

3.1.3 Site Specific Species

During the assessment dip netting was performed three (3) times within each data collection point to observe species present. Organisms observed were recorded and compared to the primary fish species consumed by wood storks. The majority of the locations yielded grass shrimp (*Palaemonetes spp.*), mosquitofish (*Gambusia affinis*), rams horn snails (*Helisoma spp*.), insect larvae/nymphs, crayfish, and water beetles. None of the primary species associated with wood stork forage were observed or collected. See table below for a list of Ogden's primary fish species consumed by wood storks.

Ogden et al: Primary Fish Species consumed by Wood Storks			
Common Name	**Scientific Name**	**Percent Individuals**	**Percent Biomass**
Sunfish	*Centrarchidae*	N/A	N/A
Yellow bullhead	*Intalurus natalis*	N/A	N/A
Marsh killifish	*Fundulus confluentus*	N/A	N/A
Flagfish	*Jordenella floridae*	N/A	N/A
Sailfin molly	*Poecilia latipinna*	N/A	N/A

Table 3.1.3: Ogden et al. Primary Fish Species consumed by Wood Storks

Although, none of the primary fish species consumed by wood storks were collected, it is likely that one or more of these species are present.

3.2 Vegetation & Foraging Suitability

The USFWS guidance document states foraging suitability for wood storks is partially dependent on vegetation type and vegetation density. Establishment of transects and data points therefore also accounted for observations of vegetative density as relates to wood stork forage suitability. During the onsite evaluation, each suitable system was visually assessed to determine percent coverage of dominant vegetation species as well coverage by exotic species of vegetation. Analysis consisted of vegetation density and type of both the tree canopy and

groundcover/aquatic plants. Wetland 20 as well as the onsite artificial ponds and ditches (P1, P2, Assessment Areas 1-3) which were determined to have unsuitable littoral depth for wood stork forage, also had dense aquatic vegetation and canopy coverages further making these areas unsuitable for wood stork utilization. Thereby these areas were omitted from the Vegetation and Foraging Index Table. See table 3.2.A for vegetation and foraging suitability index numbers.

ID#	Waterbody Type	% Exotic Vegetation Density	% Foraging Suitability	% Canopy Coverage	Dominate Vegetation
W-1A	6410: Freshwater Marshes / Graminoid Prairie - Marsh	40	64	0	broomsedge *(Andropogon virginicus var. glaucus)* - native, Pickerelweed *(Pontederia cordata)* - native, *creeping* Jenny *(Lysimachia nummularia)*- native, pipewort *(Eriocaulon decangulare)* - non-native, and torpedograss (*Panicum repens)* - non-native
W-1B	6410: Freshwater Marshes / Graminoid Prairie - Marsh	70	37	0	torpedograss *(Panicum repens)* - non-native, pipewort *(Eriocaulon decangulare)* - non-native, broomsedge *(Andropogon virginicus var. glaucus)* - native, pickerelweed *(Pontederia cordata)* - native, orange milkwort *(Polygala lutea L)* - native, and creeping Jenny (*Lysimachia nummularia)* - native
W-2	6410: Freshwater Marshes / Graminoid Prairie - Marsh	80	37	50	water spangles *(Salvinia minima)* - non-native, pickerelweed *(Pontederia cordata)* - native, Carolina willow *(Salix caroliniana)* - native, and Brazilian peppertre*e (Schinus terebinthifolia)* - non-native
W-7	6430: Wet Prairie	70	37	0	torpedograss *(Panicum repens)* - non-native, broomsedge *(Andropogon virginicus var. glaucus)* - native, Torrey's Rush, *(Juncus torreyi)* - native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and pickerelweed *(Pontederia cordata)* - native

W-8	6430: Wet Prairie	70	37	0	torpedograss *(Panicum repens)* - non-native, creeping Jenny *(Lysimachia nummularia)* - native, and pickerelweed *(Pontederia cordata)* - native
W-9	6430: Wet Prairie	50	64	0	broomsedge *(Andropogon virginicus var. glaucus)* - native, torpedograss *(Panicum repens)* - non-native, smutgrass *(Sporobolus indicus)* - non-native, and non-decript pasture grasses
W-10	6430: Wet Prairie	50	64	0	slender goldentop *(Euthamia caroliniana)* - native, smutgrass (*Sporobolus indicus)* - non-native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and tall flatsedge *(Cyperus eragrostis Lam.)* - non-native
W-11	6430: Wet Prairie	70	37	0	broomsedge *(Andropogon virginicus var. glaucus)* - native, torpedograss *(Panicum repens)* - non-native, smutgrass *(Sporobolus indicus)* - non-native, and non-decript pasture grasses
W-12	6430: Wet Prairie	70	37	0	torpedograss *(Panicum repens)* - non-native, water spangles *(Salvinia minima)* - non-native, pickerelweed *(Pontederia cordata)* - native, cowbane *(Oxypolis rigidior)* - native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and Torrey's Rush, *(Juncus torreyi)* - native
W-17	6410: Freshwater Marshes / Graminoid Prairie - Marsh	50	64	0	pickerelweed *(Pontederia cordata)* - native, broomsedge *(Andropogon virginicus var. glaucus)* - native, creeping Jenny *(Lysimachia nummularia)* - native, and torpedograss *(Panicum repens)* - non-native

Table 3.2.A: Wetlands 1A, 1B, 2, 7, 8, 9, 10, 11, 12, & 17 vegetation and foraging suitability.

Exotic Percentage	% Foraging Suitability
0-25	100
25-50	64
50-75	37
75-90	3
90-100	0

Table 3.2.B: USFWS Table 4: Foraging Suitability Percentages

4.0 Summary of Foraging Habitat Assessment

The onsite wetlands, ditches/furrows and ponds proposed for impact associated with the Sunrise Development Project were assessed for wood stork foraging suitability utilizing the USFWS guidance document. The parameters analyzed were hydroperiod, water levels, prey availability, species specific prey, vegetation type and vegetation density.

Based on the evaluation wetlands referred to as 1A, 1B, 2, 7, 8, 9, 10, 11, 12, and 17 meet the wood stork foraging habitat criteria, consumption rates vary as with the hydroperiod. Wetland 20, the farm ponds, and the onsite ditches/furrows did not meet wood stork foraging habitat criteria, therefore no actual consumption was yielded for these systems. See table below for a summary of parameters collected at each data point.

ID#	Littoral Depth (cm)	Normal Pool (cm)	High Water Mark (cm)	Suitable Wood Stork Foraging Littoral Water Depth Yes or No	% Open Water	% Exotic Vegetation Density	% Foraging Suitability (Utilized for calculation to determine biomass lost.)	% Canopy Coverage	Acceptable Canopy Coverage for Wood Stork Foraging (Based on the wood stork's ability to view predators and flight-escape easily during the on-site assessment).	SFWMD Hydroperiod Class (Utilized for calculation for impacts and restoration.)	Actual Consumption grams/m²	Dominate Vegetation
W-1A	~15	19.8	Rim Level	**Yes**	10%	40%	64%	0%	**Yes**	7	1.10	broomsedge *(Andropogon virginicus var. glaucus)* - native, Pickerelweed *(Pontederia cordata)* - native, *creeping* Jenny *(Lysimachia nummularia)*- native, pipewort *(Eriocaulon decangulare)* - non-native, and torpedograss (*Panicum*

												repens) - non-native
W-1B	~11	19.8	Rim Level	**Yes**	25	70	37	0	**Yes**	7	1.10	torpedograss *(Panicum repens)* - non-native, pipewort *(Eriocaulon decangulare)* - non-native, broomsedge *(Andropogon virginicus var. glaucus)* - native, pickerelweed *(Pontederia cordata)* - native, orange milkwort *(Polygala lutea L)* - native, and creeping Jenny (*Lysimachia nummularia)* - native
W-2	~18	TBD	Rim Level	**Yes**	5	80	30	50	**Yes**	5	0.88	water spangles (Salvinia minima) - non-native, pickerelweed *(Pontederia cordata)* - native, Carolina willow *(Salix caroliniana)* - native, and Brazilian peppertree *(Schinus terebinthifolia)* - non-native

W-7	~5	20.8	Rim Level	**Yes**	10	70	37	0	**Yes**	4	0.71	torpedograss *(Panicum repens)* - non-native, broomsedge *(Andropogon virginicus var. glaucus)* - native, Torrey's Rush, *(Juncus torreyi)* - native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and pickerelweed *(Pontederia cordata)* - native
W-8	~10	20.8	~43	**Yes**	10	70	37	0	**Yes**	4	0.71	torpedograss (Panicum repens) - non-native, creeping Jenny *(Lysimachia nummularia)* - native, and pickerelweed *(Pontederia cordata)* - native
W-9	N/A	20.8	Rim Level	**Yes**	N/A	50	64	0	**Yes**	2	0.17	broomsedge *(Andropogon virginicus var. glaucus)* - native, torpedograss *(Panicum repens)* - non-native, smutgrass *(Sporobolus indicus)* - non-native, and non-decript pasture grasses
W-10	N/A	20.8	Rim Level	**Yes**	N/A	50	64	0	**Yes**	2	0.17	slender goldentop *(Euthamia caroliniana)* - native, smutgrass (*Sporobolus indicus)* - non-native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and tall flatsedge *(Cyperus eragrostis Lam.)* - non-native

W-11	N/A	20.8	Rim Level	**Yes**	N/A	70	37	0	**Yes**	2	0.17	broomsedge *(Andropogon virginicus var. glaucus)* - native, torpedograss *(Panicum repens)* - non-native, smutgrass *(Sporobolus indicus)* - non-native, and non-decript pasture grasses
W-12	~20	TBD	Rim Level	**Yes**	25	70	37	0	**Yes**	7	1.10	torpedograss *(Panicum repens)* - non-native, water spangles *(Salvinia minima)* - non-native, pickerelweed *(Pontederia cordata)* - native, cowbane *(Oxypolis rigidior)* - native, many-spiked flatsedge *(Cyperus polystachyos)* - native, and Torrey's Rush, *(Juncus torreyi)* - native
W-17	~26	TBD	Rim Level	**Yes**	25	50%	64	0	**Yes**	7	1.10	pickerelweed *(Pontederia cordata)* - native, broomsedge *(Andropogon virginicus var. glaucus)* - native, creeping Jenny *(Lysimachia nummularia)* - native, and torpedograss *(Panicum repens)* - non-native
W-20	N/A	TBD	Rim Level	**No foraging due to no littoral.**	25	50	64	0	**No, the canopy exceeds preferred wood stork foraging parameters.**	N/A	N/A	pickerelweed *(Pontederia cordata)* - native, broomsedge *(Andropogon virginicus var. glaucus)* - native, creeping Jenny *(Lysimachia nummularia)* - native, and torpedograss *(Panicum repens)* - non-native
P-1	N/A	TBD	20 ft (permit)	**No foraging due to no littoral.**	100	N/A	N/A	0	N/A	N/A	N/A	N/A

P-2	N/A	TBD	20 ft (permit)	**No foraging due to no littoral.**	60	40	64	0	N/A	N/A	N/A	pickerelweed *(Pontederia cordata)* - native, broomsedge *(Andropogon virginicus var. glaucus)* - native, creeping Jenny *(Lysimachia nummularia)* - native, and torpedograss (*Panicum repens)* - non-native,
Assessment Area 1	N/A	TBD	Top of Bank	**No foraging due to no littoral.**	15	70	37	75	**No, the canopy exceeds preferred wood stork foraging parameters.**	N/A	N/A	N/A
Assessment Area 2	N/A	TBD	Top of Bank	**No foraging due to no littoral.**	0%	70	37	75	**No, the canopy exceeds preferred wood stork foraging parameters.**	N/A	N/A	pickerelweed *(Pontederia cordata)* - native,
Assessment Area 3	N/A	TBD	Top of Bank	**No foraging due to no littoral.**	0	25	37	75	**No, the canopy exceeds preferred wood stork foraging parameters.**	N/A	N/A	pickerelweed *(Pontederia cordata)* - native,

Table 4.0.A: Summary of parameters collected at each interior ditch.

Overall, the total acreage of wetlands determined to provide suitable foraging habitat (SFH) for wood storks, in accordance with implementation of the USFWS methodology, is ±30.72 acres. In association with development of the Sunrise Residential Project all 30.72 acres are to be impacted. **Based on the calculations provided in the USFWS guidance document, the anticipated total impacts to wood stork foraging habitat are 124,319.48m², which would result in a biomass loss of 39.2 kilograms in prey**.

See Table below for a summary of results.

Wetland ID	Proposed Impacts (m²)	Actual Consumption (grams/m²)	Forage Suitability	Biomass Loss (kilograms)
W-1A	12,140.60	1.10	0.64	8.6
W-1B	16,187.40	1.10	0.37	6.6
W-2	1,618.74	0.88	0.3	0.4
W-7	10,481.36	0.71	0.37	2.6

W-8	8,943.55	0.71	0.37	2.4
W-9	15,378.10	0.17	0.64	1.7
W-10	14,487.75	0.17	0.64	1.6
W-11	17,077.73	0.17	0.37	1.1
W-12	18,575.07	1.10	0.37	7.6
W-17	9,429.18	1.10	0.64	6.6
			Total	**39.2**

Table 4.0.B: Wood stork foraging biomass loss.

During the onsite assessment, no wood storks were observed on the subject property.

5.0 Proposed Impacts and Mitigation

The habitat assessment has determined that suitable foraging habitat (SFH) for the wood stork is present within the majority of wetlands proposed for development impacts. **The anticipated total impacts to wood stork foraging habitat are ±30.7 acres, which would result in a biomass loss of 39.2 kilograms in prey.** Therefore, compensation is required for loss of wood stork forage biomass. In addition, based on USACE permitting guidance, it is recommended to utilize the Effect Determination Key for the Wood Stork by the United States Army Corp of Engineers (Appendix B, Attachment 3) herein referred to as USACE wood stork key. The key is designed to assist in identifying potential project impacts to wood storks, and planning how best to avoid, minimize, or compensate for any identified adverse effects. The data collected during the foraging habitat assessment provided the information necessary for the completion of the wood stork key.

Aquatic Research FL Site Specific USACE Wood Stork Key			
A	Project within 2,500 feet of an active colony site	May affect	
	Project more than 2,500 feet of an active colony site	go to B	X
B	Project does no affect suitable foraging habitat (SFH)	No effect	
	Project impacts suitable foraging habitat (SFH)	go to C	X
C	Project impacts to SFH are less than or equal to 0.5 acre		
	Project impacts to SFH are greater than to 0.5 acre	go to D	X
D	Project impacts to SFH not within a Core Foraging Area (see attached map) of a colony site, and no wood storks have been documented foraging on site		
	Project impacts to SFH are within the CFA of a colony site, or wood storks have been documented foraging on a project site outside the CFA	go to E	X

E	Project provides SFH compensation within the Service Area of a Service-approved wetland mitigation bank or wood stork conservation bank preferably within the CFA, or consists of SFH compensation within the CFA consisting of enhancement, restoration or creation in a project phased approach that provides an amount of habitat and foraging function equivalent to that of impacted SFH (see Wood Stork Foraging Habitat Assessment Procedure6 for guidance), is not contrary to the Service's Habitat Management Guidelines For The Wood Stork In The Southeast Region and in accordance with the CWA section 404(b)(1) guidelines	NLAA	X
	Project does not satisfy these elements	May affect	

Table 5.0.A: U.S. Army Corp of Engineers Wood Stork Key

Based on the USACE Wood Stork Key, if the project provides compensation for loss of forage via purchase of wetland mitigation credits or via onsite compensation through enhancement, restoration, or creation of foraging habitat, the project will receive a Not Likely to Adversely Affect Determination. Such a determination is required for a project to be approved.

As it has been determined via this assessment, that the site will be impacting wetlands suitable for wood stork foraging, mitigation to offset these losses will be required. Based on a proposed ±30.7-acre total cumulative impact to existing wetlands, 39.2 kilograms of forage biomass could be lost. To offset this loss the applicant proposes to construct ±8.8 acres of littoral shelves around the required stormwater treatment ponds.

Via the creation of ±8.8 acres of created littoral shelves, 39.2 kilograms of wood stork forage biomass shall be provided as compensatory mitigation, fully offsetting the biomass loss of 39.2 kilograms of forage. Therefore, adverse impacts to wood stork foraging areas could be offset completely onsite via the creation of onsite lakes with littorals totaling 8.8 acres.

Wetland ID	Functional Assessment Score	Proposed Impacts (m^2)	Functional Units of Foraging Habitat Loss (units)
W-1A	0.81	12,140.60	2.4
W-1B	0.81	16,187.40	3.2
W-2	0.37	1,618.74	0.5
W-7	0.53	10,481.36	1.4
W-8	0.53	8,943.55	1.2
W-9	0.53	15,378.10	2.0
W-10	0.4	14,487.75	1.4

W-11	0.53	17,077.73	2.2
W-12	0.63	18,575.07	2.9
W-17	0.7	9,429.18	1.6

Table 5.0.B: Functional units of foraging habitat loss per wetland.

6.0 Conclusion

Aquatic Research Monitoring, Equipment, and Deployment LLC (Aquatic Research, FL) performed a Wood Stork (*Mycteria americana*) Foraging Habitat Assessment on 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 specifically consists of two (2) parcels located at 9850 W Midway Road, City of Fort Pierce within St. Lucie County. It 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.

Habitat was reviewed in accordance with the United States Fish and Wildlife Service (USFWS) Foraging Analysis within the Habitat Management Guidelines for the Wood Stork in the Southeast Region. Based on the results of the forage assessment it was determined that **construction of the project will result in ±30.7-acres of total cumulative impacts to wetlands deemed to be suitable for wood stork forage**. Per the USFWS guidance document these 30.7 acres of impacts will result in **39.2 kilograms of forage biomass that could be lost**.

As compensatory mitigation, ±8.8 acres of littoral shelves shall be created providing 39.2 kilograms of wood stork biomass, fully offsetting the biomass loss of 39.2 kilograms. ` Therefore, adverse impacts to wood stork foraging areas could be offset completely onsite via the creation of 8.8 acres of littoral shelves.

See table below for summary of site specific calculations.

Aquatic Research FL Site Specific Calculations for Proposed Impacts and Restoration			
Proposed Impacts		**Foraging Restoration via Lake Littorals**	
Acres	**Biomass Kilograms**	**Acres**	**Biomass Kilograms**
30.7	39.2	8.8	39.2

Table 6.0: Site Specific Calculations for Proposed Impacts and Restoration.

7.0 References

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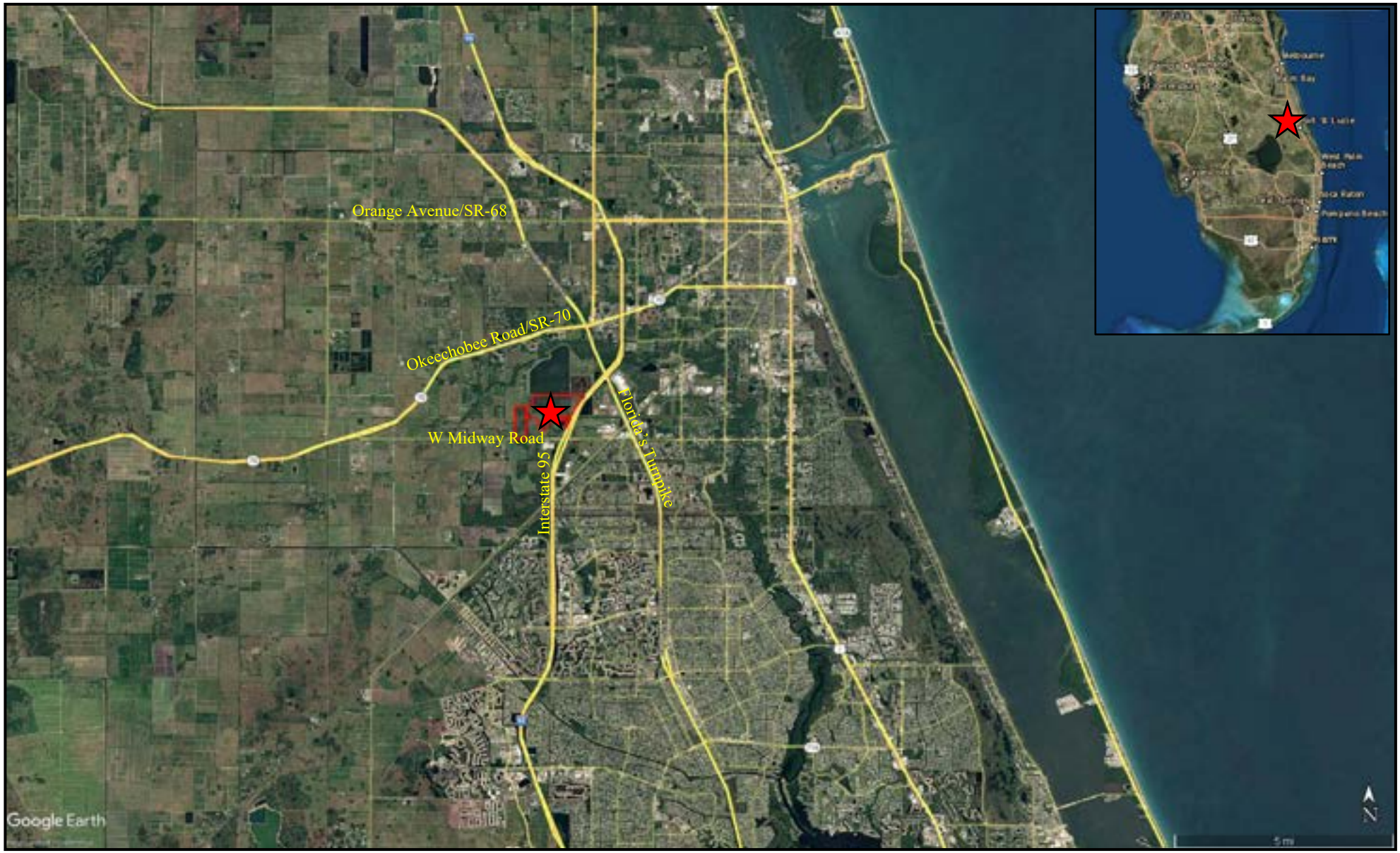
Appendix A

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

Image: Google Earth Date 01/20/2021

N



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

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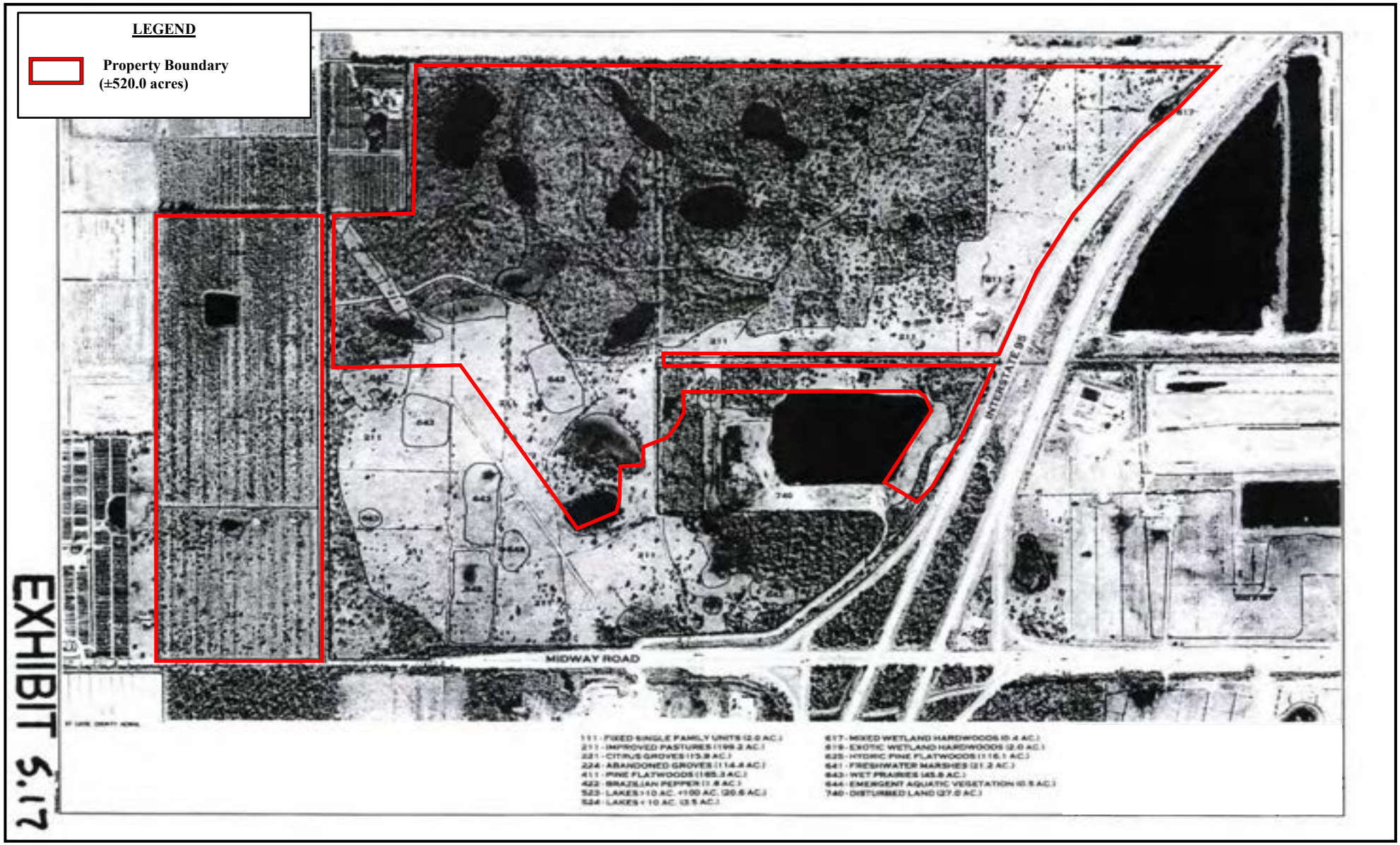

EXHIBIT 5.17

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

FLUCCS Codes 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

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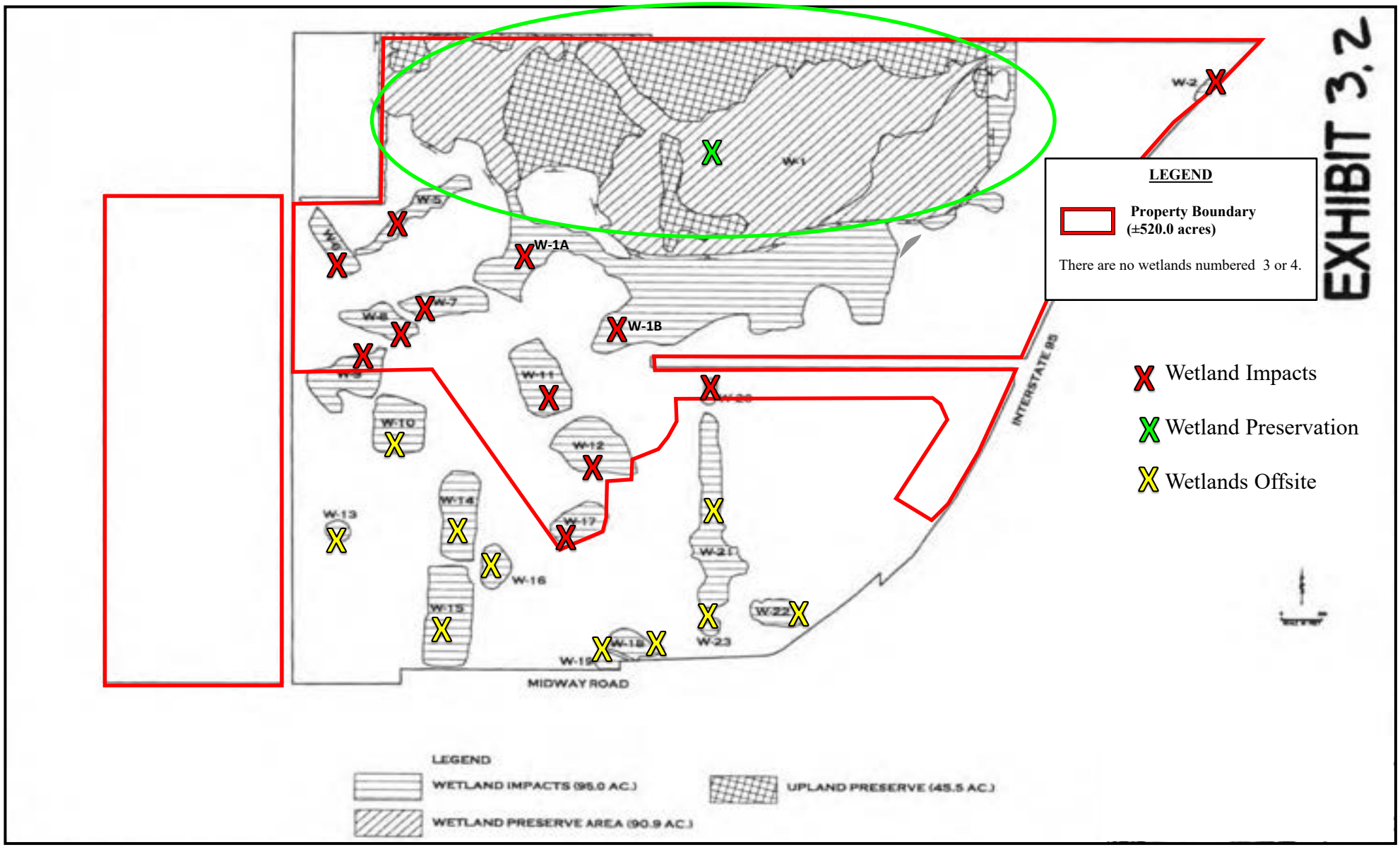

ENVIRONMENTAL CONSULTING DEPARTMENT

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

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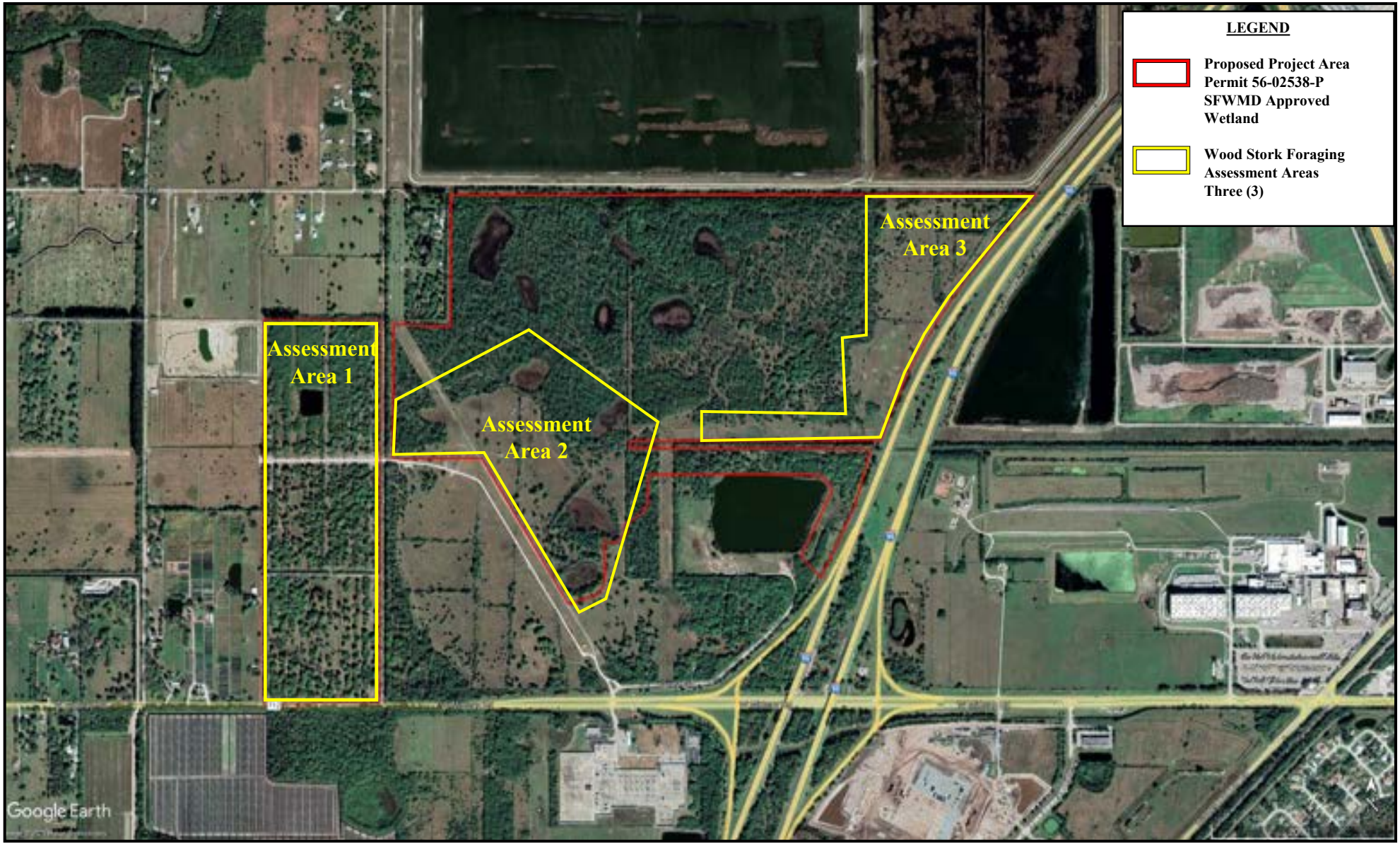

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Overview of Wood Stork *(Mycteria americana)* Foraging Assessment Areas

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

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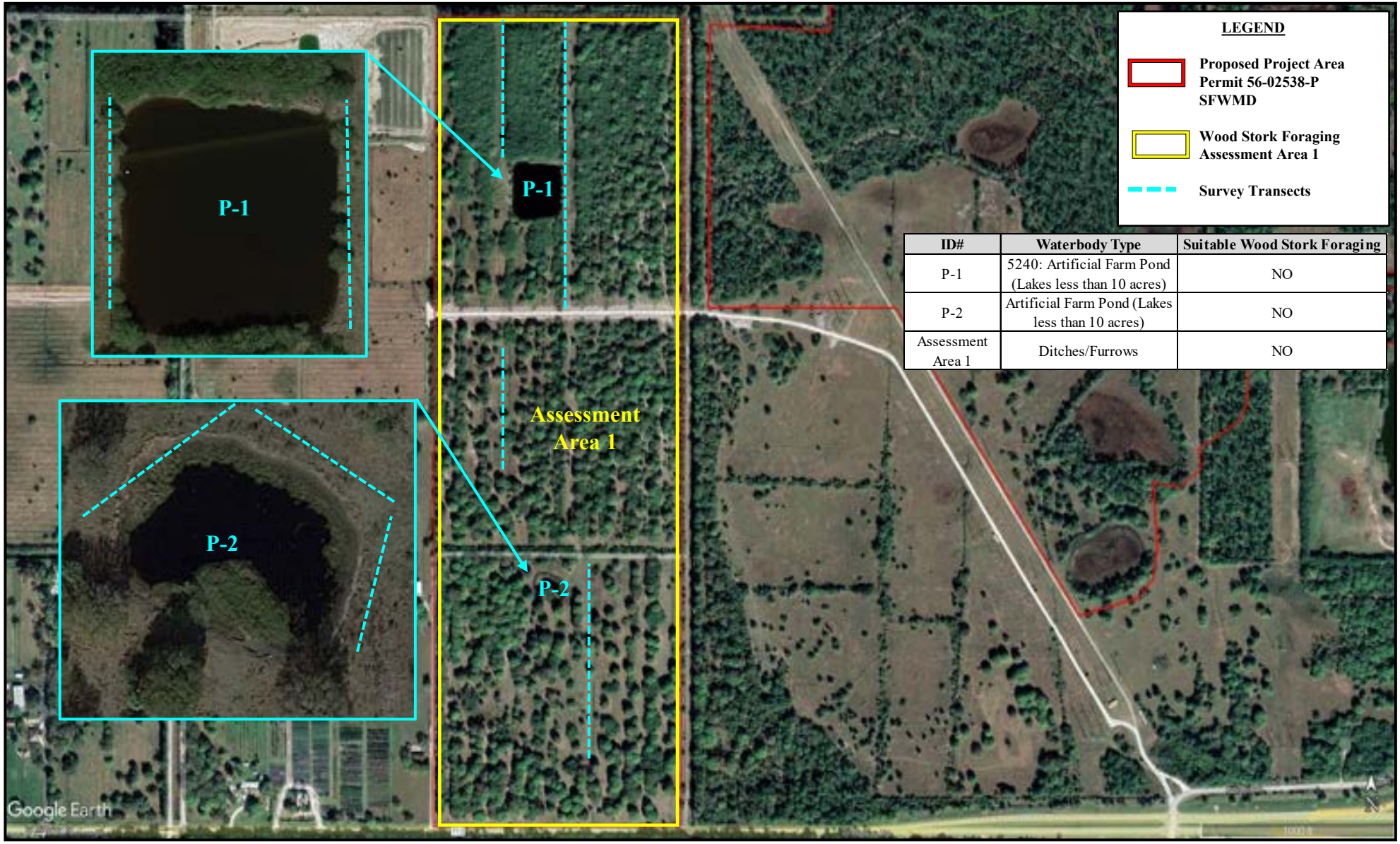

ID#	Waterbody Type	Suitable Wood Stork Foraging
P-1	5240: Artificial Farm Pond (Lakes less than 10 acres)	NO
P-2	Artificial Farm Pond (Lakes less than 10 acres)	NO
Assessment Area 1	Ditches/Furrows	NO

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 1

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

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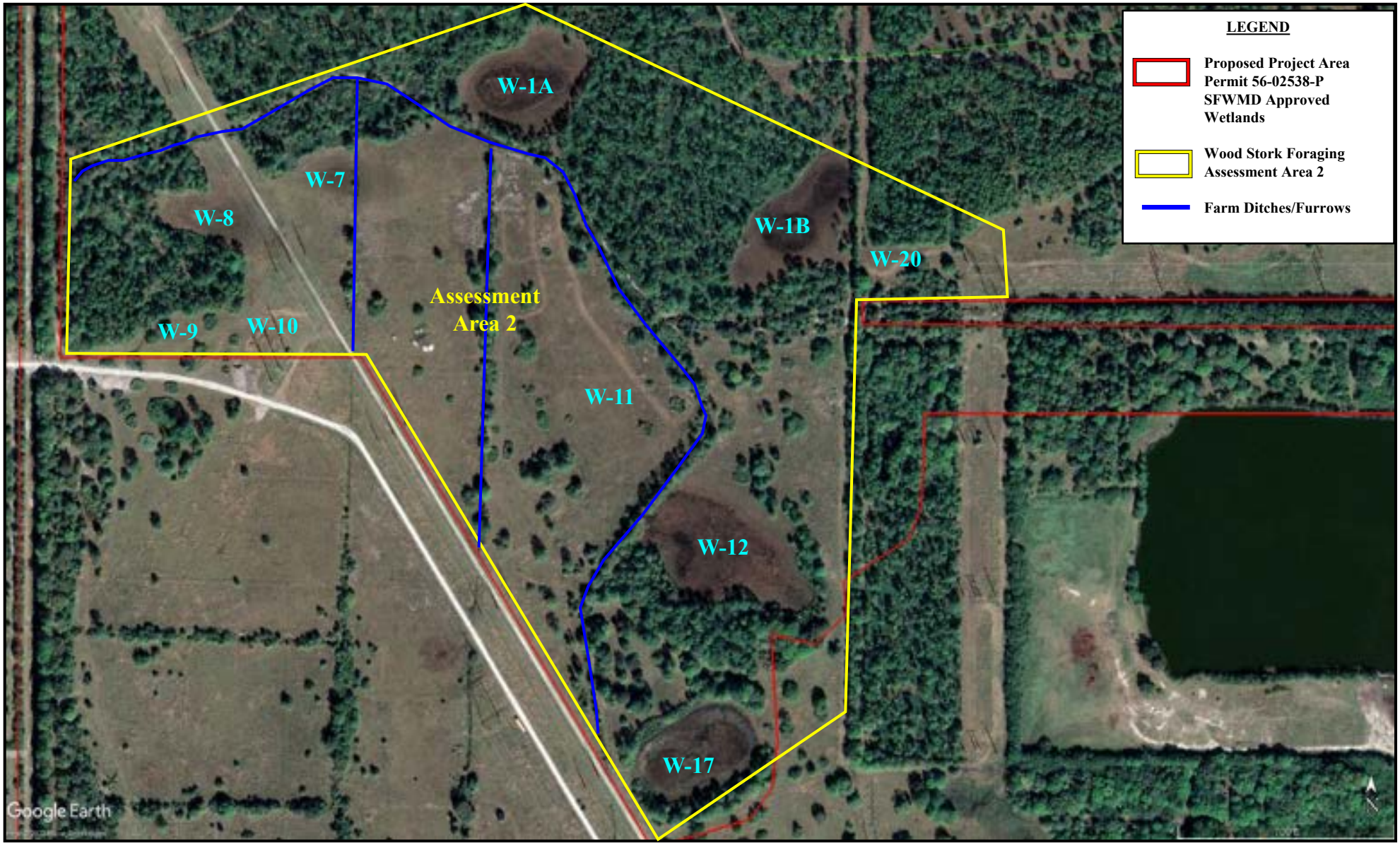

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 2

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

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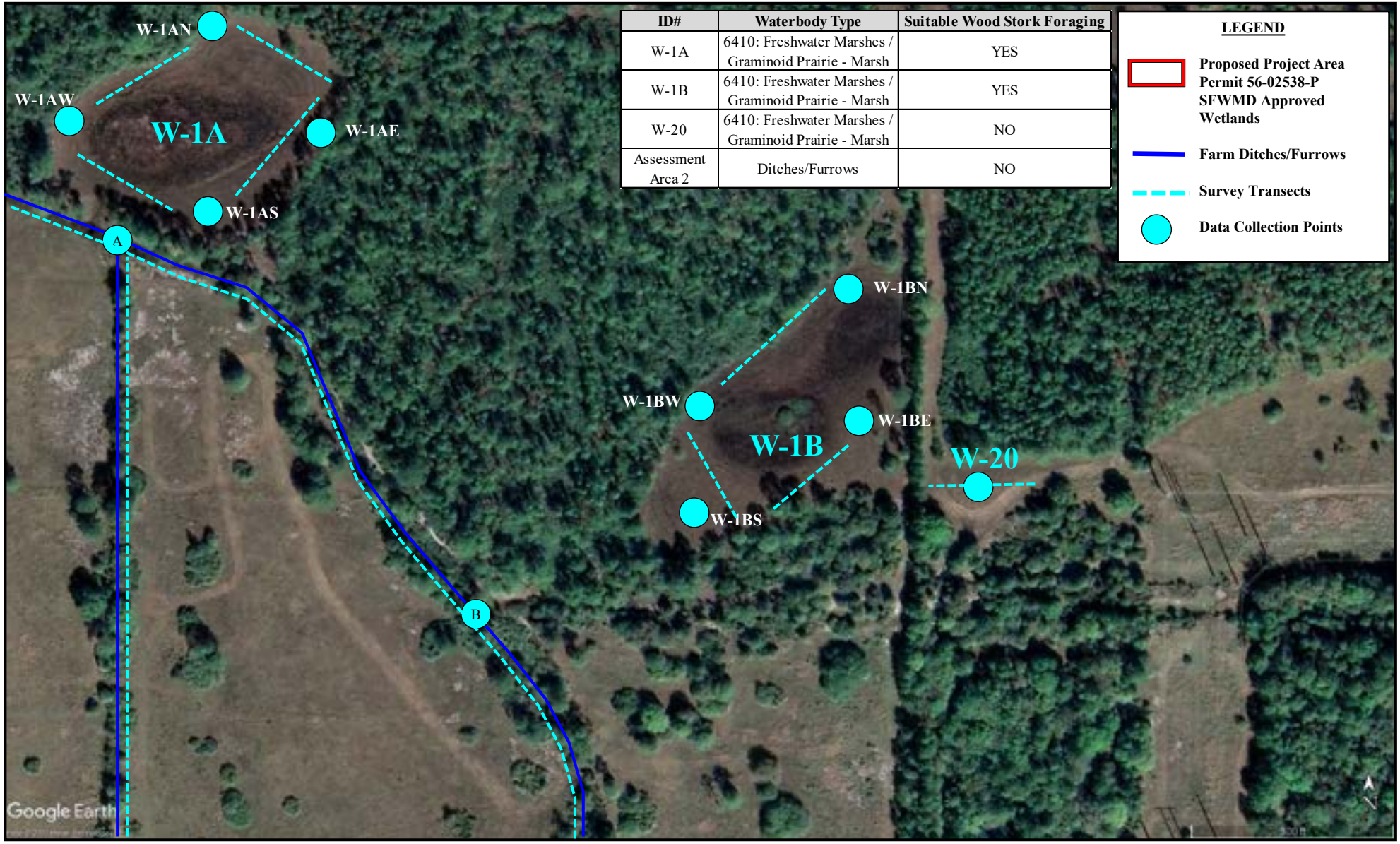

ID#	Waterbody Type	Suitable Wood Stork Foraging
W-1A	6410: Freshwater Marshes / Graminoid Prairie - Marsh	YES
W-1B	6410: Freshwater Marshes / Graminoid Prairie - Marsh	YES
W-20	6410: Freshwater Marshes / Graminoid Prairie - Marsh	NO
Assessment Area 2	Ditches/Furrows	NO

LEGEND

- Proposed Project Area Permit 56-02538-P SFWMD Approved Wetlands
- Farm Ditches/Furrows
- Survey Transects
- Data Collection Points

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 2 = Wetlands 1A, 1B, & 20

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

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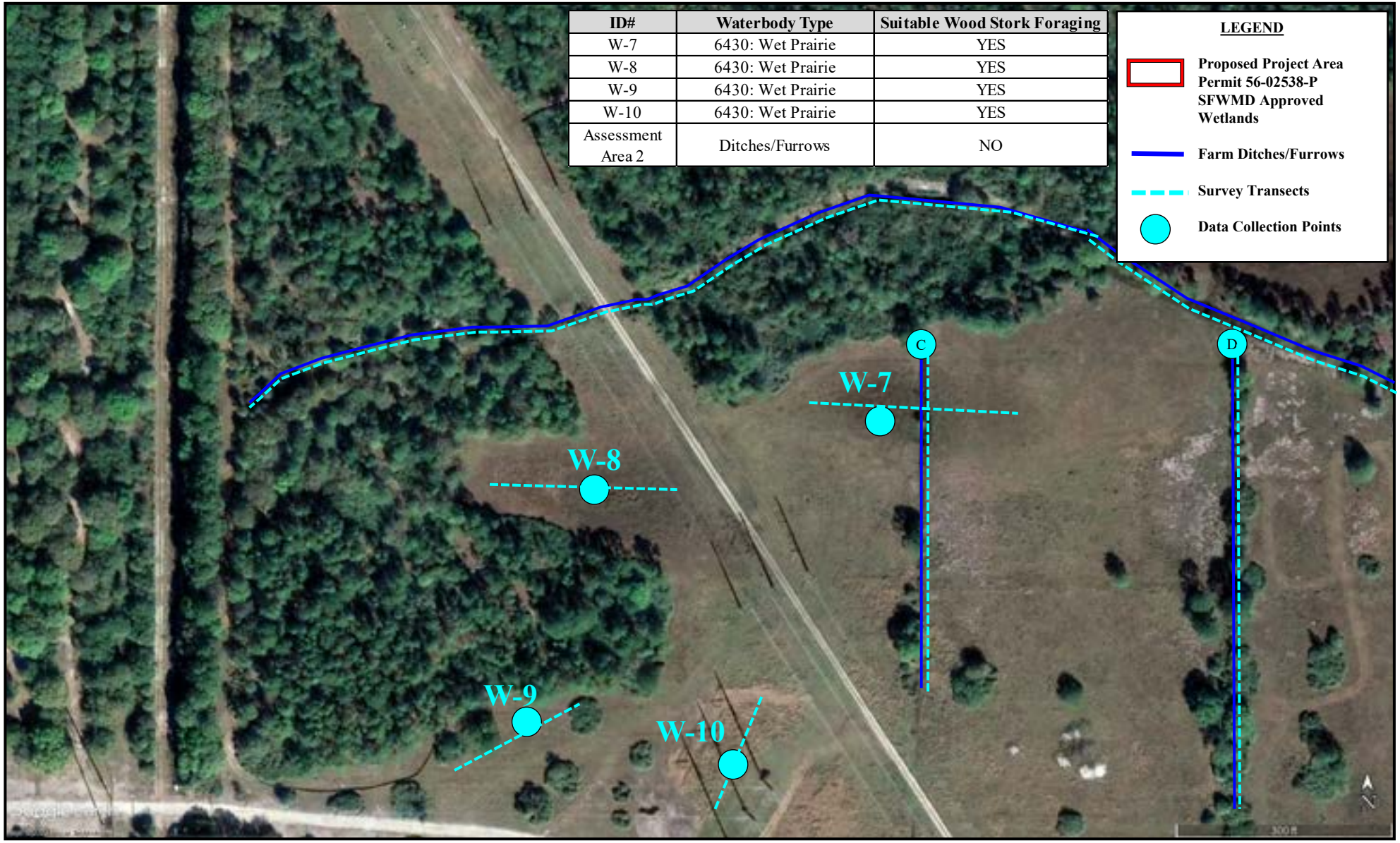

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 2 = Wetlands 7, 8, 9, & 10

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

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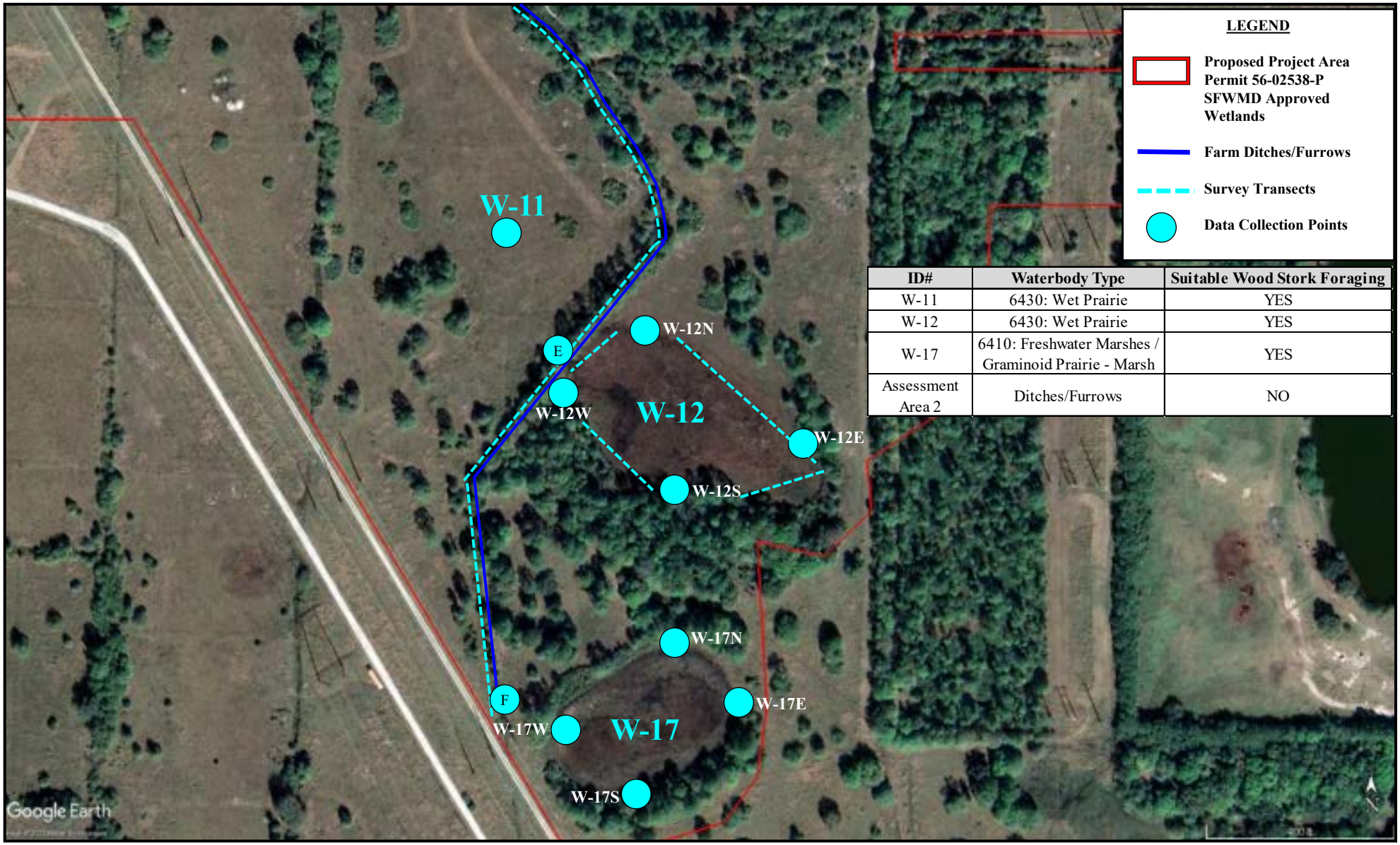

ID#	Waterbody Type	Suitable Wood Stork Foraging
W-11	6430: Wet Prairie	YES
W-12	6430: Wet Prairie	YES
W-17	6410: Freshwater Marshes / Graminoid Prairie - Marsh	YES
Assessment Area 2	Ditches/Furrows	NO

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 2 = Wetlands 11, 12, & 17

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

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ID#	Waterbody Type	Suitable Wood Stork Foraging
W-2	6410: Freshwater Marshes / Graminoid Prairie - Marsh	YES
Assessment Area 3	Ditches/Furrows	NO

ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

Wood Stork *(Mycteria americana)* Foraging Assessment Area 3 = Wetland 2

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

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Appendix B



ENVIRONMENTAL CONSULTING DEPARTMENT

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

CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Attachment 1:

United States Fish and Wildlife Service (USFWS) Foraging Habitat Analysis within the Habitat Management Guidelines for the Wood Stork in the Southeast Region



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

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

May 18, 2010

Donnie Kinard
Chief, Regulatory Division
Jacksonville District Corps of Engineers
Post Office Box 4970
Jacksonville, Florida 32232-0019

Service Federal Activity Code: 41420-2007-FA-1494
Service Consultation Code: 41420-2007-I-0964
Subject: South Florida Programmatic Concurrence
Species: Wood Stork

Dear Mr. Kinard:

This letter addresses minor errors identified in our January 25, 2010, wood stork key and as such, supplants the previous key. The key criteria and wood stork biomass foraging assessment methodology have not been affected by these minor revisions.

The Fish and Wildlife Service's (Service) South Florida Ecological Services Office (SFESO) and the U.S. Army Corps of Engineers Jacksonville District (Corps) have been working together to streamline the consultation process for federally listed species associated with the Corps' wetland permitting program. The Service provided letters to the Corps dated March 23, 2007, and October 18, 2007, in response to a request for a multi-county programmatic concurrence with a criteria-based determination of "may affect, not likely to adversely affect" (NLAA) for the threatened eastern indigo snake (*Drymarchon corais couperi*) and the endangered wood stork (*Mycteria americana*) for projects involving freshwater wetland impacts within specified Florida counties. In our letters, we provided effect determination keys for these two federally listed species, with specific criteria for the Service to concur with a determination of NLAA.

The Service has revisited these keys recently and believes new information provides cause to revise these keys. Specifically, the new information relates to foraging efficiencies and prey base assessments for the wood stork and permitting requirements for the eastern indigo snake. This letter addresses the wood stork key and is submitted in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 *et seq.*). The eastern indigo snake key will be provided in a separate letter.

Wood stork

Habitat

The wood stork is primarily associated with freshwater and estuarine habitats that are used for nesting, roosting, and foraging. Wood storks typically construct their nests in medium to tall

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trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991, 1996; Rodgers et al. 1996). Successful colonies are those that have limited human disturbance and low exposure to land-based predators. Nesting colonies protected from land-based predators are characterized as those surrounded by large expanses of open water or where the nest trees are inundated at the onset of nesting and remain inundated throughout most of the breeding cycle. These colonies have water depths between 0.9 and 1.5 meters (3 and 5 feet) during the breeding season.

Successful nesting generally involves combinations of average or above-average rainfall during the summer rainy season and an absence of unusually rainy or cold weather during the winter-spring breeding season (Kahl 1964; Rodgers et al. 1987). This pattern produces widespread and prolonged flooding of summer marshes, which maximize production of freshwater fishes, followed by steady drying that concentrate fish during the season when storks nest (Kahl 1964). Successful nesting colonies are those that have a large number of foraging sites. To maintain a wide range of foraging sites, a variety of wetland types should be present, with both short and long hydroperiods. The Service (1999) describes a short hydroperiod as a 1 to 5-month wet/dry cycle, and a long hydroperiod as greater than 5 months. During the wet season, wood storks generally feed in the shallow water of the short-hydroperiod wetlands and in coastal habitats during low tide. During the dry season, foraging shifts to longer hydroperiod interior wetlands as they progressively dry-down (though usually retaining some surface water throughout the dry season).

Wood storks occur in a wide variety of wetland habitats. Typical foraging sites for the wood stork include freshwater marshes and stock ponds, shallow, seasonally flooded roadside and agricultural ditches, narrow tidal creeks and shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs. Because of their specialized feeding behavior, wood storks forage most effectively in shallow-water areas with highly concentrated prey. Through tactolocation, or grope feeding, wood storks in south Florida feed almost exclusively on fish between 2 and 25 centimeters [cm] (1 and 10 inches) in length (Ogden et al. 1976). Good foraging conditions are characterized by water that is relatively calm, uncluttered by dense thickets of aquatic vegetation, and having a water depth between 5 and 38 cm (5 and 15 inches) deep, although wood storks may forage in other wetlands. Ideally, preferred foraging wetlands would include a mosaic of emergent and shallow open-water areas. The emergent component provides nursery habitat for small fish, frogs, and other aquatic prey and the shallow, open-water areas provide sites for concentration of the prey during seasonal dry-down of the wetland.

Conservation Measures

The Service routinely concurs with the Corps' "may affect, not likely to adversely affect" determination for individual project effects to the wood stork when project effects are insignificant due to scope or location, or if assurances are given that wetland impacts have been avoided, minimized, and adequately compensated such that there is no net loss in foraging potential. We utilize our *Habitat Management Guidelines for the Wood Stork in the Southeast Region* (Service 1990) (Enclosure 1) (HMG) in project evaluation. The HMG is currently under review and once final will replace the enclosed HMG. There is no designated critical habitat for the wood stork.

The SFESO recognizes a 29.9 kilometer [km] (18.6-mile) core foraging area (CFA) around all known wood stork colonies in south Florida. Enclosure 2 (to be updated as necessary) provides locations of colonies and their CFAs in south Florida that have been documented as active within the last 10 years. The Service believes loss of suitable wetlands within these CFAs may reduce foraging opportunities for the wood stork. To minimize adverse effects to the wood stork, we recommend compensation be provided for impacts to foraging habitat. The compensation should consider wetland type, location, function, and value (hydrology, vegetation, prey utilization) to ensure that wetland functions lost due to the project are adequately offset. Wetlands offered as compensation should be of the same hydroperiod and located within the CFAs of the affected wood stork colonies. The Service may accept, under special circumstances, wetland compensation located outside the CFAs of the affected wood stork nesting colonies. On occasion, wetland credits purchased from a "Service Approved" mitigation bank located outside the CFAs could be acceptable to the Service, depending on location of impacted wetlands relative to the permitted service area of the bank, and whether or not the bank has wetlands having the same hydroperiod as the impacted wetland.

In an effort to reduce correspondence in effect determinations and responses, the Service is providing the Wood Stork Effect Determination Key below. If the use of this key results in a Corps determination of "no effect" for a particular project, the Service supports this determination. If the use of this Key results in a determination of NLAA, the Service concurs with this determination[1]. This Key is subject to revisitation as the Corps and Service deem necessary.

The Key is as follows:

A. Project within 0.76 km (0.47 mile)[2] of an active colony site[3] ..... "*may affect*[4]"

Project impacts Suitable Foraging Habitat (SFH)[5] at a location greater than 0.76 km (0.47 mile) from a colony site..... ....."*go to* B"

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[1] With an outcome of "no effect" or "NLAA" as outlined in this key, and the project has less than 20.2 hectares (50 acres) of wetland impacts, the requirements of section 7 of the Act are fulfilled for the wood stork and no further action is required. For projects with greater than 20.2 hectares (50 acres) of wetland impacts, written concurrence of NLAA from the Service is necessary.

[2] Within the secondary zone (the average distance from the border of a colony to the limits of the secondary zone is 0.76 km (2,500 feet, or 0.47 mi).

[3] An active colony is defined as a colony that is currently being used for nesting by wood storks or has historically over the last 10 years been used for nesting by wood storks.

[4] Consultation may be concluded informally or formally depending on project impacts.

[5] Suitable foraging habitat (SFH) includes wetlands that typically have shallow-open water areas that are relatively calm and have a permanent or seasonal water depth between 5 to 38 cm (2 to 15 inches) deep. Other shallow non-wetland water bodies are also SFH. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to freshwater marshes, small ponds, shallow, seasonally flooded roadside or agricultural ditches, seasonally flooded pastures, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs.

Project does not affect SFH……..…..*"no effect[1]".*

B. Project impact to SFH is less than 0.20 hectare (one-half acre)[6]……..……*NLAA[1]"*

Project impact to SFH is greater in scope than 0.20 hectare (one-half acre)....……*go to* C

C. Project impacts to SFH not within the CFA (29.9 km, 18.6 miles) of a colony site ……..…….…….…..……*go to* D

Project impacts to SFH within the CFA of a colony site …….…..…...…….*go to* E

D. Project impacts to SFH have been avoided and minimized to the extent practicable; compensation (Service approved mitigation bank or as provided in accordance with Mitigation Rule 33 CFR Part 332) for unavoidable impacts is proposed in accordance with the CWA section 404(b)(1) guidelines; and habitat compensation replaces the foraging value matching the hydroperiod[7] of the wetlands affected and provides foraging value similar to, or higher than, that of impacted wetlands. See Enclosure 3 for a detailed discussion of the hydroperiod foraging values, an example, and further guidance[8]…….. *NLAA[1]"*

Project not as above.……... *"may affect[4]"*

E. Project provides SFH compensation in accordance with the CWA section 404(b)(1) guidelines and is not contrary to the HMG; habitat compensation is within the appropriate CFA or within the service area of a Service-approved mitigation bank; and habitat compensation replaces foraging value, consisting of wetland enhancement or restoration matching the hydroperiod[7] of the wetlands affected, and provides foraging value similar

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[6] On an individual basis, SFH impacts to wetlands less than 0.20 hectare (one-half acre) generally will not have a measurable effect on wood storks, although we request that the Corps require mitigation for these losses when appropriate. Wood storks are a wide ranging species, and individually, habitat change from impacts to SFH less than one-half acre are not likely to adversely affect wood storks. However, collectively they may have an effect and therefore regular monitoring and reporting of these effects are important.

[7] Several researchers (Flemming et al. 1994; Ceilley and Bortone 2000) believe that the short hydroperiod wetlands provide a more important pre-nesting foraging food source and a greater early nestling survivor value for wood storks than the foraging base (grams of fish per square meter) than long hydroperiod wetlands provide. Although the short hydroperiod wetlands may provide less fish, these prey bases historically were more extensive and met the foraging needs of the pre-nesting storks and the early-age nestlings. Nest productivity may suffer as a result of the loss of short hydroperiod wetlands. We believe that most wetland fill and excavation impacts permitted in south Florida are in short hydroperiod wetlands. Therefore, we believe that it is especially important that impacts to these short hydroperiod wetlands within CFAs are avoided, minimized, and compensated for by enhancement/restoration of short hydroperiod wetlands.

[8] For this Key, the Service requires an analysis of foraging prey base losses and enhancements from the proposed action as shown in the examples in Enclosure 3 for projects with greater than 2.02 hectares (5 acres) of wetland impacts. For projects with less than 2.02 hectares (5 acres) of wetland impacts, an individual foraging prey base analysis is not necessary although type for type wetland compensation is still a requirement of the Key.

to, or higher than, that of impacted wetlands. See Enclosure 3 for a detailed discussion of the hydroperiod foraging values, an example, and further guidance[8]..... *"NLAA[1]"*

Project does not satisfy these elements ..... *"may affect[4]"*

This Key does not apply to Comprehensive Everglades Restoration Plan projects, as they will require project-specific consultations with the Service.

Monitoring and Reporting Effects

For the Service to monitor cumulative effects, it is important for the Corps to monitor the number of permits and provide information to the Service regarding the number of permits issued where the effect determination was: "may affect, not likely to adversely affect." We request that the Corps send us an annual summary consisting of: project dates, Corps identification numbers, project acreages, project wetland acreages, and project locations in latitude and longitude in decimal degrees.

Thank you for your cooperation and effort in protecting federally listed species. If you have any questions, please contact Allen Webb at extension 246.

Sincerely yours,

Paul Souza
Field Supervisor
South Florida Ecological Services Office

Enclosures

cc: w/enclosures (electronic only)
Corps, Jacksonville, Florida (Stu Santos)
EPA, West Palm Beach, Florida (Richard Harvey)
FWC, Vero Beach, Florida (Joe Walsh)
Service, Jacksonville, Florida (Billy Brooks)

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HABITAT MANAGEMENT GUIDELINES FOR THE WOOD STORK IN THE SOUTHEAST REGION



HABITAT MANAGEMENT GUIDELINES FOR THE WOOD STORK IN THE SOUTHEAST REGION

Prepared by

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for the

Southeast Region
U.S. Fish and Wildlife Service

Cover design by
Florida Power & Light Company
Miami, Florida

HABITAT MANAGEMENT GUIDELINES FOR THE WOOD STORK IN THE SOUTHEAST REGION

Introduction

A number of Federal and state laws and/or regulations prohibit, cumulatively, such acts as harrassing, disturbing, harming, molesting, pursuing, etc., wood storks, or destroying their nests (see Section VII). Although advisory in nature, these guidelines represent a biological interpretation of what would constitute violations of one or more of such prohibited acts. Their purpose is to mainain and/or improve the environmental conditions that are required for the survival and well-being of wood storks in the southeastern United States, and are designed essentially for application in wood stork/human activity conflicts (principally land development and human intrusion into stork use sites). The emphasis is to avoid or minimize detrimental human-related impacts on wood storks. These guidelines were prepared in consultations with state wildlife agencies and wood stork experts in the four southeastern states where the wood stork is listed as Endangered (Alabama, Florida, Georgia, South Carolina).

General

The wood stork is a gregarious species, which nests in colonies (rookeries), and roosts and feeds in flocks, often in association with other species of long-legged water birds. Storks that nest in the southeastern United States appear to represent a distinct population, separate from the nearest breeding population in Mexico. Storks in the southeastern U.S. population have recently (since 1980) nested in colonies scattered throughout Florida, and at several central-southern Georgia and coastal South Carolina sites. Banded and color-marked storks from central and southern Florida colonies have dispersed during non-breeding seasons as far north as southern Georgia, and the coastal counties in South Carolina and southeastern North Carolina, and as far west as central Alabama and northeastern Mississippi. Storks from a colony in south-central Georgia have wintered between southern Georgia and southern Florida. This U.S. nesting population of wood storks was listed as endangered by the U.S. Fish and Wildlife Service on February 28, 1984 (*Federal Register* 49(4):7332-7335).

Wood storks use freshwater and estuarine wetlands as feeding, nesting, and roosting sites. Although storks are not habitat specialists, their needs are exacting enough, and available habitat is limited enough, so that nesting success and the size of regional populations are closely regulated by year-to-year differences in the quality and quantity of suitable habitat. Storks are especially sensitive to environmental conditions at feeding sites; thus, birds may fly relatively long distances either daily or between regions annually, seeking adequate food resources.

All available evidence suggests that regional declines in wood stork numbers have been largely due to the loss or degradation of essential wetland habitat. An understanding of the qualities of good stork habitat should help to focus protection efforts on those sites

that are seasonally important to regional populations of wood storks. Characteristics of feeding, nesting, and roosting habitat, and management guidelines for each, are presented here by habitat type.

I. Feeding habitat.

A major reason for the wood stork decline has been the loss and degredation of feeding habitat. Storks are especially sensitive to any manipulation of a wetland site that results in either reduced amounts or changes in the timing of food availability.

Storks feed primarily (often almost exclusively) on small fish between 1 and 8 inches in length. Successful foraging sites are those where the water is between 2 and 15 inches deep. Good feeding conditions usually occur where water is relatively calm and uncluttered by dense thickets of aquatic vegetation. Often a dropping water level is necessary to concentrate fish at suitable densities. Conversely, a rise in water, especially when it occurs abruptly, disperses fish and reduces the value of a site as feeding habitat.

The types of wetland sites that provide good feeding conditions for storks include: drying marshes or stock ponds, shallow roadside or agricultural ditches, narrow tidal creeks or shallow tidal pools, and depressions in cypress heads or swamp sloughs. In fact, almost any shallow wetland depression where fish tend to become concentrated, either through local reproduction or the consequences of area drying, may be used by storks.

Nesting wood storks do most of their feeding in wetlands between 5 and 40 miles from the colony, and occasionally at distances as great as 75 miles. Within this colony foraging range and for the 110-150 day life of the colony, and depending on the size of the colony and the nature of the surrounding wetlands, anywhere from 50 to 200 different feeding sites may be used during the breeding season.

Non-breeding storks are free to travel much greater distances and remain in a region only for as long as sufficient food is available. Whether used by breeders or non-breeders, any single feeding site may at one time have small or large numbers of storks (1 to 100+), and be used for one to many days, depending on the quality and quantity of available food. Obviously, feeding sites used by relatively large numbers of storks, and/or frequently used areas, potentially are the more important sites necessary for the maintenance of a regional population of birds.

Differences between years in the seasonal distribution and amount of rainfall usually mean that storks will differ between years in where and when they feed. Successful nesting colonies are those that have a large number of feeding site options, including sites that may be suitable only in years of rainfall extremes. To maintain the wide range of feeding site options requires that many different wetlands, with both relatively short and long annual hydroperiods, be preserved. For example, protecting only the larger wetlands, or those with longer annual hydroperiods, will result in the eventual loss of smaller, seemingly less important wetlands. However, these small scale wetlands are crucial as the only available feeding sites during the wetter periods when the larger habitats are too deeply flooded to be used by storks.

II. Nesting habitat.

Wood storks nest in colonies, and will return to the same colony site for many years so long as that site and surrounding feeding habitat continue to supply the needs of the birds. Storks require between 110 and 150 days for the annual nesting cycle, from the period of courtship until the nestlings become independent. Nesting activity may begin as early as December or as late as March in southern Florida colonies, and between late February and April in colonies located between central Florida and South Carolina. Thus, full term colonies may be active until June-July in south Florida, and as late as July-August at more northern sites. Colony sites may also be used for roosting by storks during other times of the year.

Almost all recent nesting colonies in the southeastern U.S. have been located either in woody vegetation over standing water, or on islands surrounded by broad expanses of open water. The most dominant vegetation in swamp colonies has been cypress, although storks also nest in swamp hardwoods and willows. Nests in island colonies may be in more diverse vegetation, including mangroves (coastal), exotic species such as Australian pine (*Casuarina*) and Brazilian Pepper (*Schinus*), or in low thickets of cactus (*Opuntia*). Nests are usually located 15-75 feet above ground, but may be much lower, especially on island sites when vegetation is low.

Since at least the early 1970's, many colonies in the southeastern U.S. have been located in swamps where water has been impounded due to the construction of levees or roadways. Storks have also nested in dead and dying trees in flooded phosphate surface mines, or in low, woody vegetation on mounded, dredge islands. The use of these altered wetlands or completely "artificial" sites suggests that in some regions or years storks are unable to locate natural nesting habitat that is adequately flooded during the normal breeding season. The readiness with which storks will utilize water impoundments for nesting also suggests that colony sites could be intentionally created and maintained through long-term site management plans. Almost all impoundment sites used by storks become suitable for nesting only fortuitously, and therefore, these sites often do not remain available to storks for many years.

In addition to the irreversible impacts of drainage and destruction of nesting habitat, the greatest threats to colony sites are from human disturbance and predation. Nesting storks show some variation in the levels of human activity they will tolerate near a colony. In general, nesting storks are more tolerant of low levels of human activity near a colony when nests are high in trees than when they are low, and when nests contain partially or completely feathered young than during the period between nest construction and the early nestling period (adults still brooding). When adult storks are forced to leave their nests, eggs or downy young may die quickly (<20 minutes) when exposed to direct sun or rain.

Colonies located in flooded environments must remain flooded if they are to be successful. Often water is between 3 and 5 feet deep in successful colonies during the nesting season. Storks rarely form colonies, even in traditional nesting sites, when they are dry, and may abandon nests if sites become dry during the nesting period. Flooding in colonies may be most important as a defense against mammalian predators. Studies of stork colonies in Georgia and

Florida have shown high rates of raccoon predation when sites dried during the nesting period. A reasonably high water level in an active colony is also a deterrent against both human and domestic animal intrusions.

Although nesting wood storks usually do most feeding away from the colony site (>5 miles), considerable stork activity does occur close to the colony during two periods in the nesting cycle. Adult storks collect almost all nesting material in and near the colony, usually within 2500 feet. Newly fledged storks, near the end of the nesting cycle, spend from 1-4 weeks during the fledging process flying locally in the colony area, and perched in nearby trees or marshy spots on the ground. These birds return daily to their nests to be fed. It is essential that these fledging birds have little or no disturbance as far our as one-half mile within at least one or two quadrants from the colony. Both the adults, while collecting nesting material, and the inexperienced fledglings, do much low, flapping flight within this radius of the colony. At these times, storks potentially are much more likely to strike nearby towers or utility lines.

Colony sites are not necessarily used annually. Regional populations of storks shift nesting locations between years, in response to year-to-year differences in food resources. Thus, regional populations require a range of options for nesting sites, in order to successfully respond to food availability. Protection of colony sites should continue, therefore, for sites that are not used in a given year.

III. Roosting habitat.

Although wood storks tend to roost at sites that are similar to those used for nesting, they also use a wider range of site types for roosting than for nesting. Non-breeding storks, for example, may frequently change roosting sites in response to changing feeding locations, and in the process, are inclined to accept a broad range of relatively temporary roosting sites. Included in the list of frequently used roosting locations are cypress "heads" or swamps (not necessarily flooded if trees are tall), mangrove islands, expansive willow thickets or small, isolated willow "islands" in broad marshes, and on the ground either on levees or in open marshes.

Daily activity patterns at a roost vary depending on the status of the storks using the site. Non-breeding adults or immature birds may remain in roosts during major portions of some days. When storks are feeding close to a roost, they may remain on the feeding grounds until almost dark before making the short flight. Nesting storks traveling long distances (>40 miles) to feeding sites may roost at or near the latter, and return to the colony the next morning. Storks leaving roosts, especially when going long distances, tend to wait for mid-morning thermals to develop before departing.

IV. Management zones and guidelines for feeding sites.

To the maximum extent possible, feeding sites should be protected by adherence to the following protection zones and guidelines:

A. There should be no human intrusion into feeding sites when storks are present. Depending upon the amount of screening vegetation, human activity should be no closer than between 300 feet (where solid vegetation screens exist) and 750 feet (no vegetation screen).

B. Feeding sites should not be subjected to water management practices that alter traditional water levels or the seasonally normal drying patterns and rates. Sharp rises in water levels are especially disruptive to feeding storks.

C. The introduction of contaminants, fertilizers, or herbicides into wetlands that contain stork feeding sites should be avoided, especially those compounds that could adversely alter the diversity and numbers of native fishes, or that could substantially change the characteristics of aquatic vegetation. Increase in the density and height of emergent vegetation can degrade or destroy sites as feeding habitat.

D. Construction of tall towers (especially with guy wires) within three miles, or high power lines (especially across long stretches of open country) within one mile of major feeding sites should be avoided.

V. Management zones and guidelines for nesting colonies.

A. Primary zone: This is the most critical area, and must be managed according to recommended guidelines to insure that a colony site survives.

1. Size: The primary zone must extend between 1000 and 1500 feet in all directions from the actual colony boundaries when there are no visual or broad aquatic barriers, and never less than 500 feet even when there are strong visual or aquatic barriers. The exact width of the primary zone in each direction from the colony can vary within this range, depending on the amount of visual screen (tall trees) surrounding the colony, the amount of relatively deep, open water between the colony and the nearest human activity, and the nature of the nearest human activity. In general, storks forming new colonies are more tolerant of existing human activity, than they will be of new human activity that begins after the colony has formed.

2. Recommended Restrictions:

a. Any of the following activities within the primary zone, at any time of the year, are likely to be detrimental to the colony:

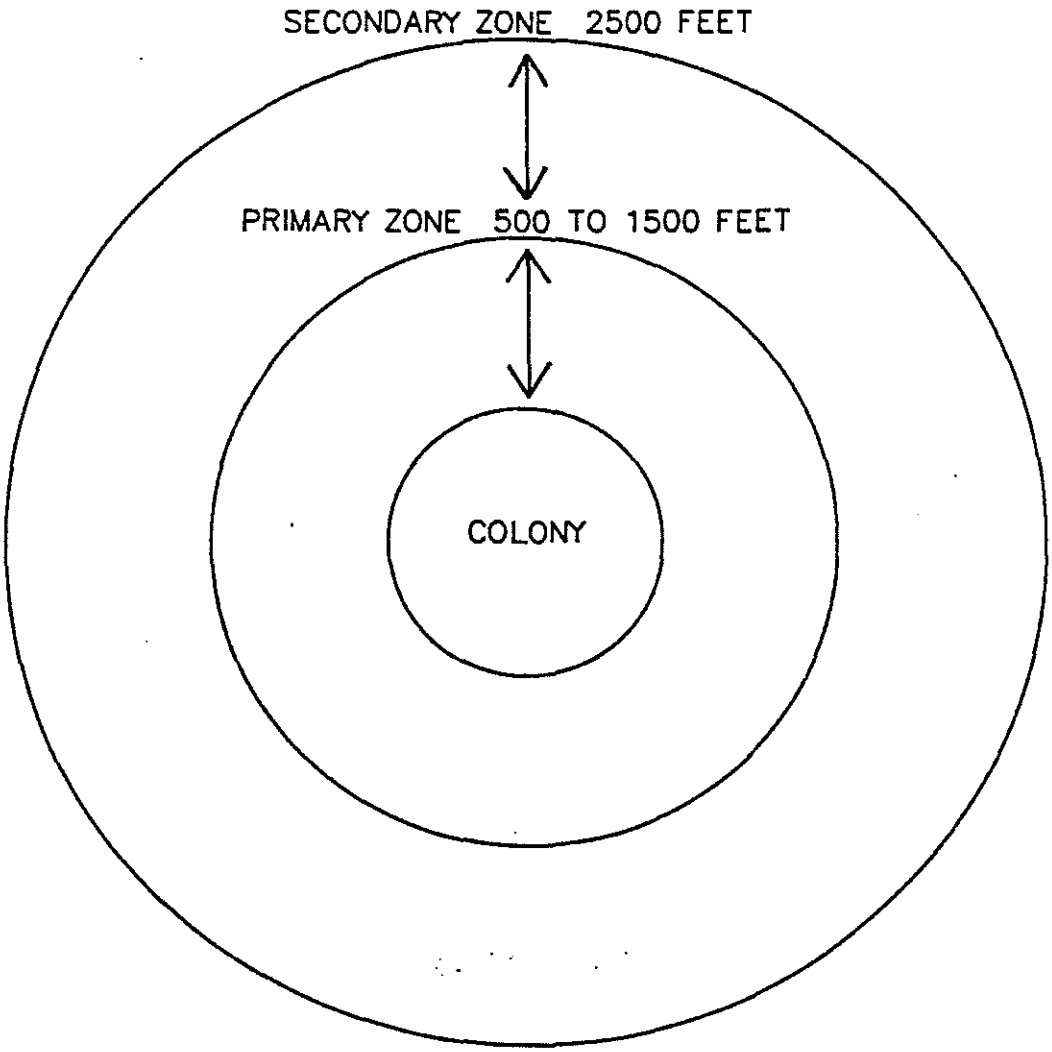
(1) Any lumbering or other removal of vegetation, and

(2) Any activity that reduces the area, depth, or length of flooding in wetlands under and surrounding the colony, except where periodic (less than annual) water control may be required to maintain the health of the aquatic, woody vegetation, and

(3) The construction of any building, roadway, tower, power line, canal, etc.

b. The following activities within the primary zone are likely to be detrimental to a colony if they occur when the colony is active:

(1) Any unauthorized human entry closer than 300 feet of the colony, and


SECONDARY ZONE 2500 FEET
PRIMARY ZONE 500 TO 1500 FEET
COLONY

(2) Any increase or irregular pattern in human activity anywhere in the primary zone, and

(3) Any increase or irregular pattern in activity by animals, including livestock or pets, in the colony, and

(4) Any aircraft operation closer than 500 feet of the colony.

B. Secondary Zone: Restrictions in this zone are needed to minimize disturbances that might impact the primary zone, and to protect essential areas outside of the primary zone. The secondary zone may be used by storks for collecting nesting material, for roosting, loafing, and feeding (especially important to newly fledged young), and may be important as a screen between the colony and areas of relatively intense human activities.

1. Size: The secondary zone should range outward from the primary zone 1000-2000 feet, or to a radius of 2500 feet of the outer edge of the colony.

2. Recommended Restrictions:

a. Activities in the secondary zone which may be detrimental to nesting wood storks include:

(1) Any increase in human activities above the level that existed in the year when the colony first formed, especially when visual screens are lacking, and

(2) Any alteration in the area's hydrology that might cause changes in the primary zone, and

(3) Any substantial (>20 percent) decrease in the area of wetlands and woods of potential value to storks for roosting and feeding.

b. In addition, the probability that low flying storks, or inexperienced, newly-fledged young will strike tall obstructions, requires that high-tension power lines be no closer than one mile (especially across open country or in wetlands) and tall trans-mission towers no closer than 3 miles from active colonies. Other activities, including busy highways and commercial and residential buildings may be present in limited portions of the secondary zone at the time that a new colony first forms. Although storks may tolerate existing levels of human activities, it is important that these human activities not expand substantially.

VI. Roosting site guidelines.

The general characteristics and temporary use-patterns of many stork roosting sites limit the number of specific management recommendations that are possible:

A. Avoid human activities within 500-1000 feet of roost sites during seasons of the year and times of the day when storks may be present. Nocturnal activities in active roosts may be especially disruptive.

B. Protect the vegetative and hydrological characteristics of the more important roosting sites--those used annually and/or used by flocks of 25 or more storks. Potentially, roosting sites may, some day, become nesting sites.

VII. Legal Considerations.

A. Federal Statutes

The U.S. breeding population of the wood stork is protected by the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act). The population was listed as endangered on February 28, 1984 (49 Federal *Register* 7332); wood storks breeding in Alabama, Florida, Georgia, and South Carolina are protected by the Act.

Section 9 of the Endangered Species Act of 1973, as amended, states that it is unlawful for any person subject to the jurisdiction of the United States to take (defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.") any listed species anywhere within the United States.

The wood stork is also federally protected by its listing (50 CFR 10.13) under the Migratory Bird Treaty Act (167 U.S.C. 703-711), which prohibits the taking, killing or possession of migratory birds except as permitted.

B. State Statutes

1. State of Alabama

Section 9-11-232 of Alabama's Fish, Game, and Wildlife regulations curtails the possession, sale, and purchase of wild birds. "Any person, firm, association, or corporation who takes, catches, kills or has in possession at any time, living or dead, any protected wild bird not a game bird or who sells or offers for sale, buys, purchases or offers to buy or purchase any such bird or exchange same for anything of value or who shall sell or expose for sale or buy any part of the plumage, skin, or body of any bird protected by the laws of this state or who shall take or willfully destroy the nests of any wild bird or who shall have such nests or eggs of such birds in his possession, except as otherwise provided by law, shall be guilty of a misdemeanor...

Section 1 of the Alabama Nongame Species Regulation (Regulation 87-GF-7) includes the wood stork in the list of nongame species covered by paragraph (4). " It shall be unlawful to take, capture, kill, possess, sell, trade for anything of monetary value, or offer to sell or trade for anything of monetary value, the following nongame wildlife species (or any parts or reproductive products of such species) without a scientific collection permit and written permission from the Commissioner, Department of Conservation and Natural Resources,..."

2. State of Florida

Rule 39-4.001 of the Florida Wildlife Code prohibits "taking, attempting to take, pursuing, hunting, molesting, capturing, or killing (collectively defined as "taking"), transporting, storing, serving, buying, selling,

possessing, or wantonly or willingly wasting any wildlife or freshwater fish or their nests, eggs, young, homes, or dens except as specifically provided for in other rules of Chapter 39, Florida Administrative Code.

Rule 39-27.011 of the Florida Wildlife Code prohibits "killing, attempting to kill, or wounding any endangered species." The "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida" dated 1 July 1988, includes the wood stork, listed as "endangered" by the Florida Game and Fresh Water Fish Commission.

3. State of Georgia

Section 27-1-28 of the Conservation and Natural Resources Code states that "Except as otherwise provided by law, rule, or regulation, it shall be unlawful to hunt, trap, fish, take, possess, or transport any nongame species of wildlife..."

Section 27-1-30 states that, "Except as otherwise provided by law or regulation, it shall be unlawful to disturb, mutilate, or destroy the dens, holes, or homes of any wildlife; "

Section 27-3-22 states, in part, "It shall be unlawful for any person to hunt, trap, take, possess, sell, purchase, ship, or transport any hawk, eagle, owl, or any other bird or any part, nest, or egg thereof...".

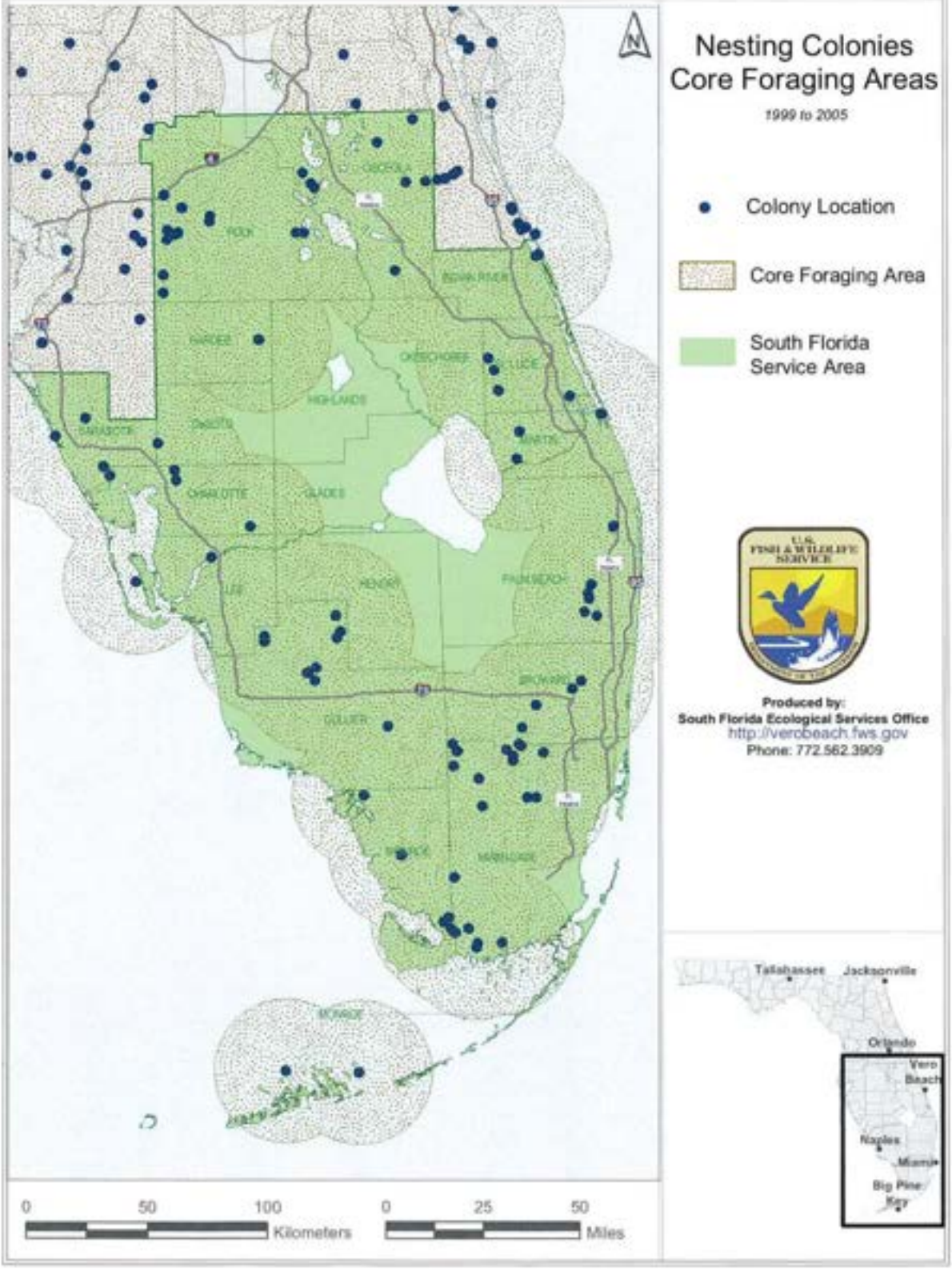
The wood stork is listed as endangered pursuant to the Endangered Wildlife Act of 1973 (Section 27-3-130 of the Code). Section 391-4-13-.06 of the Rules and Regulations of the Georgia Department of Natural Resources prohibits harassment, capture, sale, killing, or other actions which directly cause the death of animal species protected under the Endangered Wildlife Act. The destruction of habitat of protected species on public lands is also prohibited.

4. State of South Carolina

Section 50-15-40 of the South Carolina Nongame and Endangered Species Conservation Act states, "Except as otherwise provided in this chapter, it shall be unlawful for any person to take, possess, transport, export, process, sell, or offer of sale or ship, and for any common or contract carrier knowingly to transport or receive for shipment any species or subspecies of wildlife appearing on any of the following lists: (1) the list of wildlife indigenous to the State, determined to be endangered within the State...(2) the United States' List of Endangered Native Fish and Wildlife... (3) the United States' List of Endangered Foreign Fish and Wildlife ..."

5/21/2010

Wood Stock


Nesting Colonies
Core Foraging Areas
1999 to 2005
Colony Location
Core Foraging Area
South Florida
Service Area
U.S. FISH & WILDLIFE SERVICE
Produced by:
South Florida Ecological Services Office
http://verobeach.fws.gov
Phone: 772.562.3909
Tallahassee
Jacksonville
Orlando
Vero Beach
Naples
Miami
Big Pine Key
0
50
100
Kilometers
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Miles

5/21/2010

Enclosure 3

Wood Stork Foraging Analysis: Excerpts of concepts and procedure as presented by the Service in this appendix may be viewed in detail in any one of our recent Biological Opinions for project related impacts to the wood stork. These documents can be found at the internet website address http://www.fws.gov/filedownloads/ftp%5verobeach.

Foraging Habitat

Researchers have shown that wood storks forage most efficiently and effectively in habitats where prey densities are high and the water shallow and canopy open enough to hunt successfully (Ogden et al. 1978, Browder 1984, Coulter 1987). Prey availability to wood storks is dependent on a composite variable consisting of density (number or biomass/m^2) and the vulnerability of the prey items to capture (Gawlik 2002). For wood storks, prey vulnerability appears to be largely controlled by physical access to the foraging site, water depth, the density of submerged vegetation, and the species-specific characteristics of the prey. For example, fish populations may be very dense, but not available (vulnerable) because the water depth is too deep (greater than 30 cm) for storks or the tree canopy at the site is too dense for storks to land. Calm water, about 5-40 cm (2-16 in) in depth, and free of dense aquatic vegetation is ideal (Coulter and Bryan 1993).

Coulter and Bryan's (1993) study suggested that wood storks preferred ponds and marshes, and visited areas with little or no canopy more frequently. Even in foraging sites in swamps, the canopy tended to be sparse. They suggested that open canopies may have contributed to detection of the sites and more importantly may have allowed the storks to negotiate landing more easily than at closed-canopy sites. In their study, the median amount of canopy cover where wood stork foraging was observed was 32 percent. Other researchers (P.C. Frederick, University of Florida, personal communication 2006; J.A. Rodgers, FWC, personal communication 2006) also confirm that wood storks will forage in woodlands, though the woodlands have to be fairly open and vegetation not very dense. Furthermore, the canopies must be open enough for wood storks to take flight quickly to avoid predators.

Melaleuca-infested Wetlands: As discussed previously, wetland suitability for wood stork foraging is partially dependent on vegetation density. Melaleuca is a dense-stand growth plant species, effectively producing a closed canopy and dense understory growth pattern that generally limits a site's accessibility to foraging by wading birds. However, O'Hare and Dalrymple (1997) suggest moderate infestations of melaleuca may have little effect on some species' productivity (*i.e.*, amphibians and reptiles) as long as critical abiotic factors such as hydrology remain. They also note as the levels of infestation increase, usage by wetland dependent species decreases. Their studies also showed that the number of fish species present in a wetland system remain stable at certain levels of melaleuca. However, the availability of the prey base for wood storks and other foraging wading birds is reduced by the restriction of access caused from dense and thick exotic vegetation. Wood storks and other wading birds can forage in these systems in open area pockets (*e.g.*, wind blow-downs), provided multiple conditions are optimal (*e.g.*, water depth, prey density). In O'Hare and Dalrmyple's study (1997), they identify five cover types (Table 1) and

provide information on the number of wetland dependent bird species and the number of individuals observed within each of these vegetation classes (Table 2).

Table 1: Vegetation classes

DMM	75-100 percent mature dense melaleuca coverage
DMS or (SDM)	75-100 percent sapling dense melaleuca coverage
P75	50-75 percent melaleuca coverage
P50	0-50 percent melaleuca coverage
MAR (Marsh)	0-10 percent melaleuca coverage

The number of wetland-dependent species and individuals observed per cover type is shown below in columns 1, 2, and 3 (Table 2). To develop an estimate of the importance a particular wetland type may have (based on density and aerial coverage by exotic species) to wetland dependent species, we developed a foraging suitability value using observational data from O'Hare and Dalrymple (1997). The Foraging Suitability Value as shown in column 5 (Table 2) is calculated by multiplying the number of species by the number of individuals and dividing this value by the maximum number of species and individuals combined (12*132=1584). The results are shown below for each of the cover types in O'Hare and Dalrymple (1997) study (Table 1). As an example, for the P50 cover type, the foraging suitability is calculated by multiplying 11 species times 92 individuals for a total of 1,012. Divide this value by 1,584, which is the maximum number of species times the maximum number of individuals (12*132 = 1,584). The resultant is 0.6389 or 64 percent 11*92=1012/1584*100=63.89).

Table 2: Habitat Foraging Suitability

Cover Type	# of Species (S)	# of Individuals (I)	S*I	Foraging Suitability
DMM	1	2	2	0.001
DMS	4	10	40	0.025
P75	10	59	590	0.372
P50	11	92	1,012	0.639
MAR	12	132	1,584	1.000

This approach was developed to provide us with a method of assessing wetland acreages and their relationship to prey densities and prey availability. We consider wetland dependent bird use to be a general index of food availability. Based on this assessment we developed an exotic foraging suitability index (Table 3):

Table 3. Foraging Suitability Percentages

Exotic Percentage	Foraging Suitability (percent)
Between 0 and 25 percent exotics	100
Between 25 and 50 percent exotics	64
Between 50 and 75 percent exotics	37
Between 75 and 90 percent exotics	3
Between 90 and 100 percent exotics	0

In our assessment however, we consider DMM to represent all exotic species densities between 90 and 100 percent and DMS to represent all exotic species densities between 75 and 90 percent. In our evaluation of a habitat's suitability, the field distinction between an exotic coverage of

90 percent and 100 percent in many situations is not definable, therefore unless otherwise noted in the field reports and in our analysis; we consider a suitability value of 3 percent to represent both densities.

Hydroperiod: The hydroperiod of a wetland can affect the prey densities in a wetland. For instance, research on Everglades fish populations using a variety of quantitative sampling techniques (pull traps, throw traps, block nets) have shown that the density of small forage fish increases with hydroperiod. Marshes inundated for less than120 days of the year average ± 4 fish/m^2; whereas, those flooded for more than 340 days of the year average ± 25 fish/m^2 (Loftus and Eklund 1994, Trexler et al. 2002).

The Service (1999) described a short hydroperiod wetland as wetlands with between 0 and 180-day inundation, and long hydroperiod wetlands as those with greater than 180-day inundation. However, Trexler et al. (2002) defined short hydroperiod wetlands as systems with less than 300 days per year inundation. In our discussion of hydroperiods, we are considering short hydroperiod wetlands to be those that have an inundation of 180 days or fewer.

The most current information on hydroperiods in south Florida was developed by the SFWMD for evaluation of various restoration projects throughout the Everglades Protection Area. In their modeling efforts, they identified the following seven hydroperiods:

Table 4. SFWMD Hydroperiod Classes – Everglades Protection Area

Hydroperiod Class	Days Inundated
Class 1	0-60
Class 2	60-120
Class 3	120-180
Class 4	180-240
Class 5	240-300
Class 6	300-330
Class 7	330-365

Fish Density per Hydroperiod: In the Service's assessment of project related impacts to wood storks, the importance of fish data specific to individual hydroperiods is the principle basis of our assessment. In order to determine the fish density per individual hydroperiod, the Service relied on the number of fish per hydroperiod developed from throw-trap data in Trexler et al.'s (2002) study and did not use the electrofishing data also presented in Trexler et al.'s study that defined fish densities in catch per unit effort, which is not hydroperiod specific. Although the throw-trap sampling generally only samples fish 8 cm or less, the Service believes the data can be used as a surrogate representation of all fish, including those larger than 8 cm, which are typically sampled by either electrofishing or block net sampling.

We base this evaluation on the following assessment. Trexler et al.'s (2002) study included electrofishing data targeting fish greater than 8 cm, the data is recorded in catch per unit effort and in general is not hydroperiod specific. However, Trexler et al. (2002) notes in their assessment of the electrofishing data that in general there is a correlation with the number of fish per unit effort per changes in water depth. In literature reviews of electrofishing data by Chick et

al. (1999 and 2004), they note that electrofishing data provides a useful index of the abundance of larger fish in shallow, vegetated habitat, but length, frequency, and species compositional data should be interpreted with caution. Chick et al. (2004) also noted that electrofishing data for large fish (> 8cm) provided a positive correlation of the number of fish per unit effort (abundance) per changes in hydropeiod. The data in general show that as the hydroperiod decreases, the abundance of larger fishes also decreases.

Studies by Turner et al. (1999), Turner and Trexler (1997), and Carlson and Duever (1979) also noted this abundance trend for fish species sampled. We also noted in our assessment of prey consumption by wood storks in the Ogden et al. (1976) study (Figure 4) (discussed below), that the wood stork's general preference is for fish measuring 1.5 cm to 9 cm, although we also acknowledged that wood storks consume fish larger than the limits discussed in the Ogden et al. (1976) study. A similar assessment is reference by Trexler and Goss (2009) noting a diversity of size ranges of prey available for wading birds to consume, with fish ranging from 6 to 8 cm being the preferred prey for larger species of wading birds, particularly wood storks (Kushlan et al. 1975).

Therefore, since data were not available to quantify densities (biomass) of fish larger than 8 cm to a specific hydroperiod, and Ogden et al.'s (1976) study notes that the wood stork's general preference is for fish measuring 1.5 cm to 9 cm, and that empirical data on fish densities per unit effort correlated positively with changes in water depth, we believe that the Trexler et al. (2002) throw-trap data represents a surrogate assessment tool to predict the changes in total fish density and the corresponding biomass per hydroperiod for our wood stork assessment.

In consideration of this assessment, the Service used the data presented in Trexler et al.'s (2002) study on the number of fish per square-meter per hydroperiod for fish 8 cm or less to be applicable for estimating the total biomass per square-meter per hydroperiod for all fish. In determining the biomass of fish per square-meter per hydroperiod, the Service relied on the summary data provided by Turner et al. (1999), which provides an estimated fish biomass of 6.5 g/m^2 for a Class 7 hydroperiod for all fish and used the number of fish per square-meter per hydroperiod from Trexler et al.'s data to extrapolate biomass values per individual hydroperiods.

Trexler et al.'s (2002) studies in the Everglades provided densities, calculated as the square-root of the number of fish per square meter, for only six hydroperiods; although these cover the same range of hydroperiods developed by the SFWMD. Based on the throw-trap data and Trexler et al.'s (2002) hydroperiods, the square-root fish densities are:

Table 5. Fish Densities per Hydroperiod from Trexler et al. (2002)

Hydroperiod Class	Days Inundated	Fish Density
Class 1	0-120	2.0
Class 2	120-180	3.0
Class 3	180-240	4.0
Class 4	240-300	4.5
Class 5	300-330	4.8
Class 6	330-365	5.0

Trexler et al.'s (2002) fish densities are provided as the square root of the number of fish per square meter. For our assessment, we squared these numbers to provide fish per square meter, a simpler calculation when other prey density factors are included in our evaluation of adverse effects to listed species from the proposed action. We also extrapolated the densities over seven hydroperiods, which is the same number of hydroperiods characterized by the SFWMD. For example, Trexler et al.'s (2002) square-root density of a Class 2 wetland with three fish would equate to a SFWMD Model Class 3 wetland with nine fish. Based on the above discussion, the following mean annual fish densities were extrapolated to the seven SFWMD Model hydroperiods:

Table 6. Extrapolated Fish Densities for SFWMD Hydroperiods

Hydroperiod Class	Days Inundated	Extrapolated Fish Density
Class 1	0-60	2 fish/m^2
Class 2	60-120	4 fish/m^2
Class 3	120-180	9 fish/m^2
Class 4	180-240	16 fish/m^2
Class 5	240-300	20 fish/m^2
Class 6	300-330	23 fish/m^2
Class 7	330-365	25 fish/m^2

Fish Biomass per Hydroperiod: A more important parameter than fish per square-meter in defining fish densities is the biomass these fish provide. In the ENP and WCA-3, based on studies by Turner et al. (1999), Turner and Trexler (1997), and Carlson and Duever (1979), the standing stock (biomass) of large and small fishes combined in unenriched Class 5 and 6 hydroperiod wetlands averaged between 5.5 to 6.5 grams-wet-mass/m^2. In these studies, the data was provided in g/m^2 dry-weight and was converted to g/m^2 wet-weight following the procedures referenced in Kushlan et al. (1986) and also referenced in Turner et al. (1999). The fish density data provided in Turner et al. (1999) included both data from samples representing fish 8 cm or smaller and fish larger than 8 cm and included summaries of Turner and Trexler (1997) data, Carlson and Duever (1979) data, and Loftus and Eklund (1994) data. These data sets also reflected a 0.6 g/m^2 dry-weight correction estimate for fish greater than 8 cm based on Turner et al.'s (1999) block-net rotenone samples.

Relating this information to the hydroperiod classes developed by the SFWMD, we estimated the mean annual biomass densities per hydroperiod. For our assessment, we considered Class 7 hydroperiod wetlands based on Turner et al. (1999) and Trexler et al. (2002) studies to have a mean annual biomass of 6.5 grams-wet-mass/m^2 and to be composed of 25 fish/m^2. The remaining biomass weights per hydroperiod were determined as a direct proportion of the number of fish per total weight of fish for a Class 7 hydroperiod (6.5 grams divided by 25 fish equals 0.26 grams per fish).

For example, given that a Class 3 hydroperiod has a mean annual fish density of 9 fish/m^2, with an average weight of 0.26 grams per fish, the biomass of a Class 3 hydroperiod would be 2.3 grams/m^2 (9*0.26 = 2.3). Based on the above discussion, the biomass per hydroperiod class is:

Table 7. Extrapolated Mean Annual Fish Biomass for SFWMD Hydroperiods

Hydroperiod Class	Days Inundated	Extrapolated Fish Biomass
Class 1	0-60	0.5 gram/m^2
Class 2	60-120	1.0 gram/m^2
Class 3	120-180	2.3 grams/m^2
Class 4	180-240	4.2 grams/m^2
Class 5	240-300	5.2 grams/m^2
Class 6	300-330	6.0 grams/m^2
Class 7	330-365	6.5 grams/m^2

Wood stork suitable prey size: Wood storks are highly selective in their feeding habits and in studies on fish consumed by wood storks, five species of fish comprised over 85 percent of the number and 84 percent of the biomass of over 3,000 prey items collected from adult and nestling wood storks (Ogden et al. 1976). Table 8 lists the fish species consumed by wood storks in Ogden et al. (1976).

Table 8. Primary Fish Species consumed by Wood Storks from Ogden et al. (1976)

Common name	Scientific name	Percent Individuals	Percent Biomass
Sunfishes	*Centrarchidae*	14	44
Yellow bullhead	*Italurus natalis*	2	12
Marsh killifish	*Fundulus confluentus*	18	11
Flagfish	*Jordenella floridae*	32	7
Sailfin molly	*Poecilia latipinna*	20	11

These species were also observed to be consumed in much greater proportions than they occur at feeding sites, and abundant smaller species [*e.g.*, mosquitofish (*Gambusia affinis*), least killifish (*Heterandria formosa*), bluefin killifish (*Lucania goodei*)] are under-represented, which the researchers believed was probably because their small size did not elicit a bill-snapping reflex in these tactile feeders (Coulter et al. 1999). Their studies also showed that, in addition to selecting larger species of fish, wood storks consumed individuals that are significantly larger (>3.5 cm) than the mean size available (2.5 cm), and many were greater than 1-year old (Ogden et al. 1976, Coulter et al. 1999). However, Ogden et al. (1976) also found that wood storks most likely consumed fish that were between 1.5 and 9.0 cm in length (Figure 4 in Ogden et al. 1976).

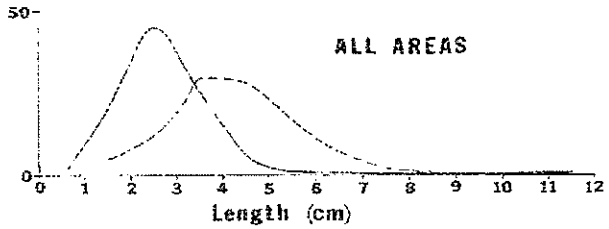

FIGURE 4. Length frequency distribution of fish available to and consumed by Wood Storks in different habitats.

In Ogden et al.'s (1976) Figure 4, the dotted line is the distribution of fish consumed and the solid line is the available fish. Straight interpretation of the area under the dotted line curve

represents the size classes of fish most likely consumed by wood storks and is the basis of our determination of the amount of biomass that is within the size range of fish most likely consumed by wood storks, which in this example is a range size of 1.5 to 9.0 cm in length.

Wood stork suitable prey base (biomass per hydroperiod): To estimate that fraction of the available fish biomass that might be consumed by wood storks, the following analysis was conducted. Trexler et al.'s (2002) 2-year throw trap data of absolute and relative fish abundance per hydroperiod distributed across 20 study sites in the ENP and the WCAs was considered to be representative of the Everglades fish assemblage available to wood storks (n = 37,718 specimens of 33 species). Although Trexler et al.'s (2002) data was based on throw-trap data and representative of fish 8 cm or smaller, the Service believes the data set can be used to predict the biomass/m^2 for total fish (those both smaller and larger than 8 cm). This approach is also supported, based on our assessment of prey consumption by wood storks in Ogden et al.'s (1976) study (Figure 4), that the wood storks general preference is for fish measuring 1.5 cm to 9 cm and is generally inclusive of Trexler et al.'s (2002) throw-trap data of fish 8 cm or smaller.

To estimate the fraction of the fish biomass that might be consumed by wood storks, the Service, using Trexler et al.'s (2002) throw-trap data set, determined the mean biomass of each fish species that fell within the wood stork prey size limits of 1.5 to 9.0 cm. The mean biomass of each fish species was estimated from the length and wet mass relationships for Everglades' icthyofauna developed by Kushlan et al. (1986). The proportion of each species that was outside of this prey length and biomass range was estimated using the species mean and variance provided in Table 1 in Kushlan et al. (1986). These biomass estimates assumed the length and mass distributions of each species was normally distributed and the fish biomass could be estimated by eliminating that portion of each species outside of this size range. These biomass estimates of available fish prey were then standardized to a sum of 6.5 g/m^2 for Class 7 hydroperiod wetlands (Service 2009).

For example, Kushlan et al. (1986) lists the warmouth (*Lepomis gulosus*) with a mean average biomass of 36.76 g. In fish samples collected by Trexler et al. (2002), this species accounted for 0.048 percent (18/37,715=0.000477) of the Everglades freshwater ichthyofauna. Based on an average biomass of 36.76 g (Kushlan et al. 1986), the 0.048 percent representation from Trexler et al. (2002) is equivalent to an average biomass of 1.75 g (36.76*0.048) or 6.57 percent (1.75/26.715) of the estimated average biomass (26.715 g) of Trexler et al.'s (2002) samples (Service 2009).

Standardizing these data to a sample size of 6.5 g/m^2, the warmouth biomass for long hydroperiod wetlands would be about 0.427 g (Service 2009). However, the size frequency distribution (assumed normal) for warmouth (Kushlan et al. 1986) indicate 48 percent are too large for wood storks and 0.6 percent are too small (outside the 1.5 cm to 9 cm size range most likely consumed), so the warmouth biomass within the wood stork's most likely consumed size range is only 0.208 g (0.427*(0.48+0.006)=0.2075) in a 6.5 g/m^2 sample. Using this approach summed over all species in long hydroperiod wetlands, only 3.685 g/m^2 of the 6.5 g/m^2 sample consists of fish within the size range likely consumed by wood storks or about 57 percent (3.685/6.5*100=56.7) of the total biomass available.

An alternative approach to estimate the available biomass is based on Ogden et al. (1976). In their study (Table 8), the sunfishes and four other species that accounted for 84 percent of the biomass eaten by wood storks totaled 2.522 g of the 6.5 g/m^2 sample (Service 2009). Adding the remaining 16 percent from other species in the sample, the total biomass would suggest that 2.97 g of a 6.5 g/m^2 sample are most likely to be consumed by wood storks or about 45.7 percent (2.97/6.5=0.4569)

The mean of these two estimates is 3.33g/m^2 for long hydroperiod wetlands (3.685 + 2.97 = 6.655/ 2 = 3.33). This proportion of available fish prey of a suitable size (3.33 g/m^2 / 6.5 g/m^2 = 0.51 or 51 percent) was then multiplied by the total fish biomass in each hydroperiod class to provide an estimate of the total biomass of a hydroperiod that is the appropriate size and species composition most likely consumed by wood storks.

As an example, a Class 3 SFWMD model hydroperiod wetland with a biomass of 2.3 grams/m^2, adjusted by 51 percent for appropriate size and species composition, provides an available biomass of 1.196 grams/m^2. Following this approach, the biomass per hydroperiod potentially available to predation by wood storks based on size and species composition is:

Table 9. Wood Stork Suitable Prey Base (fish biomass per hydroperiod)

Hydroperiod Class	Days Inundated	Fish Biomass
Class 1	0-60	0.26 gram/m^2
Class 2	60-120	0.52 gram/m^2
Class 3	120-180	1.196 grams/m^2
Class 4	180-240	2.184 grams/m^2
Class 5	240-300	2.704 grams/m^2
Class 6	300-330	3.12 grams/m^2
Class 7	330-365	3.38 grams/m^2

Wood Stork-Wading Bird Prey Consumption Competition: In 2006, (Service 2006), the Service developed an assessment approach that provided a foraging efficiency estimate that 55 percent of the available biomass was actually consumed by wood storks. Since the implementation of this assessment approach, the Service has received comments from various sources concerning the Service's understanding of Fleming et al.'s (1994) assessment of prey base consumed by wood storks versus prey base assumed available to wood stork and the factors included in the 90 percent prey reduction value.

In our original assessment, we noted that, "*Fleming et al. (1994) provided an estimate of 10 percent of the total biomass in their studies of wood stork foraging as the amount that is actually consumed by the storks. However, the Fleming et al. (1994) estimate also includes a second factor, the suitability of the foraging site for wood storks, a factor that we have calculated separately. In their assessment, these two factors accounted for a 90 percent reduction in the biomass actually consumed by the storks. We consider these two factors as equally important and are treated as equal components in the 90 percent reduction; therefore, we consider each factor to represent 45 percent of the reduction. In consideration of this approach, Fleming et al.'s (1994) estimate that 10 percent of the biomass would actually be consumed by the storks would be added to the 45 percent value for an estimate that 55 percent (10 percent plus the remaining 45 percent) of the available biomass would actually be consumed by the storks and is the factor we believe represents the amount of the prey base that is actually consumed by the stork.*"

In a follow-up review of Fleming et al.'s (1994) report, we noted that the 10 percent reference is to prey available to wood storks, not prey consumed by wood storks. We also noted the 90 percent reduction also includes an assessment of prey size, an assessment of prey available by water level (hydroperiod), an assessment of suitability of habitat for foraging (openness), and an assessment for competition with other species, not just the two factors considered originally by the Service (suitability and competition). Therefore, in re-evaluating of our approach, we identified four factors in the 90 percent biomass reduction and not two as we previously considered. We believe these four factors are represented as equal proportions of the 90 percent reduction, which corresponds to an equal split of 22.5 percent for each factor. Since we have accounted previously for three of these factors in our approach (prey size, habitat suitability, and hydroperiod) and they are treated separately in our assessment, we consider a more appropriate foraging efficiency to represent the original 10 percent and the remaining 22.5 percent from the 90 percent reduction discussed above. Following this revised assessment, our competition factor would be 32.5 percent, not the initial estimate of 55 percent.

Other comments reference the methodology's lack of sensitivity to limiting factors, i.e., is there sufficient habitat available across all hydroperiods during critical life stages of wood stork nesting and does this approach over emphasize the foraging biomass of long hydroperiod wetlands with a corresponding under valuation of short hydroperid wetlands. The Service is aware of these questions and is examining alternative ways to assess these concerns. However, until futher research is generated to refine our approach, we continue to support the assessment tool as outlined.

Following this approach, Table 10 has been adjusted to reflect the competition factor and represents the amount of biomass consumed by wood storks and is the basis of our effects assessments (Class 1 hydroperiod with a biomass 0.26 g, multiplied by 0.325, results in a value of 0.08 g [0.25*.325=0.08]) (Table 10).

Table 10 Actual Biomass Consumed by Wood Storks

Hydroperiod Class	Days Inundated	Fish Biomass
Class 1	0-60	0.08 gram/m^2
Class 2	60-120	0.17 gram/m^2
Class 3	120-180	0.39 grams/m^2
Class 4	180-240	0.71 grams/m^2
Class 5	240-300	0.88 grams/m^2
Class 6	300-330	1.01 grams/m^2
Class 7	330-365	1.10 grams/m^2

Sample Project of Biomass Calculations and Corresponding Concurrence Determination

Example 1:

An applicant is proposing to construct a residential development with unavoidable impacts to 5 acres of wetlands and is proposing to restore and preserve 3 acres of wetlands onsite. Data on the onsite wetlands classified these systems as exotic impacted wetlands with greater than 50

percent but less than 75 percent exotics (Table 3) with an average hydroperiod of 120-180 days of inundation.

The equation to calculate the biomass lost is: The number of acres, converted to square-meters, times the amount of actual biomass consumed by the wood stork (Table 10), times the exotic foraging suitability index (Table 3), equals the amount of grams lost, which is converted to kg.

Biomass lost (5*4,047*0.39 (Table 10)*0.37 (Table 3)=2,919.9 grams or 2.92 kg)

In the example provided, the 5 acres of wetlands, converted to square-meters (1 acre= 4,047 m^2) would provide 2.9 kg of biomass (5*4,047*0.39 (Table 10)*0.37 (Table 3)= 2,919.9 grams or 2.9 kg), which would be lost from development.

The equation to calculate the biomass from the preserve is the same, except two calculations are needed, one for the existing biomass available and one for the biomass available after restoration.

Biomass Pre: (3*4,047*0.39(Table 10)*0.37 (Table 3)=1,751.95grams or 1.75 kg)

Biomass Post: (3*4,047*0.39 (Table 10)*1(Table 3)=4,734.99 grams or 4.74 kg)

Net increase: 4.74 kg-1.75 kg = 2.98 kg Compensation Site

Project Site Balance 2.98 kg- 2.92 kg = 0.07kg

The compensation proposed is 3 acres, which is within the same hydroperiod and has the same level of exotics. Following the calculations for the 5 acres, the 3 acres in its current habitat state, provides 1.75 kg (3*4,047*0.39 (Table 10)*0.37 (Table 3)=1,751.95grams or 1.75 kg) and following restoration provides 4.74 kg (3*4,047*0.39 (Table 10)*1(Table 3)=4,734.99 grams or 4.74 kg), a net increase in biomass of 2.98 kg (4.74-1.75=2.98).

Example 1: 5 acre wetland loss, 3 acre wetland enhanced – same hydroperiod - NLAA

Hydroperiod	Existing Footprint		On-site Preserve Area				Net Change*	
			Pre Enhancement		Post Enhancement			
	Acres	Kgrams	Acres	Kgrams	Acres	Kgrams	Acres	Kgrams
Class 1 - 0 to 60 Days								
Class 2 - 60 to 120 Days								
Class 3 - 120 to 180 Days	5	2.92	3	1.75	3	4.74	(5)	0.07
Class 4 - 180 to 240 Days								
Class 5 - 240 to 300 Days								
Class 6 - 300 to 330 Days								
Class 7 - 330 to 365 days								
TOTAL	**5**	**2.92**	**3**	**1.75**	**3**	**4.74**	**(5)**	**0.07**

*Since the net increase in biomass from the restoration provides 2.98 kg and the loss is 2.92 kg, there is a positive outcome (4.74-1.75-2.92=0.07) in the same hydroperiod and Service concurrence with a NLAA is appropriate.

Example 2:

In the above example, if the onsite preserve wetlands were a class 4 hydroperiod, which has a value of 0.71. grams/m^2 instead of a class 3 hydroperiod with a 0.39 grams/m^2 [Table 10]), there would be a loss of 2.92 kg of short hydroperiod wetlands (as above) and a net gain of 8.62 kg of long-hydroperiod wetlands.

Biomass lost: (5*4,047*0.39 (Table 10)*0.37 (Table 3)=2,919.9 grams or 2.92 kg)

The current habitat state of the preserve provides 3.19 kg (3*4,047*0.71 (Table 10)*0.37 (Table 3)=3,189.44 grams or 3.19 kg) and following restoration the preserve provides 8.62 kg (3*4,047*0.71 (Table 10)*1(Table 3)= 8,620.11 grams or 8.62 kg, thus providing a net increase in class 4 hydroperiod biomass of 5.43 kg (8.62-3.19=5.43).

Biomass Pre: (3*4,047*0.71(Table 10)*0.37 (Table 3) = 3,189.44 grams or 3.19 kg)

Biomass Post: (3*4,047*0.71 (Table 10)*1(Table 3)=8,620.11 grams or 8.62 kg)

Net increase: 8.62 kg-3.19 kg = 5.43 kg

Project Site Balance 5.43 kg- 2.92 kg = 2.51 kg

Example 2: 5 acre wetland loss, 3 acre wetland enhanced – different hydroperiod – May Affect

Hydroperiod	Existing Footprint		On-site Preserve Area				Net Change*	
			Pre Enhancement		Post Enhancement			
	Acres	Kgrams	Acres	Kgrams	Acres	Kgrams	Acres	Kgrams
Class 1 - 0 to 60 Days								
Class 2 - 60 to 120 Days								
Class 3 - 120 to 180 Days	5	2.92					(5)	-2.92
Class 4 - 180 to 240 Days			3	3.19	3	8.62	0	5.43
Class 5 - 240 to 300 Days								
Class 6 - 300 to 330 Days								
Class 7 - 330 to 365 days								
TOTAL	**5**	**2.92**	**3**	**3.19**	**3**	**8.62**	**(5)**	**2.51**

In this second example, even though there is an overall increase in biomass, the biomass loss is a different hydroperiod than the biomass gain from restoration, therefore, the Service could not concur with a NLAA and further coordination with the Service is appropriate.

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Attachment 2:

Rating Indices for Foraging Habitat Variables in the Army Corp of Engineer's (USACE) Wood Stork Key



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APPENDIX A

RATING INDICES FORAGING HABITAT VARIABLES

1. Prey Availability

Descriptions	Score
➢ Wetland or water body provides two to 15 inches of littoral depth for foraging purposes for the majority of the forging area ➢ Wetland or water body provides relative calm fluidity and without dense coverage of aquatic vegetation ➢ Wetland contains many small depressional pockets for forage to become concentrated	3.0
➢ Wetland or water body provides two to 15 inches of littoral depth for at least half of the foraging area ➢ Wetland or water body provides a calm fluidity motion with a few patches of dense aquatic vegetation ➢ Wetland contains scattered depressional pockets for forage to become concentrated	2.0
➢ Wetland or water body provides two to 15 inches of littoral depths for at least some of the foraging area ➢ Wetland or water body provides a calm fluidity motion with scattered patches of dense aquatic vegetation ➢ Wetland contains few depressional pockets for forage to become concentrated	1.0
➢ Wetland or water body does not provide littoral foraging areas with two to 15 inches in depth ➢ Wetland or water body does not provide a calm fluidity motion or has extreme coverage of dense aquatic vegetation	0.0

2. Hydrologic Regime

Descriptions	Score
➢ Wetland or water body provides indicators indicative of longer hydroperiods for interior wetlands during the drying cycle of the dry season ➢ Wetland or water body provides indicators indicative of a short hydroperiod during the wet season to provide littoral foraging of appropriate depths when larger wetlands and water bodies are too inundated ➢ Wetland or water body has a strong hydrological connection such as ditches, swales, sheetflow, etc. that provides more permanent hydrology to make available necessary fish densities for foraging	3.0

2. Hydrologic Regime (Continued)

Descriptions	Score
➢ Wetland or water body provides evidence of very few hydrological alterations for interior wetlands during the drying cycle of the dry season ➢ Wetland or water body provides evidence of very few hydrological alterations during the wet season that will provide littoral foraging of appropriate depths when larger wetlands and water bodies are inundated ➢ Wetland or water body has an adequate hydrological connection such as ditches, swales, sheetflow, etc. that provides more permanent hydrology to make available necessary fish densities	2.0
➢ Wetland or water body provides evidence of a moderately altered hydroperiod for interior wetlands during the drying cycle of the dry season. ➢ Wetland or water body provides evidence of a moderately altered hydroperiod during the wet season that will provide some littoral foraging at appropriate depths when larger wetlands and water bodies are inundated ➢ Wetland or water body has moderate hydrological connections such as ditches, swales, sheetflow, etc. that provides adequate hydrology to make available necessary fish densities	1.0
➢ Wetland or water body provides evidence of a severely altered hydroperiod for interior wetlands during the drying cycle that provide no available foraging habitat ➢ Wetland or water body provides evidence of a severely altered hydroperiod during the wet season that provide no littoral areas when other areas have extreme inundation ➢ Wetland or water body has no hydrological connection such as ditches, swales, sheetflow, etc. that could provide adequate hydrology for necessary fish densities	0.0

3. Water Quality

Land Use Category	Score
Open Space/Natural, Undeveloped Areas	3.0
Unimproved Pasture/Rangeland	2.5
Citrus Grove	2.0
Sugar Cane	2.0
Low Density Residential	2.0
Low Density Commercial	2.0
Low Density Highway	2.0
Institutional	2.0
Single-family Residential	1.5

3. **Water Quality (Continued)**

Land Use Category	Score
Recreational	1.5
Golf Course	1.5
Moderately Intense Commercial	1.5
High Volume Highway	1.0
Industrial	1.0
Mining	1.0
Multi-family Residential	1.0
Improved Pasture	1.0
Row Crop	1.0
High Intensity Commercial	0.5
Dairy or Feed Lot	0.0
Pretreatment Category	
Natural, Undeveloped Areas	3.0
Wet Detention with Swales	2.5
Wet Detention with Dry Detention	2.5
Combination Grass Swales with Dry Detention	2.0
Grass Swales Only	1.0
Dry Detention Only	1.0
No Treatment	0.0

Attachment 2:

Rating Indices for Foraging Habitat Variables in the Army Corp of Engineer's (USACE) Wood Stork Key



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THE CORPS OF ENGINEERS, JACKSONVILLE DISTRICT, U. S. FISH AND WILDLIFE SERVICE, JACKSONVILLE ECOLOGICAL SERVICES FIELD OFFICE AND STATE OF FLORIDA EFFECT DETERMINATION KEY FOR THE WOOD STORK IN CENTRAL AND NORTH PENINSULAR FLORIDA
September 2008

Purpose and Background

The purpose of this document is to provide a tool to improve the timing and consistency of review of Federal and State permit applications and Federal civil works projects, for potential effects of these projects on the endangered wood stork (*Mycteria americana*) within the Jacksonville Ecological Services Field Office (JAFL) geographic area of responsibility (GAR see below). The key is designed primarily for Corps Project Managers in the Regulatory and Planning Divisions and the Florida Department of Environmental Protection or its authorized designee, or Water Management Districts. The tool consists of the following dichotomous key and reference material. The key is intended to be used to evaluate permit applications and Corps' civil works projects for impacts potentially affecting wood storks or their wetland habitats. At certain steps in the key, the user is referred to graphics depicting known wood stork nesting colonies and their core foraging areas (CFA), footnotes, and other support documents. The graphics and supporting documents may be downloaded from the Corps' web page at http://www.saj.usace.army.mil/permit or at the JAFL web site at http://www.fws.gov/northflorida/WoodStorks. We intend to utilize the most recent information for both the graphics and supporting information; so should this information be updated, we will modify it accordingly. **Note: This information is provided as an aid to project review and analysis, and is not intended to substitute for a comprehensive biological assessment of potential project impacts. Such assessments are site-specific and usually generated by the project applicant or, in the case of civil works projects, by the Corps or project co-sponsor.**

Explanatory footnotes provided in the key must be closely followed whenever encountered.

Scope of the key

This key should only be used in the review of permit applications for effects determinations on wood storks within the JAFL GAR, and not for other listed species. Counties within the JAFL GAR include Alachua, Baker, Bradford, Brevard, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Gilchrist, Hamilton, Hernando, Hillsborough, Lafayette, Lake, Levy, Madison, Manatee, Marion, Nassau, Orange, Pasco, Pinellas, Putnam, St. Johns, Seminole, Sumter, Suwannee, Taylor, Union, and Volusia.

The final effect determination will be based on project location and description, the potential effects to wood storks, and any measures (for example project components, special permit conditions) that avoid or minimize direct, indirect, and/or cumulative

impacts to wood storks and/or suitable wood stork foraging habitat. Projects that key to a "no effect" determination do not require additional consultation or coordination with the JAFL. Projects that key to "NLAA" also do not need further consultation; however, the JAFL staff will assist the Corps if requested, to answer questions regarding the appropriateness of mitigation options. Projects that key to a "may affect" determination equate to "likely to adversely affect" situations, and those projects should not be processed under the SPGP or any other programmatic general permit. For all "may affect" determinations, Corps Project Managers should request the JAFL to initiate formal consultation on the Wood stork.

Summary of General Wood Stork Nesting and Foraging Habitat Information

The wood stork is primarily associated with freshwater and estuarine habitats that are used for nesting, roosting, and foraging. Wood storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). Successful breeding sites are those that have limited human disturbance and low exposure to land based predators. Nesting sites protected from land-based predators are characterized as those surrounded by large expanses of open water or where the nest trees are inundated at the onset of nesting and remain inundated throughout most of the breeding cycle. These colonies have water depths between 0.9 and 1.5 meters (3 and 5 feet) during the breeding season.

In addition to limited human disturbance and land-based predation, successful nesting depends on the availability of suitable foraging habitat. Such habitat generally results from a combination of average or above-average rainfall during the summer rainy season, and an absence of unusually rainy or cold weather during the winter-spring breeding season (Kahl 1964; Rodgers et al. 1987). This pattern produces widespread and prolonged flooding of summer marshes that tends to maximize production of freshwater fishes, followed by steady drying that concentrate fish during the season when storks nest (Kahl 1964). Successful nesting colonies are those that have a large number of foraging sites. To maintain a wide range of foraging opportunities, a variety of wetland habitats exhibiting short and long hydroperiods should be present. In terms of wood stork foraging, the Service (1999) describes a short hydroperiod as one where a wetland fluctuates between wet and dry in 1 to 5-month cycles, and a long hydroperiod where the wet period is greater than five consecutive months. Wood storks during the wet season generally feed in the shallow water of short-hydroperiod wetlands and in coastal habitats during low tide. During the dry season, foraging shifts to longer hydroperiod interior wetlands as they progressively dry down (though usually retaining some surface water throughout the dry season).

Because of their specialized feeding behavior, wood storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the wood stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches, and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). Preferred foraging habitat includes wetlands exhibiting a mosaic of submerged and/or emergent aquatic vegetation, and shallow, open-water areas subject to hydrologic

regimes ranging from dry to wet. The vegetative component provides nursery habitat for small fish, frogs, and other aquatic prey, and the shallow, open-water areas provide sites for concentration of the prey during daily or seasonal low water periods.

WOOD STORK KEY

Although designed primarily for use by Corps Project Managers in the Regulatory and Planning Divisions, and State Regulatory agencies or their designees, project permit applicants and co-sponsors of civil works projects may find this key and its supporting documents useful in identifying potential project impacts to wood storks, and planning how best to avoid, minimize, or compensate for any identified adverse effects.

A. Project within 2,500 feet of an active colony site[1]……*May affect*

Project more than 2,500 feet from a colony site……go to B

B. Project does not affect suitable foraging habitat[2] (SFH)…….*no effect*

Project impacts SFH[2]……go to C

C. Project impacts to SFH are less than or equal to 0.5 acre[3]…….....*NLAA*[4]

Project impacts to SFH are greater than or equal to 0.5 acre..……..go to D

D. Project impacts to SFH not within a Core Foraging Area[5] (see attached map) of a colony site, and no wood storks have been documented foraging on site…….....NLAA[4]

Project impacts to SFH are within the CFA of a colony site, or wood storks have been documented foraging on a project site outside the CFA ……..….go to E

E. Project provides SFH compensation within the Service Area of a Service-approved wetland mitigation bank or wood stork conservation bank preferably within the CFA, or consists of SFH compensation within the CFA consisting of enhancement, restoration or creation in a project phased approach that provides an amount of habitat and foraging function equivalent to that of impacted SFH (see *Wood Stork Foraging Habitat Assessment Procedure*[6] for guidance), is not contrary to the Service's *Habitat Management Guidelines For The Wood Stork In The Southeast Region* and in accordance with the CWA section 404(b)(1) guidelines……*NLAA*[4]

Project does not satisfy these elements.…….....……...*May affect*

[1] An active nesting site is defined as a site currently supporting breeding pairs of wood storks, or has supported breeding wood storks at least once during the preceding 10-year period.

[2] Suitable foraging habitat (SFH) is described as any area containing patches of relatively open (< 25% aquatic vegetation), calm water, and having a permanent or seasonal water depth between 2 and 15 inches (5 to 38 cm). SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to, freshwater marshes and stock ponds, shallow, seasonally flooded roadside or agricultural ditches, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs. See above *Summary of General Wood Stork Nesting and Foraging Habitat Information*.

[3] On an individual basis, projects that impact less than 0.5 acre of SFH generally will not have a measurable effect on wood storks, although we request the Corps to require mitigation for these losses when appropriate. Wood Storks are a wide ranging species, and individually, habitat change from impacts to less than 0.5 acre of SFH is not likely to adversely affect wood storks. However, collectively they may have an effect and therefore regular monitoring and reporting of these effects are important.

[4] Upon Corps receipt of a general concurrence issued by the JAFL through the Programmatic Concurrence on this key, "NLAA" determinations for projects made pursuant to this key require no further consultation with the JAFL.

[5] The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known wood stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The referenced map provides locations of known colonies and their CFAs throughout Florida documented as active within the last 10 years. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the wood stork.

[6]This draft document, *Wood Stork Foraging Habitat Assessment Procedure*, by Passarella and Associates, Incorporated, may serve as further guidance in ascertaining wetland foraging value to wood storks and compensating for impacts to wood stork foraging habitat.

Monitoring and Reporting Effects

For the Service to monitor cumulative effects, it is important for the Corps to monitor the number of permits and provide information to the Service regarding the number of permits issued that were determined "may affect, not likely to adversely affect." It is requested that information on date, Corps identification number, project acreage, project wetland acreage, and latitude and longitude in decimal degrees be sent to the Service quarterly.

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Appendix C

Rain Data

St. Lucie County Florida



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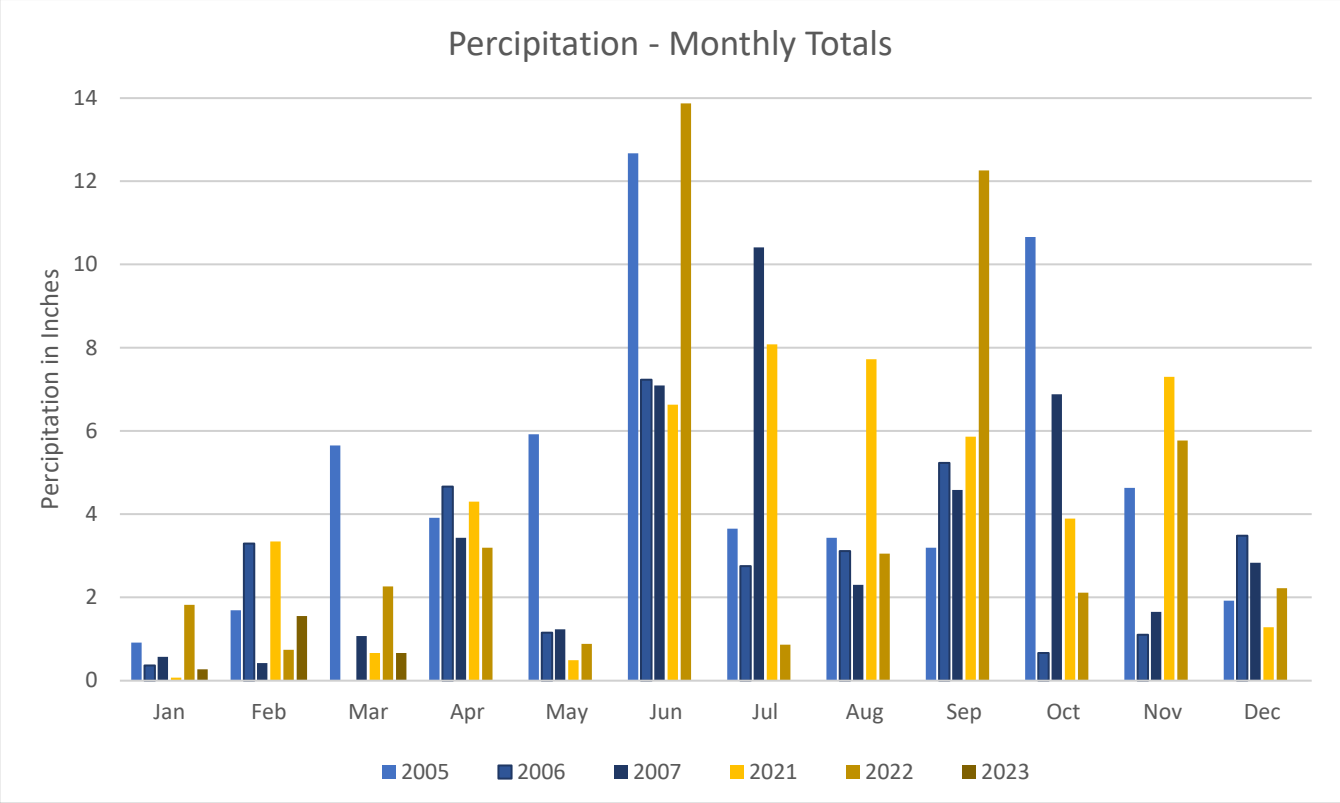
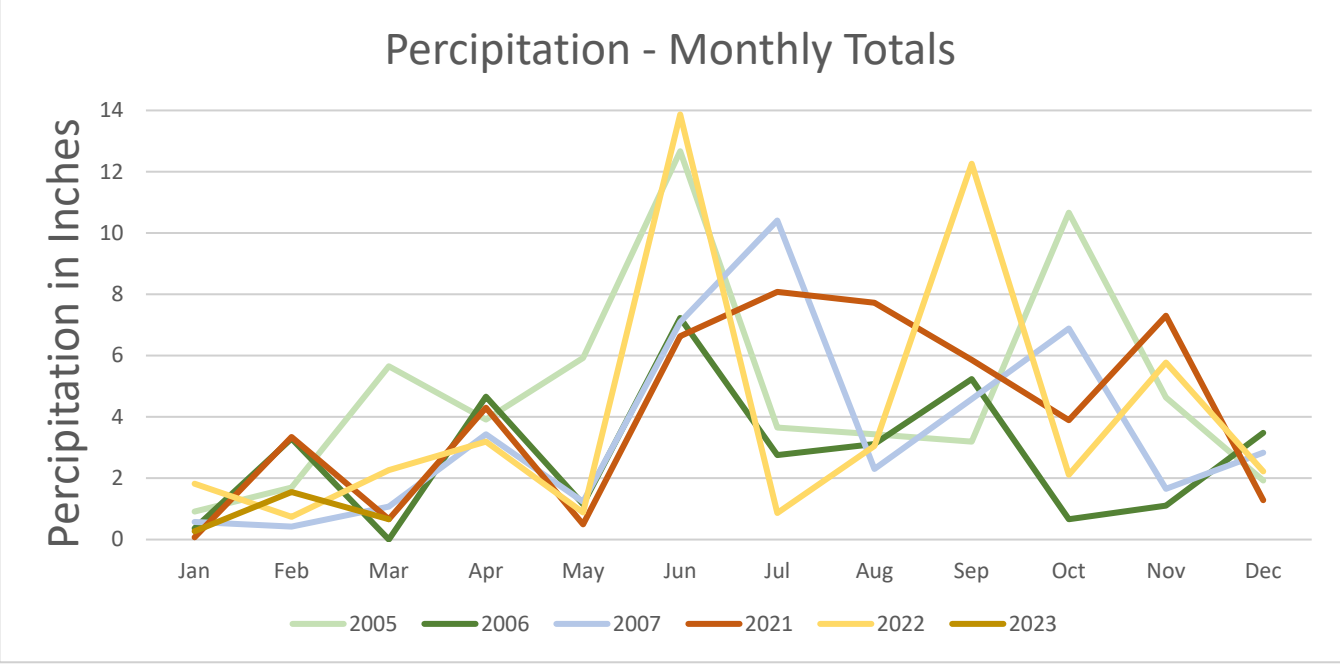
Monthly Total Precipitation for FORT PIERCE ST LUCIE COUNTY INTL AP, FL

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									





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 # 3908896 12/19/2013 at 03:29 PM
OR BOOK 3589 PAGE 1086 - 1088 Doc Type: DEED
RECORDING: $27.00
D DOC STAMP COLLECTION: $5800.00

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

SPECIAL WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Brenda Gallivan
Print Name Brenda Gallivan

Richard G. Cherry
Print Name Richard G. Cherry

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

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

By: _____
Jason Block, Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

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

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

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

Exhibit "A"

PARCEL 1:

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

PARCEL 2:

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

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

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

Prepared By:

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

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

SPECIAL WARRANTY DEED

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

P-WRR

CF30777-010

WITNESSETH:

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

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

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

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

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

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

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

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

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

Signed, Sealed and Delivered
in the presence of:

Laura Gartner
Print Name: Laura Gartner
First Witness

Print Name: Cade Becher
Second Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

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

By:
Name: Elise Kelsheimer
Title: Authorized Signatory

By:
Name: Sasha Smith
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

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

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

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

[SEAL]

CF30777-010

CF30777-010
VM2972-2344, VM2972-2345

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Village at Midway

Parcel 1:

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

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

OF SAID

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

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

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

Parcel 2:

Parcel A:

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

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

Parcel B:

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

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VM2972-2344, VM2972-2345

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.



CF30777-010

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

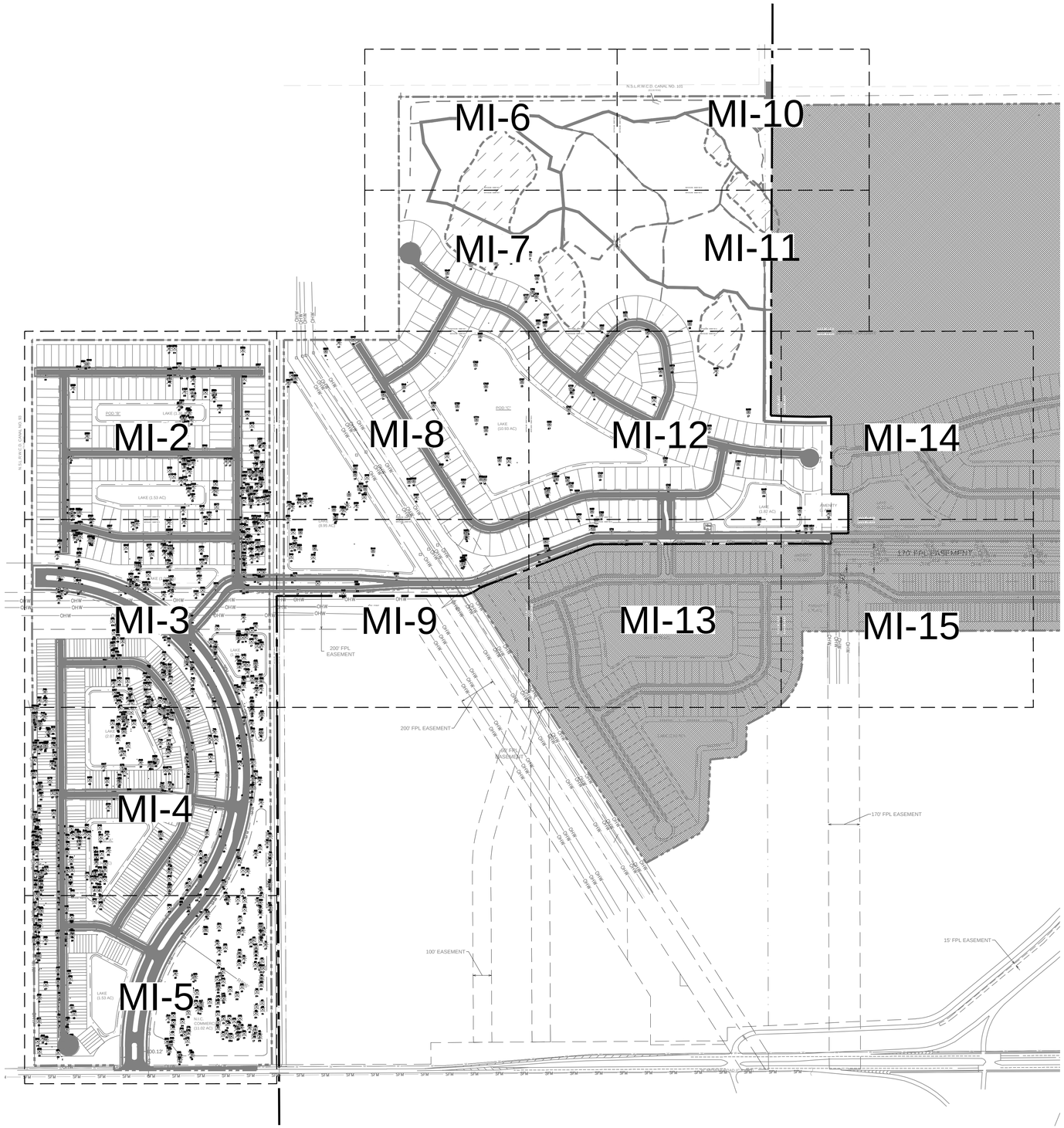
COUNTY OF MARICOPA

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



Mitigation Data:

Native Trees:

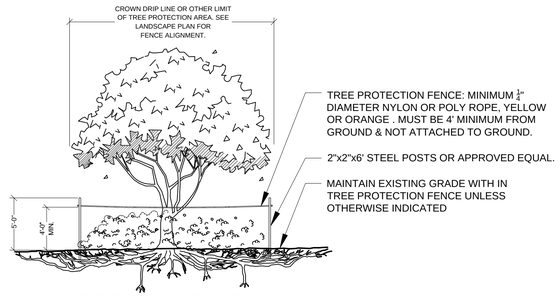
Trees Removed:	12,394.2"
Mitigation Required:	12,394.2"
Trees Preserved:	0"
Preserved Tree Offset:	0"
Mitigation Req'd:	0"
Additional Street Trees Planted Above Code Min:	0"
Additional Trees Planted:	0"

Native Palms:

Palms Removed (10' C.T. Minimum):	487
Palms Preserved:	0
Palm Mitigation Required:	487
Palms Provided:	0

Mitigation Notes:

1. Tree mitigation is for the removal of existing native trees at 14" DBH and greater.
2. Palm mitigation is for the removal of existing native palms at 10' CT and greater.
3. Species that are mitigated for must be replaced with that of the same species or that of another native species.
4. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
5. Trees to be mitigated are located in areas designated for construction.
6. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
7. Existing native understory not in direct conflict with proposed construction activity shall remain in place.



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.

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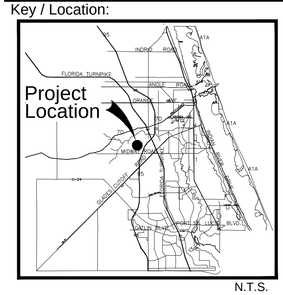
Key / Location:



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Project Team:

Client & Property Owner:	Sunrise Residential, LLC 200 E. Robinson St. Ste. 1120 Orlando, Florida 32801
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	MI-1
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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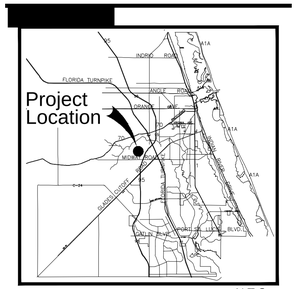

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-2**
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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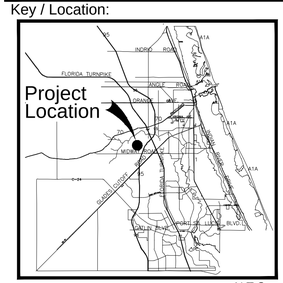

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-3**
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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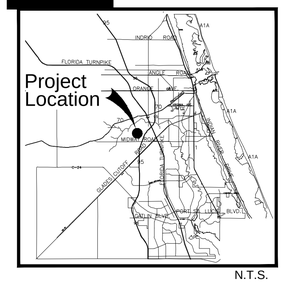

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-4**
Project Number	22-405	
Municipal Number	---	
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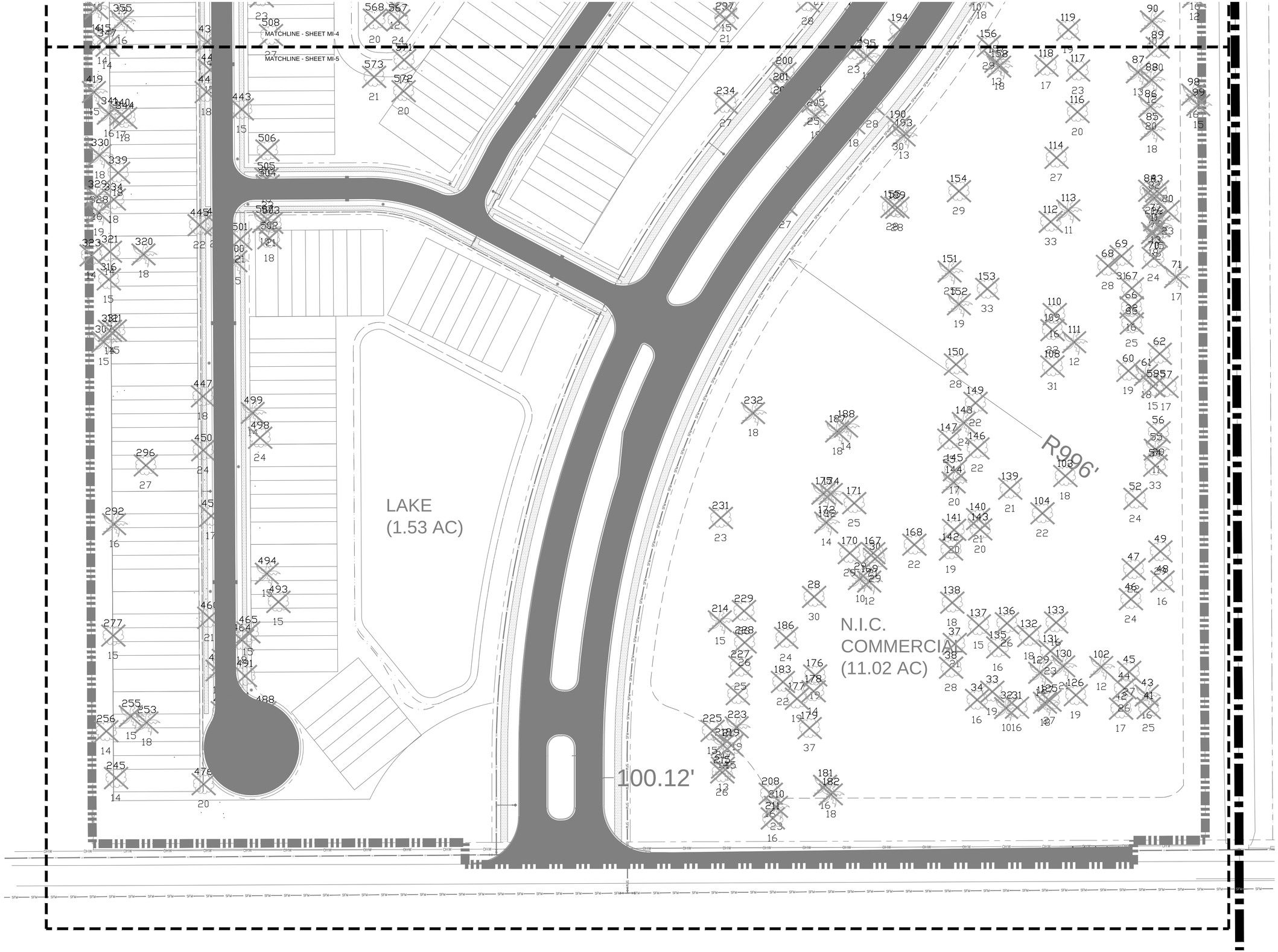

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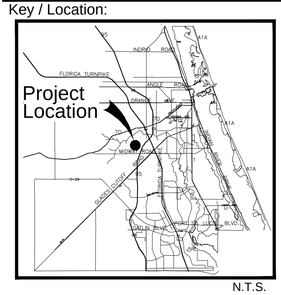

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-5**
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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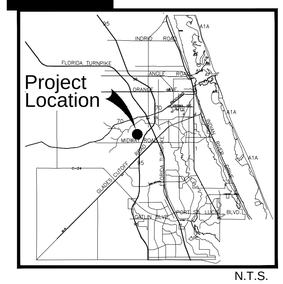

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701 East Ocean Boulevard
Stuart, Florida 34994

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700 22nd Place
Vero Beach, Florida 32960

Surveyor: GSS Surveying and Mapping, LLC
700 22nd Place, Ste. 2A
Vero Beach, Florida 32960

Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

MATCHLINE - SHEET MI-6

MATCHLINE - SHEET MI-7

MATCHLINE - SHEET MI-6

MATCHLINE - SHEET MI-10

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-6**
Project Number	22-405	
Municipal Number	---	
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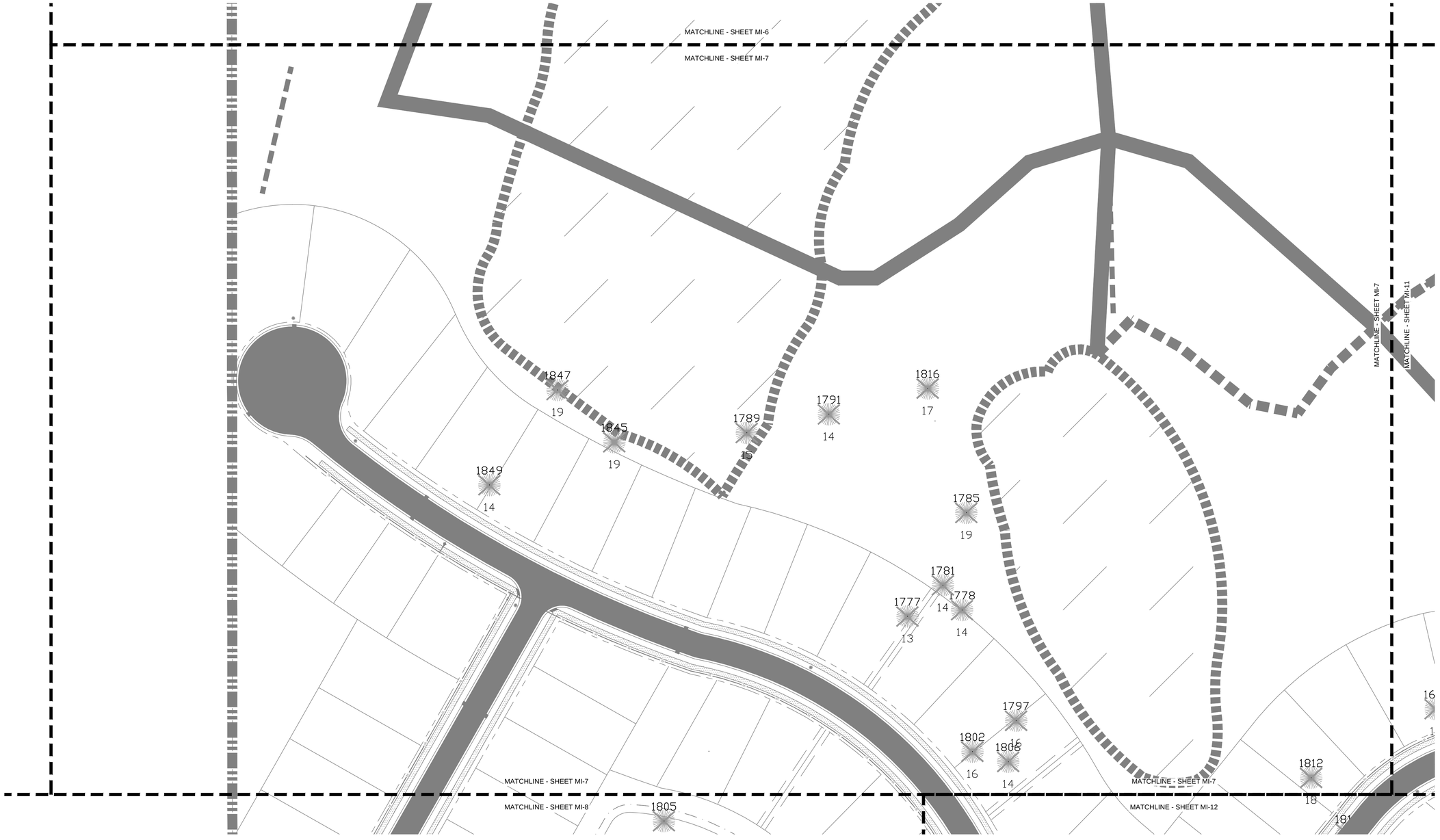

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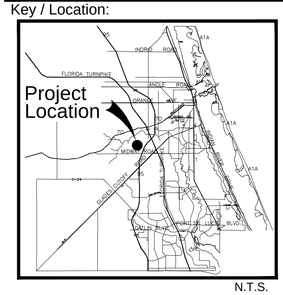

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-7**
Project Number	22-405	
Municipal Number	---	
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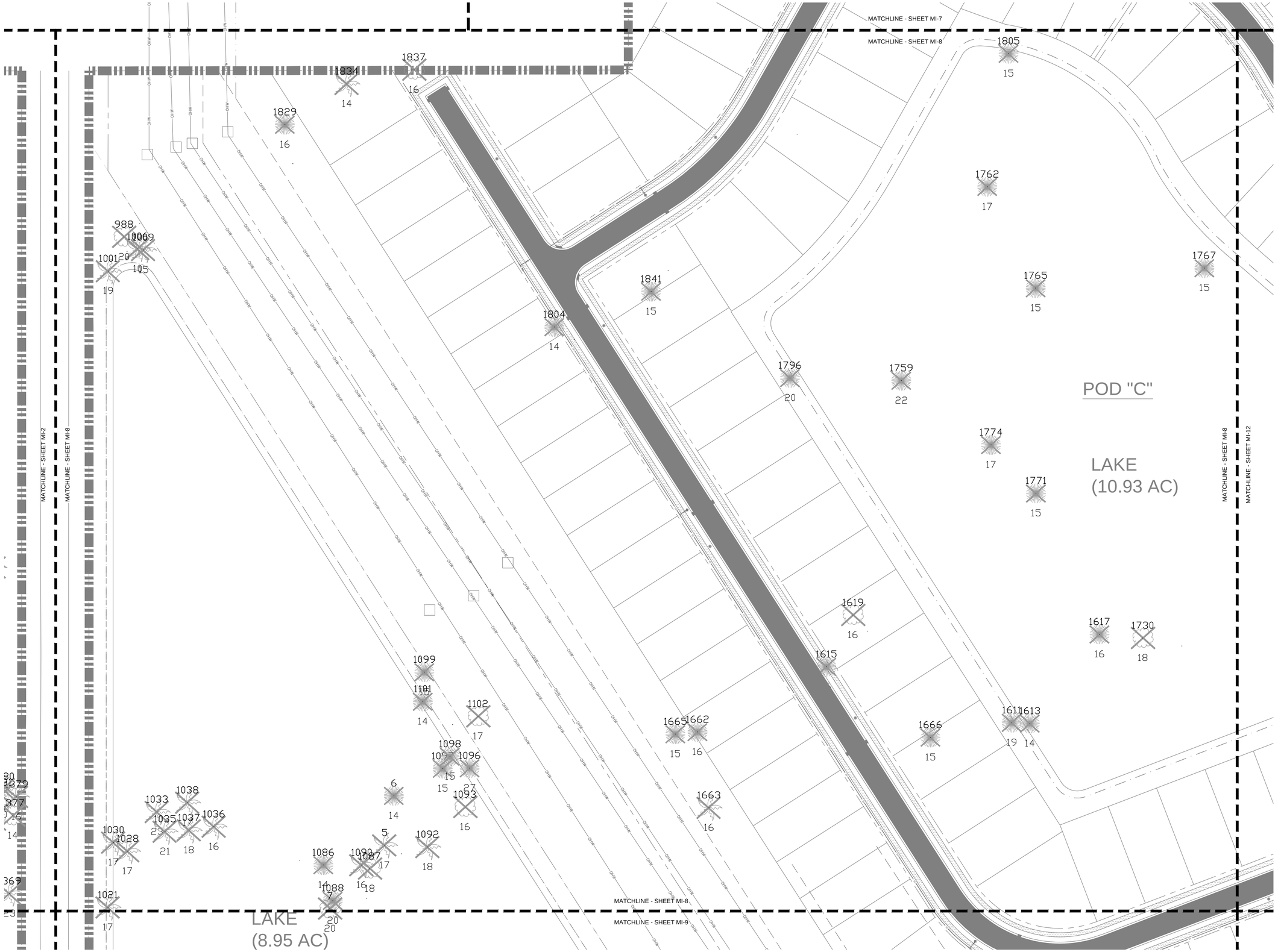

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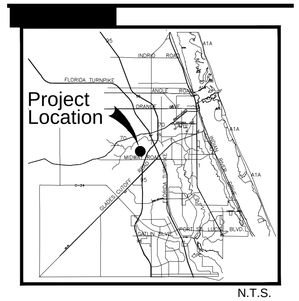

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-8**
Project Number	22-405	
Municipal Number	---	
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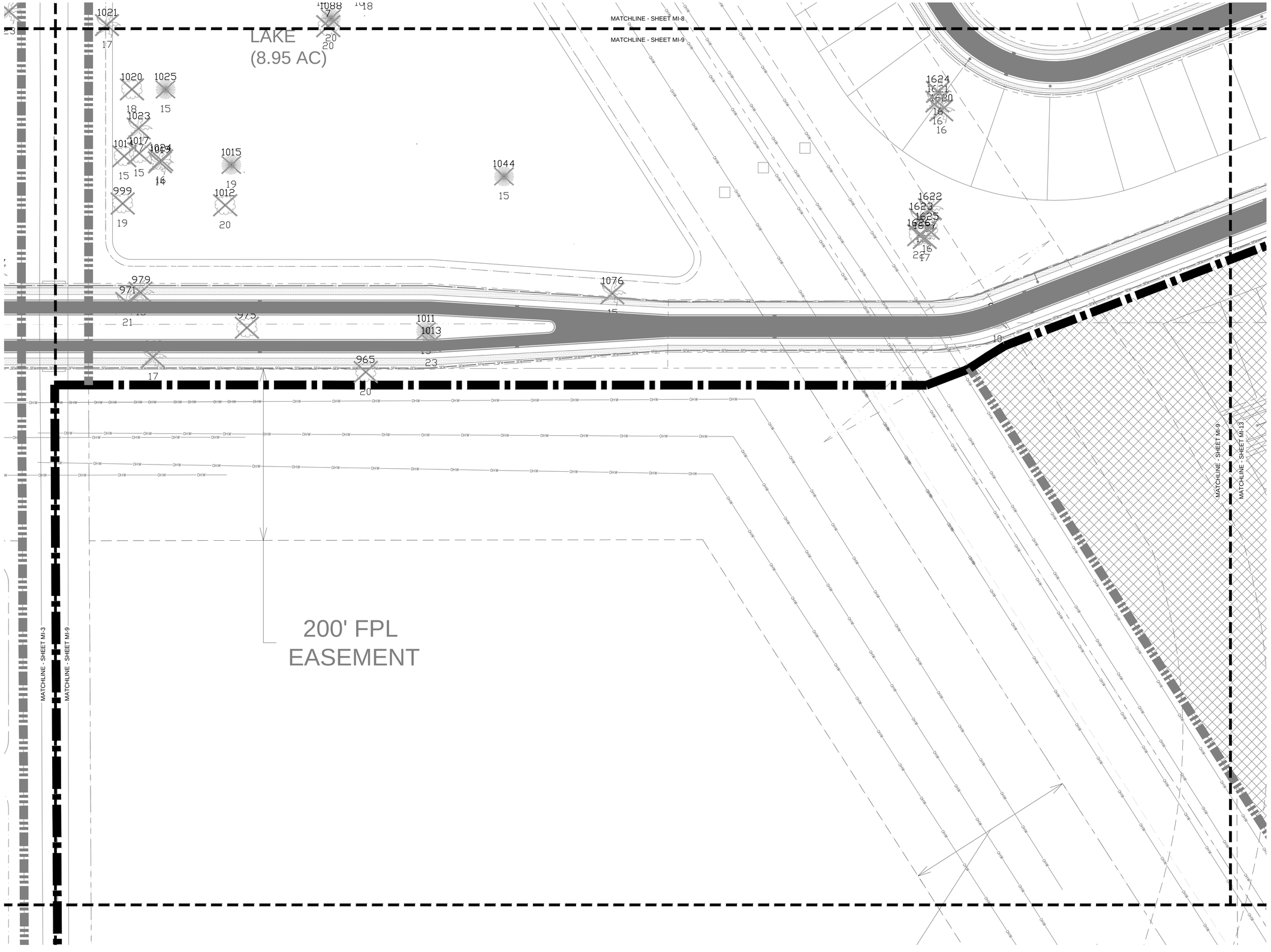

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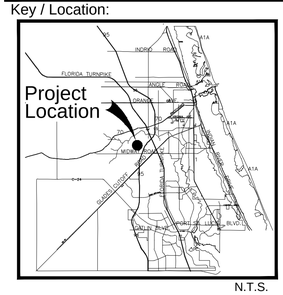

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	MI-9
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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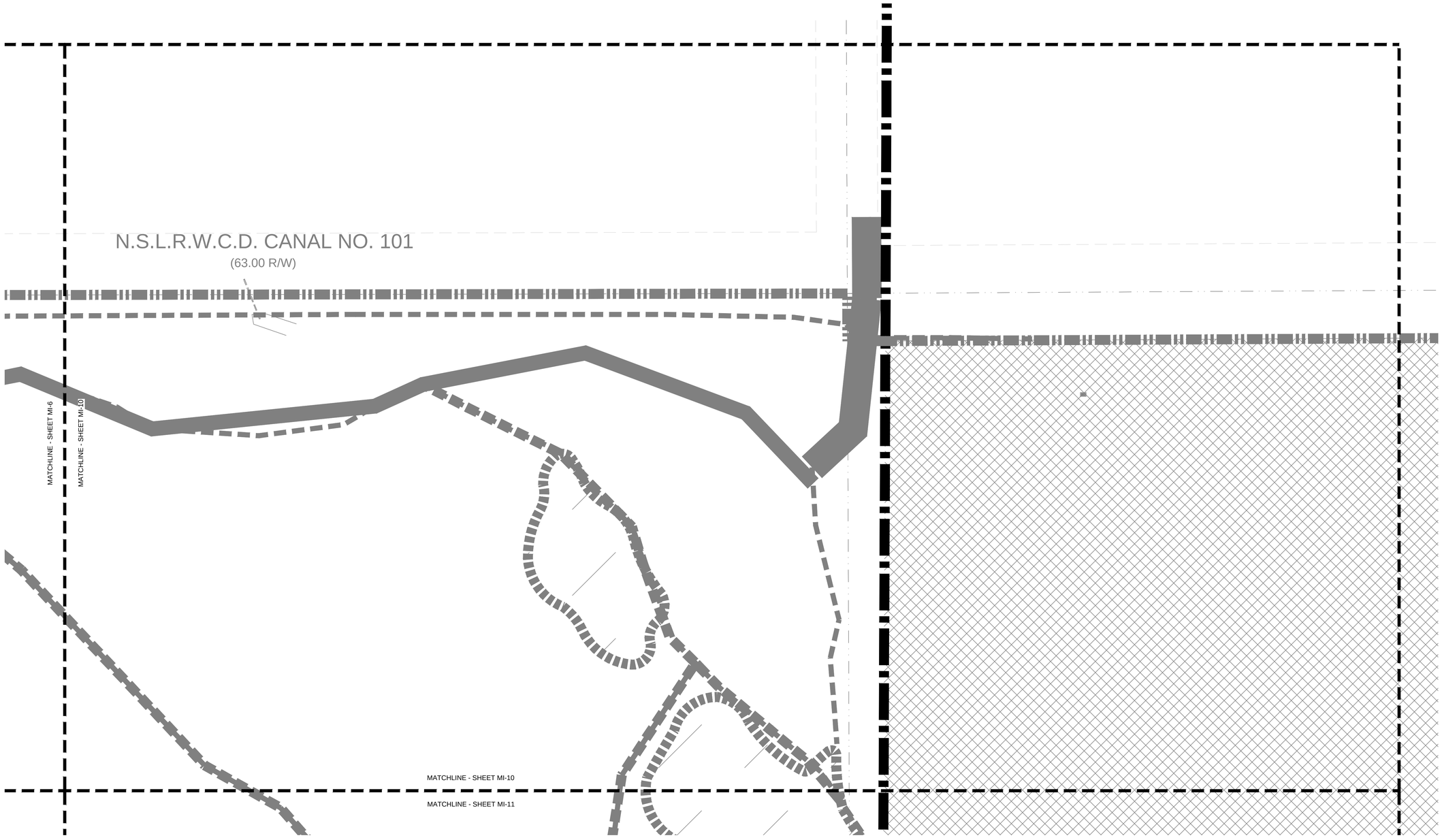

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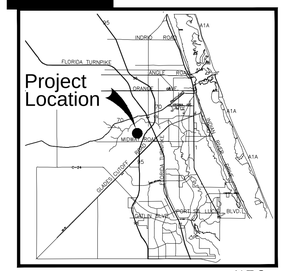

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

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NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-10**
Project Number	22-405	
Municipal Number	---	
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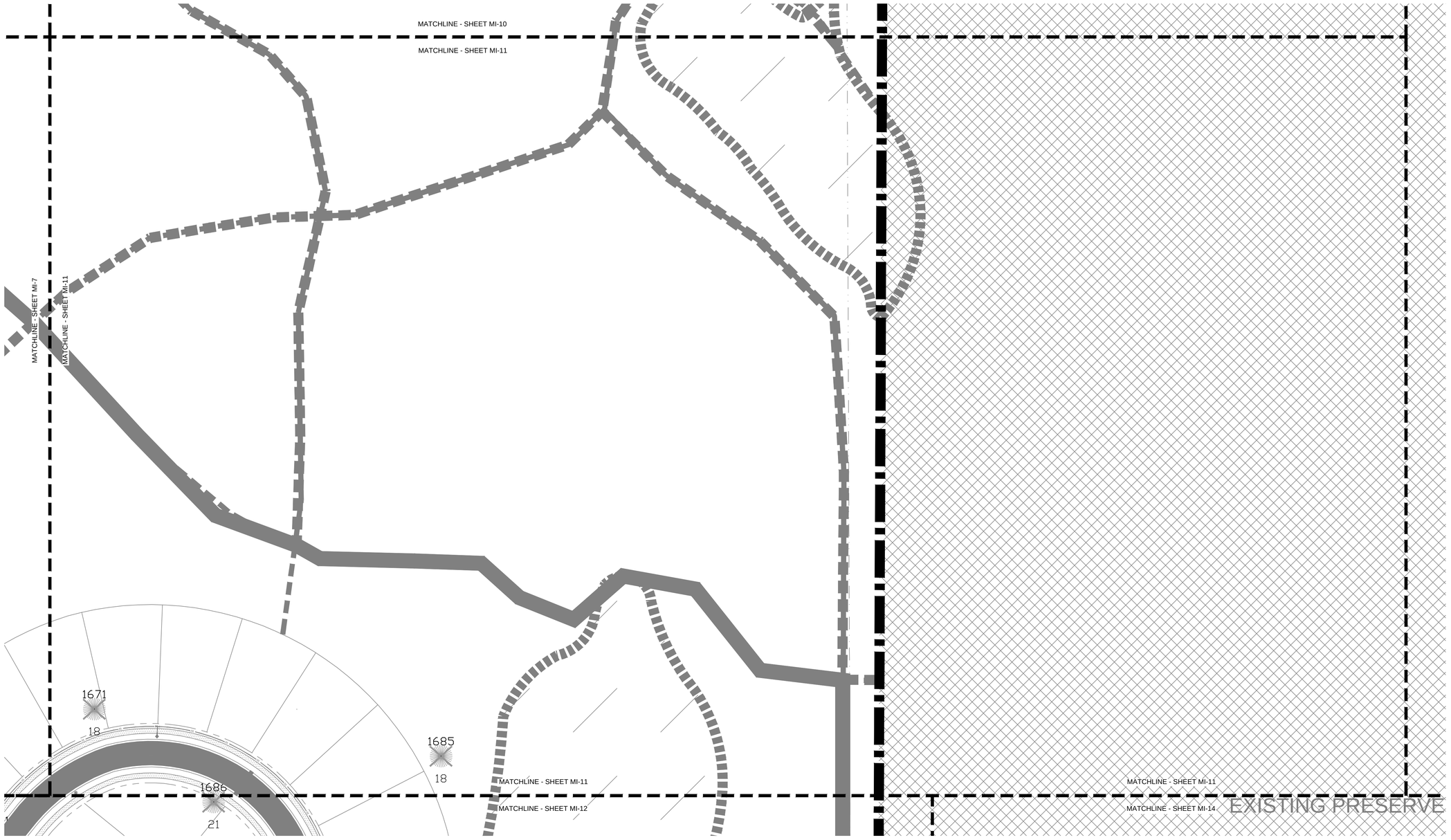

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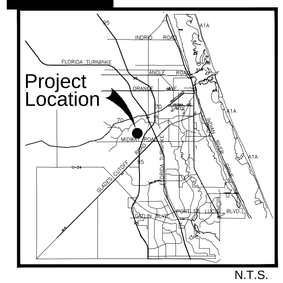

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

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08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	MI-11
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Municipal Number	---	
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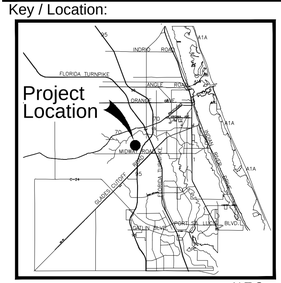

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Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC
Manager	SG
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Municipal Number	---
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Sheet **MI-12**

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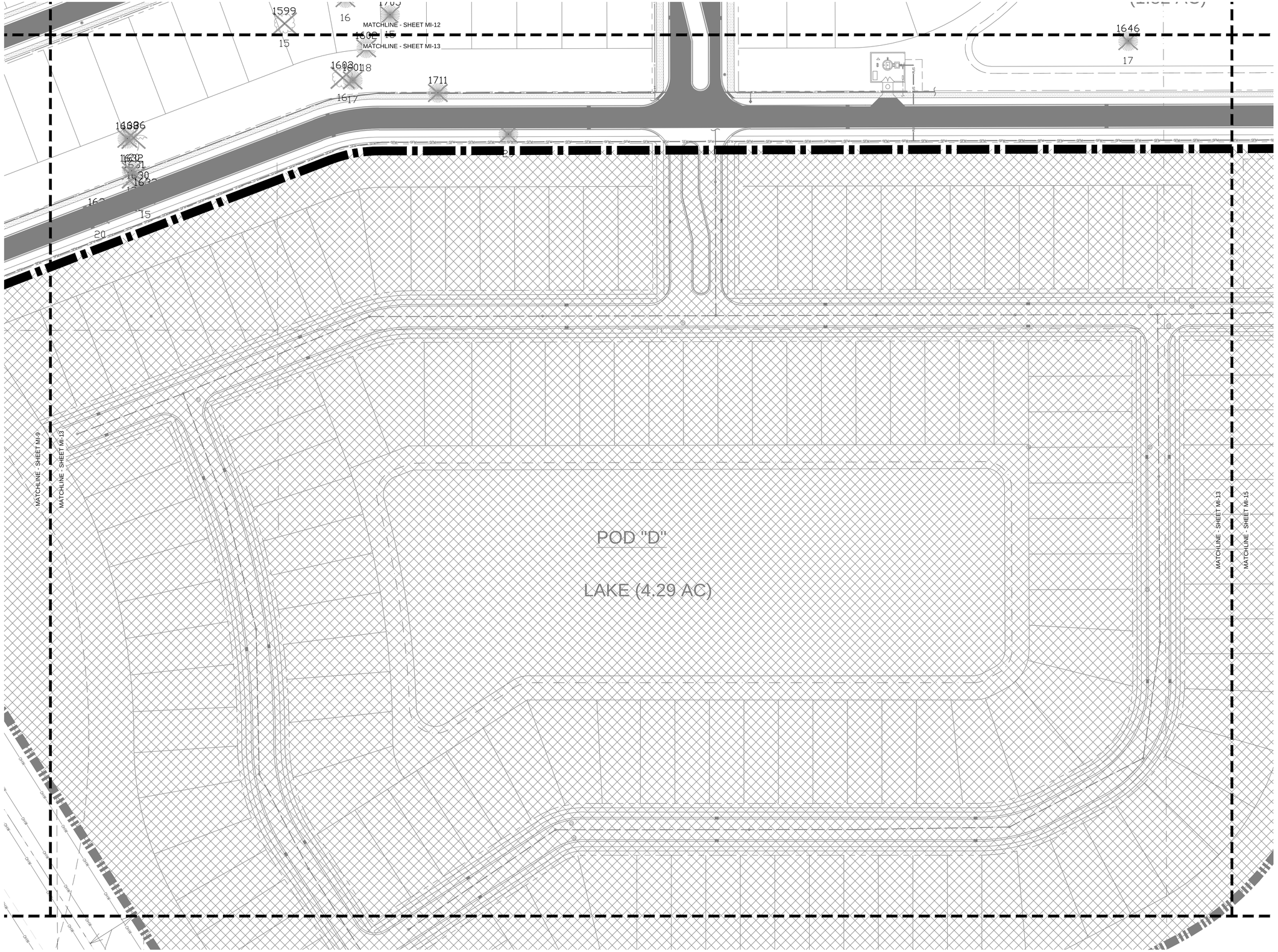
MATCHLINE - SHEET MI-12
MATCHLINE - SHEET MI-13
MATCHLINE - SHEET MI-9
MATCHLINE - SHEET MI-13
MATCHLINE - SHEET MI-13
MATCHLINE - SHEET MI-15
POD "D"
LAKE (4.29 AC)
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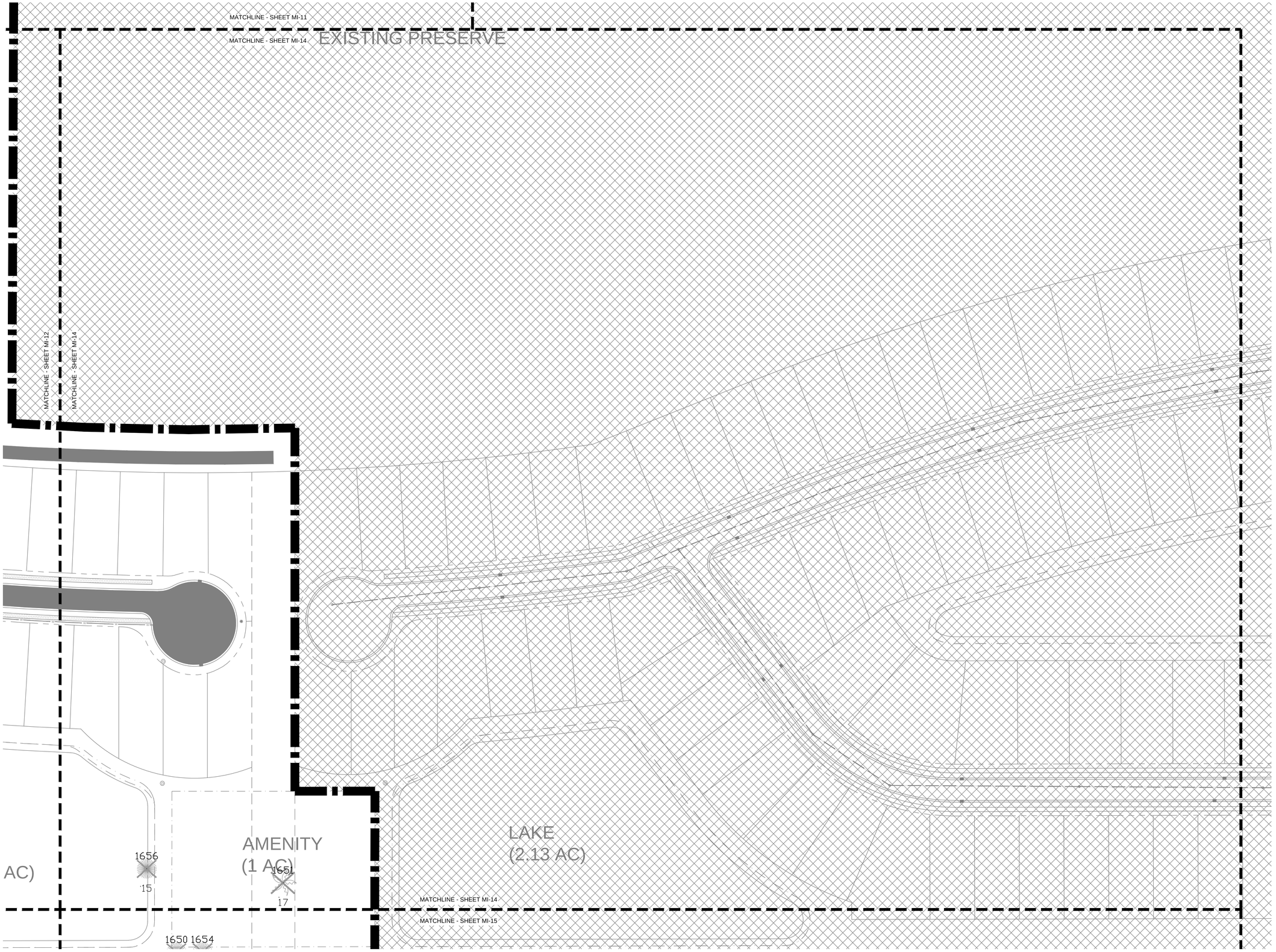

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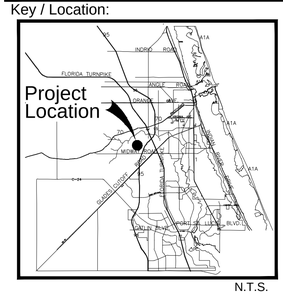

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Sunrise PD Phase 1

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SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-14**
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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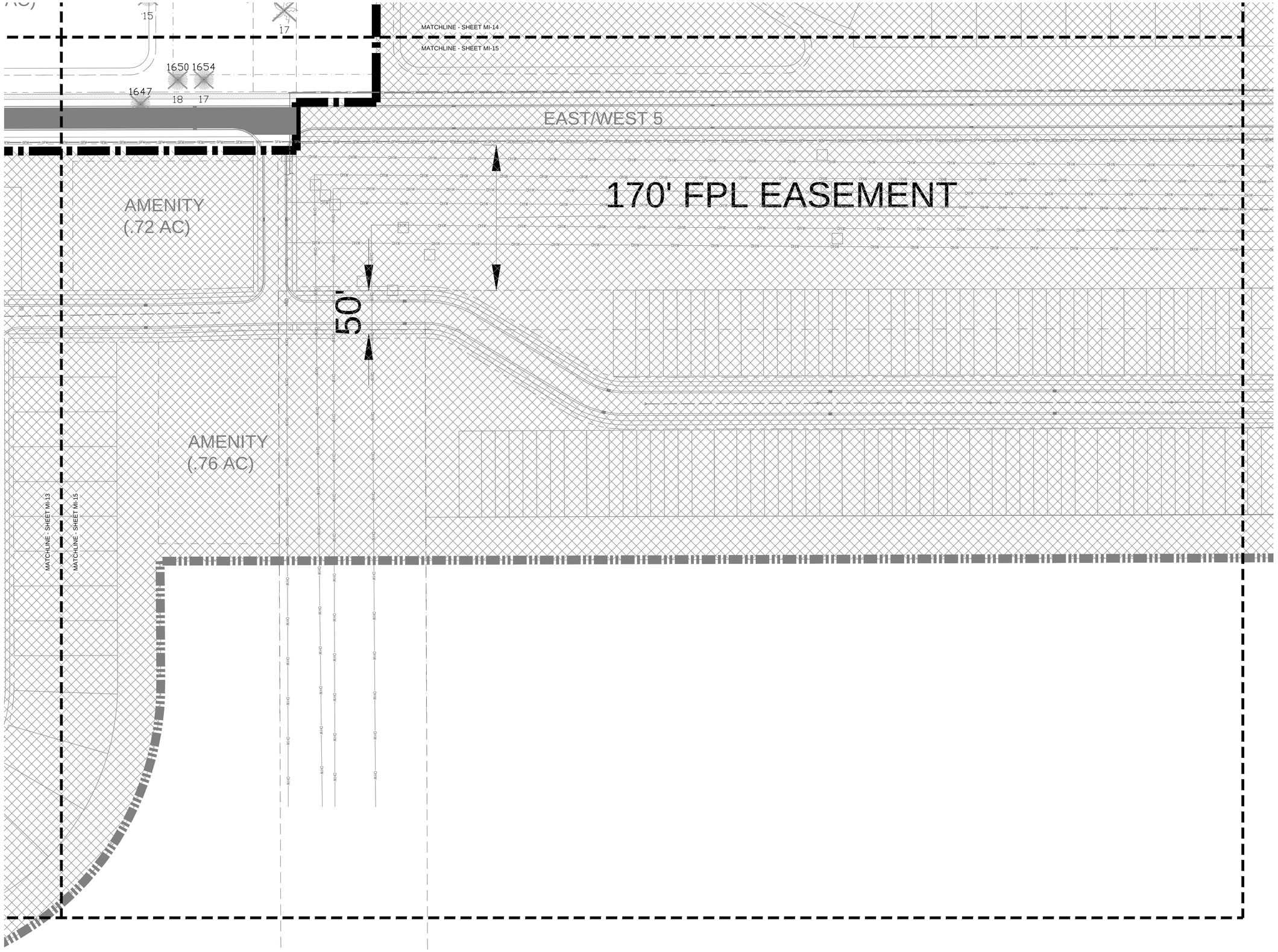
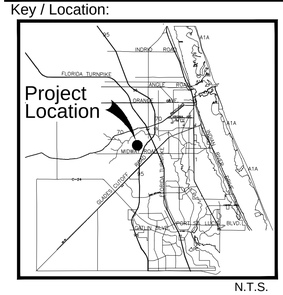


lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100. Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Sunrise Residential, LLC 200 E. Robinson St. Ste. 1120 Orlando, Florida 32801
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Mills, Short & Associates 700 22nd Place Vero Beach, Florida 32960
Surveyor:	GSS Surveying and Mapping, LLC 700 22nd Place, Ste. 2A Vero Beach, Florida 32960

Sunrise PD Phase 1

City of Fort Pierce, Florida

Mitigation Plan

Date	By	Description
08.15.2024	AC	Initial Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	SG	**MI-15**
Project Number	22-405	
Municipal Number	---	
Computer File	22-405 Sunrise Residential - Mitigation Plan.dwg	

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PALMS TO REMOVE

#	SPECIES	CT	#	SPECIES	CT	#	SPECIES	CT	#	SPECIES	CT	#	SPECIES	CT
5	Sabal Palm	17	584	Sabal Palm	16	920	Sabal Palm	14	1232	Sabal Palm	17	1433	Sabal Palm	14
10	Sabal Palm	18	586	Sabal Palm	17	926	Sabal Palm	16	1234	Sabal Palm	24	1434	Sabal Palm	23
12	Sabal Palm	10	589	Sabal Palm	19	927	Sabal Palm	18	1235	Sabal Palm	17	1436	Sabal Palm	11
17	Sabal Palm	15	591	Sabal Palm	17	938	Sabal Palm	18	1236	Sabal Palm	17	1437	Sabal Palm	22
22	Sabal Palm	14	593	Sabal Palm	15	941	Sabal Palm	17	1237	Sabal Palm	17	1438	Sabal Palm	19
23	Sabal Palm	16	595	Sabal Palm	16.4	942	Sabal Palm	22	1242	Sabal Palm	19.3	1439	Sabal Palm	15
24	Sabal Palm	12	597	Sabal Palm	16	947	Sabal Palm	17	1245	Sabal Palm	22	1440	Sabal Palm	21
29	Sabal Palm	10	598	Sabal Palm	15	948	Sabal Palm	18	1247	Sabal Palm	16.2	1441	Sabal Palm	19
32	Sabal Palm	10	599	Sabal Palm	21.5	949	Sabal Palm	15	1248	Sabal Palm	17	1443	Sabal Palm	18
43	Sabal Palm	16	600	Sabal Palm	14.5	950	Sabal Palm	12	1250	Sabal Palm	22	1444	Sabal Palm	17
55	Sabal Palm	11.3	601	Sabal Palm	13.5	951	Sabal Palm	20	1251	Sabal Palm	16.2	1448	Sabal Palm	12.7
61	Sabal Palm	17.7	608	Sabal Palm	12.2	952	Sabal Palm	21	1258	Sabal Palm	20	1451	Sabal Palm	17
71	Sabal Palm	16.8	610	Sabal Palm	12.6	953	Sabal Palm	10	1260	Sabal Palm	21.3	1452	Sabal Palm	17
72	Sabal Palm	12	612	Sabal Palm	15.5	954	Sabal Palm	12	1264	Sabal Palm	22.5	1459	Sabal Palm	18.5
73	Sabal Palm	18.4	613	Sabal Palm	12.3	955	Sabal Palm	17	1270	Sabal Palm	18.2	1463	Sabal Palm	20
76	Sabal Palm	14.6	616	Sabal Palm	13	956	Sabal Palm	16	1273	Sabal Palm	19	1466	Sabal Palm	16.7
77	Sabal Palm	13.1	617	Sabal Palm	14.5	957	Sabal Palm	18	1275	Sabal Palm	18.2	1468	Sabal Palm	22
82	Sabal Palm	10.6	620	Sabal Palm	14.5	958	Sabal Palm	18	1276	Sabal Palm	17.2	1470	Sabal Palm	19
85	Sabal Palm	18	621	Sabal Palm	16.5	961	Sabal Palm	18	1277	Sabal Palm	17.5	1471	Sabal Palm	17
86	Sabal Palm	20	624	Sabal Palm	17	968	Sabal Palm	42	1280	Sabal Palm	18.2	1474	Sabal Palm	17
87	Sabal Palm	13	625	Sabal Palm	14.2	969	Sabal Palm	17	1281	Sabal Palm	22	1475	Sabal Palm	19
88	Sabal Palm	12	627	Sabal Palm	16.8	971	Sabal Palm	21	1283	Sabal Palm	25.2	1476	Sabal Palm	16.6
90	Sabal Palm	10	628	Sabal Palm	15.8	979	Sabal Palm	14.8	1285	Sabal Palm	24.2	1481	Sabal Palm	13.6
91	Sabal Palm	14	629	Sabal Palm	17	1001	Sabal Palm	19.1	1287	Sabal Palm	23.7	1482	Sabal Palm	16
92	Sabal Palm	12	633	Sabal Palm	16	1006	Sabal Palm	10	1289	Sabal Palm	22	1486	Sabal Palm	11.3
93	Sabal Palm	15	634	Sabal Palm	12	1009	Sabal Palm	15	1290	Sabal Palm	17	1490	Sabal Palm	19
94	Sabal Palm	15	648	Sabal Palm	15	1019	Sabal Palm	14.4	1292	Sabal Palm	18.2	1491	Sabal Palm	15
95	Sabal Palm	14	649	Sabal Palm	14.5	1021	Sabal Palm	17	1293	Sabal Palm	24.5	1494	Sabal Palm	18.5
96	Sabal Palm	16	651	Sabal Palm	12	1023	Sabal Palm	16.7	1294	Sabal Palm	22.3	1495	Sabal Palm	12
97	Sabal Palm	12	653	Sabal Palm	15.5	1028	Sabal Palm	17	1302	Sabal Palm	18.5	1505	Sabal Palm	13.5
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99	Sabal Palm	15	662	Sabal Palm	13.2	1033	Sabal Palm	23.3	1309	Sabal Palm	14	1508	Sabal Palm	12.7
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102	Sabal Palm	12	669	Sabal Palm	17	1036	Sabal Palm	16	1312	Sabal Palm	12.3	1510	Sabal Palm	17
111	Sabal Palm	11.5	671	Sabal Palm	16.5	1037	Sabal Palm	18	1313	Sabal Palm	23.5	1512	Sabal Palm	15.5
113	Sabal Palm	11.3	675	Sabal Palm	14	1038	Sabal Palm	17	1316	Sabal Palm	15.2	1513	Sabal Palm	16
121	Sabal Palm	16	680	Sabal Palm	16	1047	Sabal Palm	20	1319	Sabal Palm	15.6	1514	Sabal Palm	18
127	Sabal Palm	18.2	688	Sabal Palm	17.5	1050	Sabal Palm	18.5	1322	Sabal Palm	18.2	1526	Sabal Palm	15
130	Sabal Palm	20.8	694	Sabal Palm	11	1053	Sabal Palm	18.5	1323	Sabal Palm	15.6	1527	Sabal Palm	13.9
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148	Sabal Palm	24.3	703	Sabal Palm	18	1062	Sabal Palm	14	1325	Sabal Palm	18	1549	Sabal Palm	16.5
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152	Sabal Palm	19	716	Sabal Palm	12.2	1073	Sabal Palm	20	1328	Sabal Palm	18.2	1557	Sabal Palm	18
157	Sabal Palm	13	719	Sabal Palm	19.6	1076	Sabal Palm	15.3	1330	Sabal Palm	20.4	1558	Sabal Palm	22
158	Sabal Palm	18	720	Sabal Palm	17	1090	Sabal Palm	15.5	1331	Sabal Palm	16.1	1559	Sabal Palm	16
159	Sabal Palm	18	726	Sabal Palm	17.7	1092	Sabal Palm	18.3	1335	Sabal Palm	18.2	1560	Sabal Palm	19
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164	Sabal Palm	15.5	739	Sabal Palm	13.3	1105	Sabal Palm	15.8	1344	Sabal Palm	17	1562	Sabal Palm	17
169	Sabal Palm	11.8	740	Sabal Palm	12.3	1106	Sabal Palm	12.2	1345	Sabal Palm	18.4	1563	Sabal Palm	22
172	Sabal Palm	14	749	Sabal Palm	17	1107	Sabal Palm	15.8	1347	Sabal Palm	17	1564	Sabal Palm	26
174	Sabal Palm	12.4	750	Sabal Palm	18	1108	Sabal Palm	16.2	1351	Sabal Palm	13	1565	Sabal Palm	16
175	Sabal Palm	18	754	Sabal Palm	15	1109	Sabal Palm	13.2	1352	Sabal Palm	16.1	1566	Sabal Palm	16
181	Sabal Palm	16	755	Sabal Palm	17	1110	Sabal Palm	19.3	1353	Sabal Palm	17	1567	Sabal Palm	19
182	Sabal Palm	18	759	Sabal Palm	18	1120	Sabal Palm	17	1354	Sabal Palm	14.2	1568	Sabal Palm	18
187	Sabal Palm	18	765	Sabal Palm	17	1121	Sabal Palm	14	1355	Sabal Palm	14.3	1573	Sabal Palm	15
192	Sabal Palm	18.3	766	Sabal Palm	13.6	1124	Sabal Palm	12	1356	Sabal Palm	17.3	1575	Sabal Palm	22
193	Sabal Palm	12.5	767	Sabal Palm	15	1130	Sabal Palm	17	1359	Sabal Palm	11	1576	Sabal Palm	20
195	Sabal Palm	16	770	Sabal Palm	18.7	1141	Sabal Palm	17	1360	Sabal Palm	17.2	1579	Sabal Palm	24
199	Sabal Palm	18.7	776	Sabal Palm	19	1142	Sabal Palm	14	1364	Sabal Palm	14.1	1580	Sabal Palm	18
205	Sabal Palm	19	778	Sabal Palm	16.3	1144	Sabal Palm	15	1365	Sabal Palm	14.5	1587	Sabal Palm	23
210	Sabal Palm	22.8	782	Sabal Palm	16.5	1148	Sabal Palm	22.3	1366	Sabal Palm	12.2	1591	Sabal Palm	17
214	Sabal Palm	15	783	Sabal Palm	13.9	1150	Sabal Palm	24	1369	Sabal Palm	23.4	1592	Sabal Palm	18
217	Sabal Palm	12.5	784	Sabal Palm	15	1151	Sabal Palm	21	1374	Sabal Palm	11.5	1593	Sabal Palm	16.3
218	Sabal Palm	14	785	Sabal Palm	15.5	1155	Sabal Palm	17	1375	Sabal Palm	16.9	1594	Sabal Palm	18.1
232	Sabal Palm	18	786	Sabal Palm	15.4	1161	Sabal Palm	18	1379	Sabal Palm	16.1	1596	Sabal Palm	21
253	Sabal Palm	18	787	Sabal Palm	14.3	1162	Sabal Palm	18	1380	Sabal Palm	19.9	1597	Sabal Palm	18.4
255	Sabal Palm	14.5	788	Sabal Palm	15.6	1163	Sabal Palm	15	1381	Sabal Palm	19.7	1620	Sabal Palm	16.2
292	Sabal Palm	16	789	Sabal Palm	16	1167	Sabal Palm	17	1382	Sabal Palm	17.2	1621	Sabal Palm	15.8
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328	Sabal Palm	19	796	Sabal Palm	14.4	1179	Sabal Palm	17	1387	Sabal Palm	17	1624	Sabal Palm	15.6
329	Sabal Palm	16	797	Sabal Palm	16	1181	Sabal Palm	20	1388	Sabal Palm	17.1	1627	Sabal Palm	17.3
330	Sabal Palm	17.5	798	Sabal Palm	14	1182	Sabal Palm	19	1389	Sabal Palm	15.1	1631	Sabal Palm	19.5
341	Sabal Palm	16	799	Sabal Palm	16	1184	Sabal Palm	20	1390	Sabal Palm	17.3	1636	Sabal Palm	19.6
355	Sabal Palm	15.5	800	Sabal Palm	15	1185	Sabal Palm	20	1391	Sabal Palm	18.5	1637	Sabal Palm	13.6
364	Sabal Palm	15.2	802	Sabal Palm	16	1189	Sabal Palm	24.3	1392	Sabal Palm	16.2	1663	Sabal Palm	15.8
383	Sabal Palm	11	804	Sabal Palm	18	1197	Sabal Palm	17.2	1393	Sabal Palm	17	1696	Sabal Palm	11.8
385	Sabal Palm	14.6	805	Sabal Palm	15	1200	Sabal Palm	17	1394	Sabal Palm	14.4	1735	Sabal Palm	19.1
386	Sabal Palm	14.5	810	Sabal Palm	18	1202	Sabal Palm	17	1395	Sabal Palm	11.3	1834	Sabal Palm	14
388	Sabal Palm	15	811	Sabal Palm	16	1203	Sabal Palm	18	1396	Sabal Palm	11.2			
389	Sabal Palm	16	812	Sabal Palm	19	1204	Sabal Palm	17	1397	Sabal Palm	20.2			
394	Sabal Palm	16	813	Sabal Palm	17	1206	Sabal Palm	21	1398	Sabal Palm	16			
395	Sabal Palm	17.4	814	Sabal Palm	14	1207	Sabal Palm	18	1399	Sabal Palm	17.1			
396	Sabal Palm	12	815	Sabal Palm	13.5	1208	Sabal Palm	13.5	1401	Sabal Palm	14			
403	Sabal Palm	14.3	816	Sabal Palm	14	1209	Sabal Palm	22.3	1403	Sabal Palm	17			
408	Sabal Palm	10	832	Sabal Palm	18	1210	Sabal Palm	17	1404	Sabal Palm	17.5			
410	Sabal Palm	15.5	834	Sabal Palm	14	1211	Sabal Palm	21.2	1407	Sabal Palm	13.3			
419	Sabal Palm	15	837	Sabal Palm	19	1212	Sabal Palm	22.5	1408	Sabal Palm	13.2			
437	Sabal Palm	12	839	Sabal Palm	13.2	1214	Sabal Palm	18.3	1410	Sabal Palm	18			
463	Sabal Palm	15	840	Sabal Palm	10.1	1215	Sabal Palm	17	1411	Sabal Palm	19			
488	Sabal Palm	14	841	Sabal Palm	14.2	1216	Sabal Palm	18.2	1413	Sabal Palm	15.5			
494	Sabal Palm	15	842	Sabal Palm	17	1217	Sabal Palm	24.7	1414	Sabal Palm	19			
499	Sabal Palm	14	843	Sabal Palm	16	1218	Sabal Palm	18	1415	Sabal Palm	17.3			
500	Sabal Palm	15	855	Sabal Palm	13	1220	Sabal Palm	18.2	1417	Sabal Palm	17			
507	Sabal Palm	10	862	Sabal Palm	18	1221	Sabal Palm	16.5	1418	Sabal Palm	17			
527	Sabal Palm	12	894	Sabal Palm	15.6	1222	Sabal Palm	17.7	1419	Sabal Palm	16			
560	Sabal Palm	10	895	Sabal Palm	17.8	1223	Sabal Palm	16.9	1420	Sabal Palm	17			
562	Sabal Palm	11	898	Sabal Palm	17	1225	Sabal Palm	18.3	1421	Sabal Palm	11.5			
566	Sabal Palm	12	904	Sabal Palm	17.5	1229	Sabal Palm	20.4	1424	Sabal Palm	19			
575	Sabal Palm	19	917	Sabal Palm	15.5	1230	Sabal Palm	15.5	1425	Sabal Palm	16			
583	Sabal Palm	15.4	919	Sabal Palm	12	1231	Sabal Palm	21	1428	Sabal Palm	11			

TREES TO REMOVE

#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH
6	Pine	14.1	204	Laurel Oak	25.2	546	Laurel Oak	16.2	902	Laurel Oak	16.5	1249	Laurel Oak	14	1656	Pine	14.5
7	Laurel Oak	20.1	206	Laurel Oak	27.2	547	Laurel Oak	15.5	903	Laurel Oak	20.5	1252	Laurel Oak	14.4	1662	Pine	15.5
8	Laurel Oak	27	207	Laurel Oak	32	548	Laurel Oak	20.2	907	Laurel Oak	14.6	1254	Laurel Oak	21.2	1665	Pine	15.3
9	Laurel Oak	45.6	208	Laurel Oak	16	549	Laurel Oak	19.2	908	Laurel Oak	22.4	1255	Laurel Oak	21.4	1666	Pine	14.6
11	Laurel Oak	35	211	Laurel Oak	15.5	550	Laurel Oak	19.1	909	Laurel Oak	18	1259	Laurel Oak	21	1670	Pine	22.5
13	Laurel Oak	19.8	215	Laurel Oak	26	551	Laurel Oak	18.1	910	Laurel Oak	27.5	1263	Laurel Oak	20.2	1671	Pine	18.1
15	Laurel Oak	27	219	Laurel Oak	15	552	Laurel Oak	15.5	914	Laurel Oak	16	1268	Laurel Oak	33.5	1673	Pine	22.5
16	Laurel Oak	30	223		18.5	558	Laurel Oak	14.6	915	Laurel Oak	16.4	1269	Laurel Oak	24.2	1685	Pine	17.6
20	Laurel Oak	31	225	Laurel Oak	14.6	563	Laurel Oak	14.5	922	Laurel Oak	18.4	1272	Laurel Oak	15.4	1686	Pine	20.6
26	Laurel Oak	21.2	227	Laurel Oak	24.5	564	Laurel Oak	15.6	924	Laurel Oak	26.5	1288	Laurel Oak	26.8	1691	Pine	16.6
31	Laurel Oak	16.2	228	Laurel Oak	25.8	567	Laurel Oak	24.4	929	Laurel Oak	27.7	1296	Laurel Oak	23.7	1698	Pine	17.4
33	Laurel Oak	19.25	229	Laurel Oak	25.8	568	Laurel Oak	19.8	930	Laurel Oak	25.8	1298	Laurel Oak	31.2	1701	Pine	15.6
34	Laurel Oak	16.2	231	Laurel Oak	22.8	571	Laurel Oak	19.1	932	Laurel Oak	18.2	1299	Laurel Oak	22.3	1705	Pine	14.5
37	Laurel Oak	21	234	Laurel Oak	27.1	572	Laurel Oak	19.5	934	Laurel Oak	23.2	1300	Laurel Oak	211.3	1706	Pin Oak	15.6
38	Laurel Oak	28.2	237	Laurel Oak	20.9	573	Laurel Oak	20.6	936	Laurel Oak	14.6	1308	Laurel Oak	37.5	1708	Pine	18.6
41	Laurel Oak	25.2	238	Laurel Oak	14.9	577		26	965	Laurel Oak	19.5	1317	Laurel Oak	15.5	1711	Pine	15.1
42	Laurel Oak	17.2	240	Laurel Oak	26.6	579	Laurel Oak	16.3	988	Laurel Oak	20	1321	Laurel Oak	37.5	1712	Pine	28.5
44	Laurel Oak	25.5	245	Laurel Oak	14	587	Laurel Oak	15.6	999	Laurel Oak	19.2	1341	Laurel Oak	18.2	1715	Pine	14.4
45	Laurel Oak	27.4	277	Laurel Oak	14.8	592	Laurel Oak	14.7	1011	Pine	14.5	1350	Laurel Oak	15	1716	Pine	24
46	Laurel Oak	24	296	Laurel Oak	27.1	604	Laurel Oak	14.8	1012	Pin Oak	20.1	1358	Laurel Oak	19.2	1720	Pine	18
47	Laurel Oak	22.4	311	Laurel Oak	15	609	Laurel Oak	16	1013	Pine	23.1	1361	Laurel Oak	15.5	1721	Pine	17.4
48	Laurel Oak	16	312	Laurel Oak	14.2	615	Laurel Oak	24.8	1014	Laurel Oak	14.5	1362	Laurel Oak	24.7	1723	Pine	14.5
49	Laurel Oak	29	316	Laurel Oak	14.9	618	Laurel Oak	15.2	1015	Pine	19.1	1363	Laurel Oak	41.3	1725	Pine	14.4
52	Laurel Oak	24.3	321	Laurel Oak	14.1	622	Laurel Oak	15.4	1017	Laurel Oak	14.7	1368	Laurel Oak	18.3	1730	Live Oak	18.4
54	Laurel Oak	32.7	323	Laurel Oak	14	623	Laurel Oak	17	1020	Laurel Oak	18.2	1370	Laurel Oak	14.1	1732	Pine	22.3
56	Laurel Oak	28.8	334	Laurel Oak	18.4	626	Laurel Oak	18.9	1024	Laurel Oak	15.6	1371	Laurel Oak	21.3	1738	Pine	15.9
57	Laurel Oak	17.1	339	Laurel Oak	18.3	630	Laurel Oak	14.2	1025	Pine	14.5	1372	Laurel Oak	18	1739	Pine	15.5
59	Laurel Oak	15.1	340	Laurel Oak	17	631	Laurel Oak	15.6	1044	Pine	15.2	1373	Laurel Oak	20.1	1741	Pine	17.3
60	Laurel Oak	19.1	344	Laurel Oak	18.3	632	Laurel Oak	17.7	1055	Laurel Oak	22.3	1376	Laurel Oak	29.1	1742	Pine	26.3
62	Laurel Oak	24.6	347	Laurel Oak	14.2	635	Laurel Oak	14.4	1057	Laurel Oak	14.9	1377	Laurel Oak	14.4	1747	Pine	15
65	Laurel Oak	24.7	363	Laurel Oak	18.6	645	Laurel Oak	26.9	1059	Laurel Oak	14	1384	Sweet hakea; s	16.5	1749	Pine	19.2
66	Laurel Oak	16.1	365	Laurel Oak	14.8	646	Laurel Oak	28.1	1060	Laurel Oak	14.6	1386	Laurel Oak	25.1	1752	Pine	15.2
67	Laurel Oak	31.9	370	Laurel Oak	17.3	650	Laurel Oak	21.7	1063	Laurel Oak	28	1402	Laurel Oak	31	1753	Pine	18
68	Laurel Oak	28.2	372	Laurel Oak	15.1	656	Laurel Oak	14.1	1074	Laurel Oak	20	1406	Laurel Oak	15	1759	Pine	22.2
69	Laurel Oak	31	379	Laurel Oak	16.5	660	Laurel Oak	20.5	1075	Laurel Oak	20.6	1409	Laurel Oak	18	1762	Pine	16.5
70	Laurel Oak	24	380	Laurel Oak	20.5	661	Laurel Oak	18.8	1086	Pine	14.1	1427	Laurel Oak	23.8	1765	Pine	14.6
80	Laurel Oak	23	382	Laurel Oak	18.8	668	Laurel Oak	16.8	1087	Laurel Oak	18.3	1429	Laurel Oak	15.5	1767	Pine	14.5
83	Laurel Oak	25.9	390	Laurel Oak	17.8	670	Laurel Oak	16	1088	Pine	20.1	1431	Laurel Oak	19.1	1771	Pine	14.6
84	Laurel Oak	21	391	Laurel Oak	19.4	672	Laurel Oak	26.2	1093	Laurel Oak	16.4	1435	Laurel Oak	26.2	1774	Pine	16.7
89	Laurel Oak	30	392	Laurel Oak	14.1	673	Laurel Oak	16.2	1096	Pine	27	1446	Laurel Oak	15.2	1775	Pine	18.6
101	Laurel Oak	16	398	Laurel Oak	14.6	678	Laurel Oak	20.7	1097	Pine	15	1450	Laurel Oak	28.7	1778	Pine	14
103	Laurel Oak	17.8	399	Laurel Oak	23	681	Laurel Oak	16.6	1098	Pine	14.6	1465	Laurel Oak	15.5	1781	Pine	14
104	Laurel Oak	22.3	415	Laurel Oak	14.4	685	Laurel Oak	22.5	1099	Pine	15.2	1472	Laurel Oak	23.3	1785	Pine	19.2
108	Laurel Oak	30.8	429	Laurel Oak	15.3	696	Laurel Oak	22	1101	Pine	14.1	1478	Laurel Oak	22.1	1789	Pine	15.2
109	Laurel Oak	22	430	Laurel Oak	17	699	Laurel Oak	19.8	1102	Laurel Oak	17.4	1479	Laurel Oak	25	1791	Pine	14.2
110	Laurel Oak	16	432	Laurel Oak	15.3	700	Laurel Oak	17	1111	Laurel Oak	14.9	1480	Laurel Oak	32.3	1796	Pine	19.8
112	Laurel Oak	33	433	Laurel Oak	20.2	706	Laurel Oak	16.8	1115	Laurel Oak	28.2	1488	Laurel Oak	26.6	1797	Pine	15.8
114	Laurel Oak	26.8	434	Laurel Oak	14.4	709	Laurel Oak	14.8	1116	Laurel Oak	20.3	1507	Laurel Oak	25	1802	Pine	16.1
117	Laurel Oak	23	435	Laurel Oak	20.2	712	Laurel Oak	22.7	1125	Laurel Oak	22.6	1511	Laurel Oak	30	1804	Pine	14.2
118	Laurel Oak	16.6	436	Laurel Oak	19.8	713	Laurel Oak	15.6	1127	Laurel Oak	31	1515	Laurel Oak	18	1805	Pine	14.8
119	Laurel Oak	19	440	Laurel Oak	14.7	714		19.1	1129	Laurel Oak	24	1516	Laurel Oak	20.3	1806	Pine	14.2
120	Laurel Oak	27.7	441	Laurel Oak	18	715	Laurel Oak	14.8	1131	Laurel Oak	21.7	1517	Laurel Oak	19.2	1812	Pine	18.2
122	Laurel Oak	20	443	Laurel Oak	14.8	717	Laurel Oak	21	1132	Laurel Oak	34	1519	Laurel Oak	26	1813	Pine	14.7
123	Laurel Oak	26.8	444	Laurel Oak	22.3	718	Laurel Oak	14.4	1133	Laurel Oak	22.3	1523	Laurel Oak	16	1816	Pine	17.2
125	Laurel Oak	27.2	445	Laurel Oak	22.2	721	Laurel Oak	26.3	1134	Laurel Oak	36.4	1528	Laurel Oak	14.8	1829	Pine	16
126	Laurel Oak	18.8	447	Laurel Oak	17.9	727	Laurel Oak	16.3	1135	Laurel Oak	19.9	1529	Laurel Oak	24.3	1837	Water Oak	16.3
131	Laurel Oak	22.6	450	Laurel Oak	23.7	728	Laurel Oak	21.3	1136	Laurel Oak	16.6	1533	Laurel Oak	635	1841	Pine	15
132	Laurel Oak	18	452	Laurel Oak	16.5	729	Laurel Oak	27.2	1137	Laurel Oak	24.2	1546	Laurel Oak	26.2	1845	Pine	19
133	Laurel Oak	15.6	460	Laurel Oak	20.8	733	Laurel Oak	29	1138	Laurel Oak	36.2	1553	Laurel Oak	26	1847	Pine	19.4
135	Laurel Oak	16.2	462	Laurel Oak	20	736	Laurel Oak	17	1139	Laurel Oak	21.2	1555	Laurel Oak	18	1849	Pine	14.2
136	Laurel Oak	25.5	464	Laurel Oak	17.5	742	Laurel Oak	19.1	1140	Laurel Oak	37.2	1569	Laurel Oak	15	1858	Pine	15.06
137	Laurel Oak	15.4	465	Laurel Oak	14.7	743	Laurel Oak	19.6	1147	Laurel Oak	16.2	1570	Laurel Oak	14		Total DBH:	12394.2
138	Laurel Oak	17.8	467	Laurel Oak	21.9	744	Laurel Oak	18.2	1149	Laurel Oak	27.2	1571	Laurel Oak	15			
139	Laurel Oak	21	474	Laurel Oak	15.6	747	Laurel Oak	15.6	1152	Laurel Oak	24.7	1572	Laurel Oak	19			
140	Laurel Oak	21	476	Laurel Oak	19.7	760	Laurel Oak	15.3	1153	Laurel Oak	27.2	1577	Laurel Oak	18.3			
141	Laurel Oak	20.4	485	Laurel Oak	15.8	762	Laurel Oak	19	1154	Laurel Oak	23.2	1578	Laurel Oak	22.6			
142	Laurel Oak	19.3	486	Laurel Oak	14	764	Laurel Oak	26	1157	Laurel Oak	20.4	1581	Laurel Oak	14.3			
143	Laurel Oak	19.7	491	Laurel Oak	14.1	771	Laurel Oak	26.5	1158	Laurel Oak	16.2	1582	Laurel Oak	19.4			
145	La

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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

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

II. Public Facilities Information:

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

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

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

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

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

	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning/FLU Enrollment Demand	384 students	164 students
****Proposed Zoning/FLU Enrollment Demand**	384 students	164 students
****Change in Demand**	+0	+0

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

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

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

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

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

IV. Project Description

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

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

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐Yes ☑No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

EXAMPLE ELEVATIONS

PRELIMINARY

ELEVATIONS* **/2ŏŏ2 40' HS**



PRELIMINARY ELEVATIONS*

ANNAPOLIS 40' HS



PRELIMINARY ELEVATIONS*

BOSTON 40' HS



PRELIMINARY ELEVATIONS*

COLUMBIA 40' HS



PRELIMINARY ELEVATIONS*

DENVER 50' HS



PRELIMINARY ELEVATIONS*

HARRISBURG 50' HS



PRELIMINARY ELEVATIONS*

PROVIDENCE 50' HS



PRELIMINARY ELEVATIONS*

Lincoln 60' HS



PRELIMINARY ELEVATIONS*

Santa Fe 60' HS



PRELIMINARY ELEVATIONS*

Helena 60' HS



EXAMPLE ELEVATIONS AND FLOOR PLANS

PRELIMINARY ELEVATIONS*

/2ŏŏ2 and Honey Townhomes



PRELIMINARY FLOOR PLANS*

/2002 Townhome

2 Story | 3 Bed | 2.5 Bath | Garage



1,635 A/C
1,904 Total

PRELIMINARY FLOOR PLANS*

Honey Townhome

2 Story | 3 Bed | 2.5 Bath | Den | Garage



1,820 A/C
2,056 Total

PRELIMINARY ELEVATIONS*

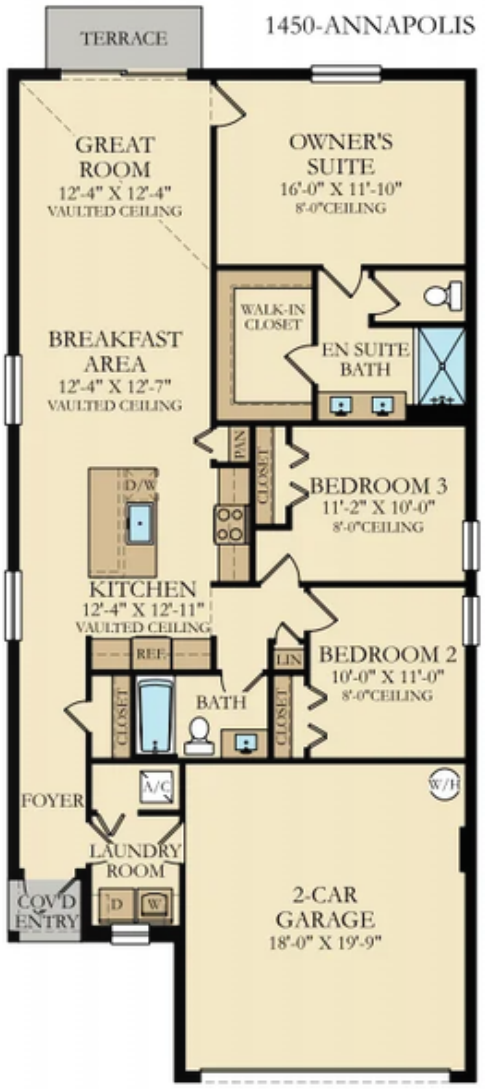
ANNAPOLIS 40' HS



PRELIMINARY FLOOR PLAN

*** ANNAPOLIS 40' HS**

1 Story | 3 Bed | 2 Bath | 2-Car Garage



1,448 A/C
1,929 Total

PRELIMINARY ELEVATIONS*

BOSTON 40' HS



PRELIMINARY ELEVATIONS*

BOSTON 40' HS

2 Story | 5 Bed | 2.5 Bath | 2-Car Garage



2,218 A/C
2,675 Total

PRELIMINARY ELEVATIONS*

COLUMBIA 40' HS



PRELIMINARY FLOORPLAN*

COLUMBIA 40' HS



PRELIMINARY ELEVATIONS*

DENVER 50' HS



PRELIMINARY FLOORPLAN*

DENVER 50' HS



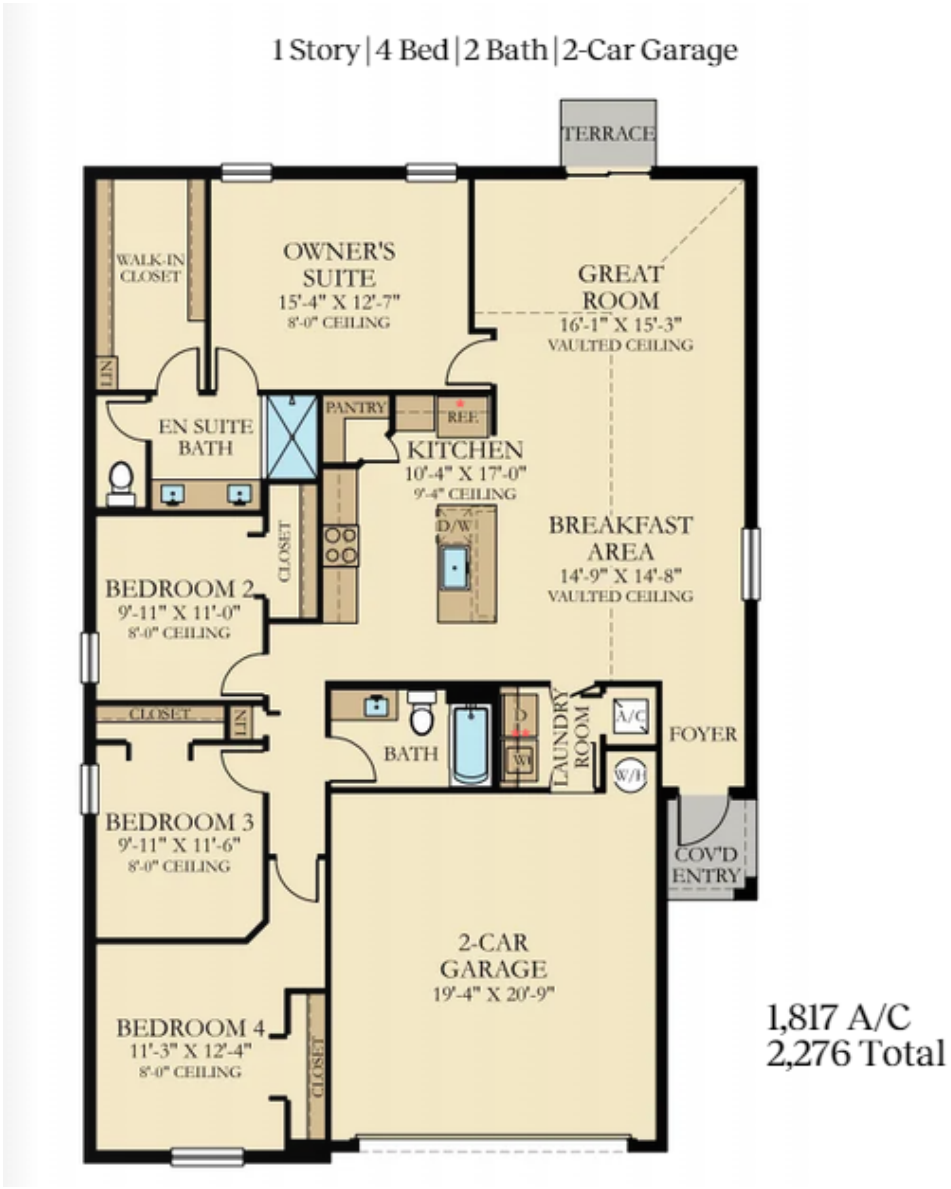
PRELIMINARY ELEVATIONS*

HARRISBURG 50' HS



PRELIMINARY FLOORPLAN*

HARRISBURG 50' HS



PRELIMINARY ELEVATIONS*

PROVIDENCE 50' HS



PRELIMINARY FLOORPLAN*

PROVIDENCE 50' HS



PRELIMINARY ELEVATIONS*

Lincoln 60' HS



PRELIMINARY FLOORPLAN*

Lincoln 60' HS



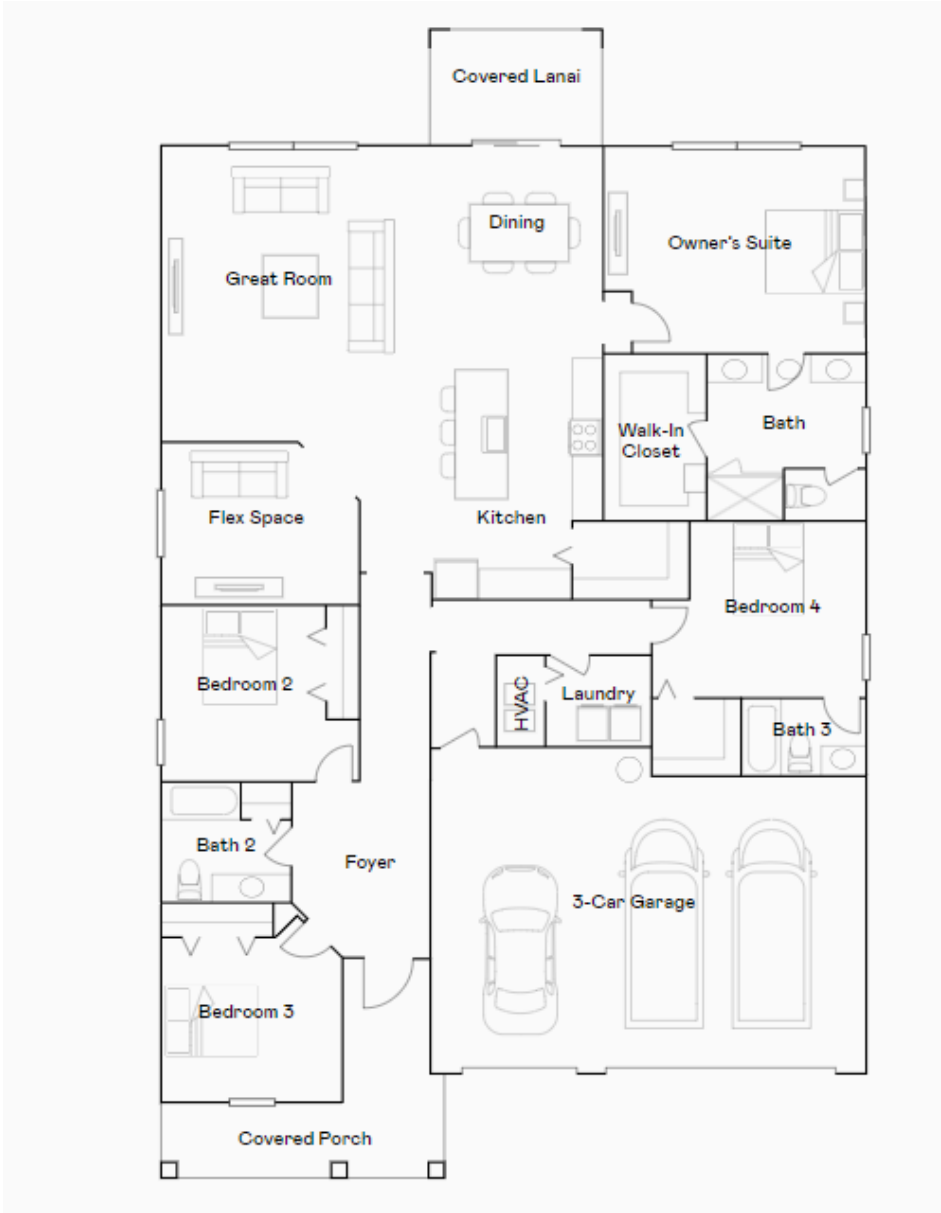
PRELIMINARY ELEVATIONS*

Santa Fe 60' HS



PRELIMINARY FLOORPLAN*

Santa Fe 60' HS



PRELIMINARY ELEVATIONS*

Helena 60' HS



PRELIMINARY ELEVATIONS*

Helena 60' HS

2-Story | 4 Bedrooms | 2.5 Baths | Dining Room | Family Room
Flex Room | Loft | Covered Entry | 3-Car Garage

3,007 SQ FT	A/C AREA
000 SQ FT	GARAGE
00 SQ FT	COVERED ENTRY
000 SQ FT	COVERED TERRACE
3,788 SQ FT	TOTAL



FIRST FLOOR



SECOND FLOOR

Technical Review Committee **1. g.**

Meeting Date: 09/19/2024

REQUESTED ACTION

Site Plan (Development Review and Design Review) - The District Flex Space - (2) Parcels: 2419-241-0001-010-7 and 2419-244-0035-000-6

SUMMARY

Project #: PZSITE2024-00006

The subject parcels are approximately 3.37 acres. The applicant is proposing approximately 18,000 square feet of office / flex space development. The subject properties have a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning District.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

Southwest Corner of McNeil Road and Okeechobee Road - (2) Parcels: 2419-241-0001-010-7 & 2419-244-0035-000-6

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 09/05/2024 09:23 AM

Final Approval Date: 09/05/2024

LETTER OF JUSTIFICATION
THE DISTRICT
Site Plan Application
August 15, 2024

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project known as THE DISTRICT for the development of 18,000 square feet of office / flex space. The subject properties are approximately 3.37 acres in size and are located are located south of Okeechobee Road and West of McNeil Road in Fort Pierce, Florida. The subject parcel information is identified below.

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2419-241-0001-010-7	McNeil Rd	2.91	GC	C-3
2419-244-0035-000-6	2591 McNeil Rd	0.46	GC	C-3
	Total Acres:	**3.37**		

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are approximately 3.37 acres. The applicant is proposing approximately 18,000 square feet of office / flex space development. The subject properties have a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning District. A Pre-Application meeting with the City of Fort Pierce Planning & Zoning staff was held on July 10th, 2024.

North of this property are parcels occupied by a bank and car wash. These parcels are located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning Districts.

To the east of the properties lies the right-of-way of McNeil Road followed by vacant undeveloped land. The closest of these vacant parcels is approximately 4.88 acres and is located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

To the south of the properties lies Canal No. 38 which is owned by North St. Lucie River Water Control District (NSLRWCD). Beyond this is a 1-acre parcel with a Future Land Use of Office (OP) and a Zoning Designation of Office Commercial (C-1). Additionally, this parcel is surrounded by undeveloped single-family lots.

Located to the west of the subject site are a number of commercial parcels which are occupied by a restaurant, doctors office, and gas station. These parcels fall within the

General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

SITE PLAN REQUIREMENTS

Section 125-313. identifies the requirements for a Major Site Plan Application. The attached site plan meets all of the requirements of Section 125-313.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through fortpierce-energovweb.tylerhost.net
2. Because this is a formal submittal of the site plan application, a written response has not been included.
3. Renderings of on-site signage will be provided prior to Planning Board approval.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2024\24-158 - Mason - 2591 McNeil Road Flex\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-08-15_Mason_THE_DISTRICT_Narrative.docx

TUTTLE DESIGN, LLC

561-860-2905

City of Fort Pierce Planning and Zoning
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: The District Flex Space located at McNiel and Okeechobee Blvd

Architectural Narrative

The District is a flex office / warehouse project that has been designed to complement the neighboring properties with modern clean architectural elements. The east facade of the buildings are predominantly storefront to complement the retail feel of the area. The storefront bays have raised elements to define the entrances and provide signage opportunities for the users. The buildings will have contrasting colored canopies to provide protection from the elements and architectural relief. There will also be lap siding score lines to add architectural detail. The high quality concrete and metal joist construction will be softened by adding creative painted murals on the side walls. All HVAC equipment will be located on the roof and screened by parapet walls on all four sides. There are large green areas that serve as retention for the storm drainage and ample sidewalks providing connectivity.

Below are some photographs of the neighboring buildings.

SouthState Bank – neighbor to the north




SUBJECT
PROPERTY


CARWASH
BANK
INDIAN RIVER STATE
COLLEGE LAND
SUBJECT PROPERTY
McNeil Rd


McNeil
Aspen Dental





Sincerely,

Harold Tuttle

561-860-2905

Color Board

Please see color and materials board included as part of the attached building elevations.



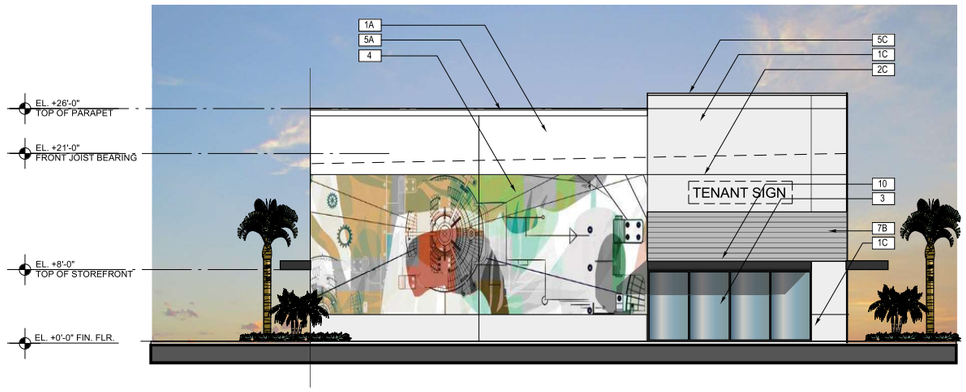
FRONT ELEVATION

1/8" = 1'-0"



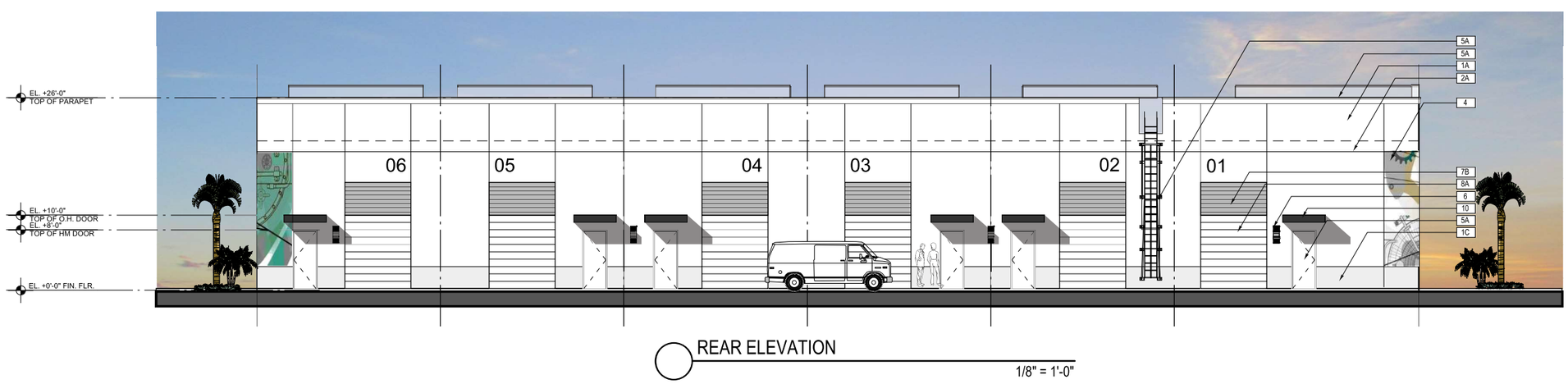
SIDE INTERIOR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

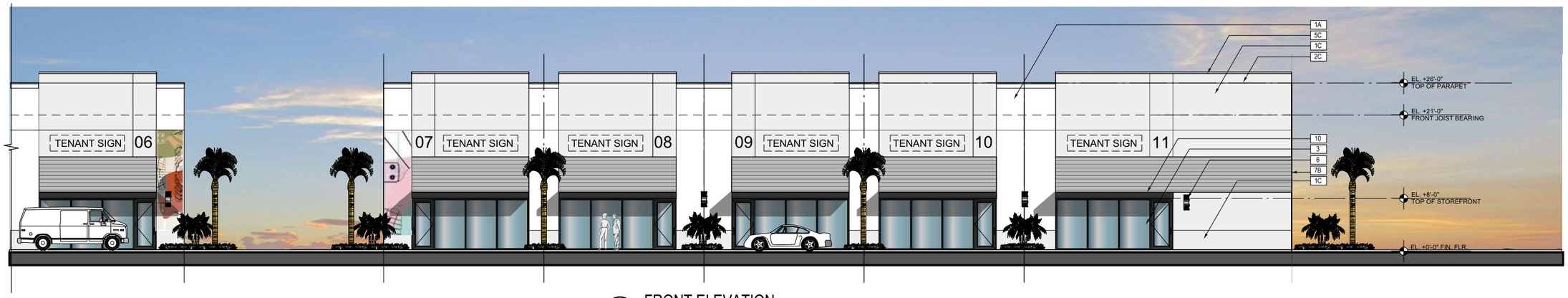
MK	Material	Finish
1	CEMENT PLASTER	PAINT - LIGHT TEXTURED FINISH
2	SCORE LINE - 1/2" D X 1/2" W MIN.	PAINT
3	ALUM & GLASS STOREFRONT	DARK BRONZE - GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCORE LINE PATTERN	PAINT
8	ROLL-UP DOOR	PAINT
9	ALUMINUM DOWNSPOUT	PAINT TO MATCH ADJACENT WALL
10	METAL CANOPY	PRE-FINISHED BLACK
11		
12		
A	SHERWIN WILLIAMS	OFF WHITE
B	SHERWIN WILLIAMS	MEDIUM GRAY
C	SHERWIN WILLIAMS	LIGHT GRAY
D		
E		
F		

561-866-2905
TUTTLE DESIGN LLC
HAROLD TUTTLE
AR #0015395

"THE DISTRICT"
FLEX-WAREHOUSE BUILDING ONE
2591 MCNEIL ROAD, FORT PIERCE, FL

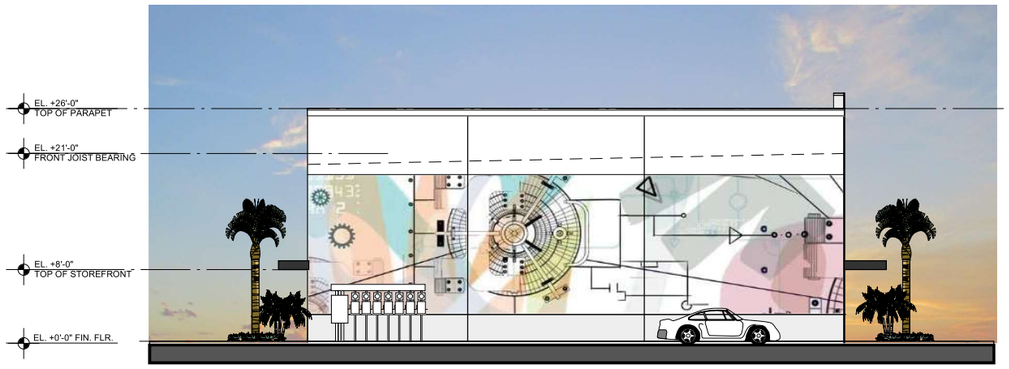
REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/16/24
Scale	AS NOTED
Drawn	HT
Job	2024-15
Sheet	A3.01
Of	X/X Sheets



FRONT ELEVATION

1/8" = 1'-0"



SIDE INTERIOR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	CEMENT PLASTER	PAINT - LIGHT TEXTURED FINISH
2	SCORE LINE - 1/2" D X 1/2" W MIN.	PAINT
3	ALUM & GLASS STOREFRONT	DARK BRONZE - GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCORE LINE PATTERN	PAINT
8	ROLL-UP DOOR	PAINT
9	ALUMINUM DOWNSPOUT	PAINT TO MATCH ADJACENT WALL
10	METAL CANOPY	PRE-FINISHED BLACK
11		
12		
A	SHERWIN WILLIAMS	OFF WHITE
B	SHERWIN WILLIAMS	MEDIUM GRAY
C	SHERWIN WILLIAMS	LIGHT GRAY
D		
E		
F		

PRE-FIN. ALUM. CANOPY - DK GRAY

561-866-2905
TUTTLE DESIGN LLC
HAROLD TUTTLE
AR #0015395

"THE DISTRICT"
FLEX-WAREHOUSE BUILDING TWO
2591 MCNEIL ROAD, FORT PIERCE, FL

REVISIONS	DATE

Contract
Permit
Bid
Date 7/16/24
Scale AS NOTED
Drawn HT
Job 2024-15
Sheet A3.02
Of X/X Sheets

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial (Car Wash / Bank)	GC	C-3
South	Single-Family (Detached Dwelling Unit)	OP	C-1
East	Undeveloped	GC	C-3
West	Commercial (Restaurant / Self Storage)	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	N/A	3.37	X
****Proposed**	No Change	No Change	N/A	3.37	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
**Proposed Zoning/FLU	Total gallons per day 0.125 X 18,000 = 2,250 gpd
**Change in Demand	Total gallons per day 2,250 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
**Proposed Zoning/FLU	Total gallons per day 0.1 x 18,000 = 1,800 gpd
**Change in Demand	Total gallons per day 1,800 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	N/A		

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

	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
Current Zoning/FLU	Non-Residential
****Proposed Zoning/FLU**	Non-Residential
***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	Storm water run-off from the project area will be collected in a series of inlets that are connected via underground pipes. The underground pipes convey the storm water to the existing swale and dry retention area that is located on the eastern side of the property. The dry retention will be expanded within the limits of existing drainage easement to provide treatment for the existing surrounding uses.

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	ITE Codes 150 / 710 - Warehouse / Office (C-3/GC)	40 AM / 33 PM PEAK HOUR TRIPS
****Proposed Zoning/FLU**	No change in Zoning / Flu Proposed	No change in Zoning / FLU proposed
***Change in Demand**	Trips	Trips Increase of 40 AM / 33 PM Peak Hour Trips
Impact to Capacity	Increase in flow of weekday traffic. No change in Zoning or FLU proposed.	

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: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): 18,000 SF			
Mixed-use (describe use): Proposed project consists of two (2) office/flex space buildings made totaling 18,000 SF.			
(If this is a single phase project, name it Phase I – Total) Single phase development			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Two (2) building office/flex space buildings	1	18,000	3.37	June, 2025	April, 2026

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: NONE

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

Context Photos – Neighborhood

Please see context photos included as part of the attached Architectural Narrative.

Context Photos – Subject Property

The subject site is undeveloped. As such context photos of the property are not included.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: Parcels located east of McNeil Rd and South of Okeechobee Rd

Parcel ID #(s): 2419-241-0001-010-7 & 2419-244-0035-000-6

Project description: Applicant is requesting approval of a development consisting of 18,000 SF of office / flex space

Centerstate Bank of Florida NA	Connor Kennedy, Planner, Engineering Design & Construction
Property Owner(s)	**Applicant/Representative, Title, Company**
1101 1st Street South	10250 SW Village Parkway - Suite 201
Street Address	Street Address
Winter Haven FL 33881	Port St. Lucie FL 34987
City State Zip	City State Zip
(863)-298-3664	(772)-462-2455
Phone Number	Phone Number
mhill@southstatebank.com	connorkennedy@edc-inc.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.*

Connor Kennedy (Authorized Agent) For owner signature please see attached Agent Authorization Form

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

March 26, 2024 - Revised

Mason Development & Construction
Attn: Craig R. Mason
224 Chimney Corner Lane
Jupiter, FL 33458

VIA Email: cmason@masondc.com

Reference: **Environmental Assessment**
3.29 acres - McNeil Rd
St. Lucie County, Florida

Parcel ID	Parcel Address	Acreage
2419-244-0035-000-6	2591 McNeil Rd	0.46
2419-241-0001-010-7	McNeil Rd	2.91
Total Acres:		**3.37**

Dear Mr. Mason,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St. Lucie County land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Doug Schramm

Doug Schramm
Environmental Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID's:
2419-244-0035-000-6
2419-241-0001-010-7
2591 McNeil Rd – 3.37 acres
St. Lucie County, Florida

Date: December 22, 2023
Project # 23-380

Prepared For:
Mason Development & Construction
Attn: Craig Mason
224 Chimney Corner Lane
Jupiter, FL 33458

Cmason@masondc.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

SITE DESCRIPTION:

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2419-244-0035-000-6; 2419-241-0001-010-7) comprised a total of 3.37 acres. Both parcels are classified by the St. Lucie County Property Appraiser as vacant commercial (land use code 1000). The subject property is located on the west side of McNeil Rd and south of Okeechobee Rd within the municipal boundary of the City of Ft. Pierce, FL. The subject property has a Future Land Use designation of General Commercial (GC) and a zoning designation of General Commercial (C-3). The subject property is further located within Section 19, Township 35 South and Range 40 East, Ft. Pierce, Saint Lucie County.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 19, 2023 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that the subject property does contain native upland habitat associations. The historical land uses the on the subject property are not consistent with the surrounding area being dominated by commercial practices including a restaurant, car wash, and bank. The larger property has primarily been vacant and the smaller property appears to have been once utilized as a single-family dwelling in the 1990's and to mid-2000's. Since the mid-2000's and beyond, the dwelling unit has been demolished and no further development has occurred on the property. The smaller property is dominated by a combination of Live Oaks, Pine Trees and cabbage Palms and exotic vegetation. The larger property has remained cleared with the only development activity consisting of the excavation of the excavation of a dry retention area at the SW portion of the property.

The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Land Use Cover Classification (FLUCCS), and Florida's water management districts. The following FLUCCS codes were identified onsite; Exotic Plants, 1112 Mixed Hardwoods, 1810 Mowed grass, 4220 Ditch/Artificial Stream, and 3250 Stormwater treatment area. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	*Pinus elliottii*
Sabal Palm	*Sabal palmetto*
Live Oak	*Quercus virginiana*
Brazilian Pepper**	*Schnius terebinthifolia*
Carrotwood**	*Cupaniopsis anacardioides*
Cogon Grass**	*Imperata cylindrica*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

Exotic Plants (7000): Upland and wetland areas dominated by non-native trees that were planted or have escaped and invaded native plant communities. These exotics include melaleuca, Australian Pine, Brazilian Pepper, and eucalyptus. This class includes sites known to be vegetated by non-native but for which the actual species composition could not be determined.

Mixed Hardwoods (1112): This is a hardwood community in which no single species or species group appears to achieve a 66 percent dominance of the canopy. This class of hardwoods includes any combination of large and small hardwood tree species none of which can be identified as dominating the canopy. (FLUCCS) This classification is the only native plant association on the property.

Mowed Grass (1810): These are non-urban upland communities where the predominant vegetative cover is very low growing grasses and forbs. This very early successional category includes all sites with herbaceous vegetation during the time period between bare ground, and the shrub and brush stage. It also includes areas that may be maintained in this stage through periodic mowing, such as along dikes or levees.

Ditch/Artificial Stream (4220): Aquatic community of an artificial waterway constructed for drainage or irrigation of adjacent lands. Water levels either fluctuate in response to variations in precipitation and groundwater levels, or water levels are artificially controlled. The sides of ditches are often vegetated, with grasses and sedges usually dominant. (NYNHP)

Stormwater Treatment Area (3250): Impoundments constructed primarily to retain or treat stormwater.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. The property did not have an area that met the state definition and thus EDC did not delineate a wetland on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species that are protected by a State or Federal agency. No gopher tortoises (a State of Florida protected species), their burrows, or signs (tracks, feces, etc.) were observed onsite.

No other state or federally listed plant/animal species or their critical habitat(s) were observed on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of typical regional soils including the following soil series:

Nettles Sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural

vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar Fine Sand, Depressional- This soil is in wet depressions in the flatwoods and the soil is often ponded for six to nine months. The potential for cultivation is low without aggressive water management. Oldsmar sand is sandy, siliceous, poorly drained and slowly permeable sand. These soils are nearly level and found in broad areas of flatwoods and wet depressional areas. In most years the water stands above the surface for 6 to 9 months or more. These soils are saturated for long periods during the wet season. Natural vegetation includes sand weed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The most common grasses are Florida threeawn and pineland threeawn. Water control measures are necessary to overcome excessive wetness. The potential for cultivation is low without aggressive water management. The soil is well suited for pasture and hay crops.

Wabasso Sand, 0 to 2% - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

CITY OF FORT PIERCE:

The following section references the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black; interpretation and consultation will be will be in red.

Sec. 123-64. - Permit required.

(a) Tree removal permit. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:

Before further land clearing activities commence, a Tree Removal Permit must be obtained from the City of Fort Pierce. This will require the applicant to mark and locate any tree that is protected by the City of Ft. Pierce. The includes measuring the trees according to diameter at breast height (DBH) and creating a tree mitigation plan (if necessary). It should be noted that EDC did observe trees that would fit the definition of "protected" by the City of Ft. Pierce land development code.

Sec. 107-6. - Design requirements.

(a) Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.

(b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.

(c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

In addition to a Tree Removal Permit, a Sediment and Erosion Control Plan must be established. This plan should identify control measures, and sensitive habitat (GopherTortoises) that may be affected

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2419-244-0035-000-6; 2419-241-0001-010-7) comprised of 3.37 acres. The property is classified by the St. Lucie County Property Appraiser as Commercial Class I (land use code 1000). The subject property is located on the west side of McNeil Rd and south of Okeechobee Rd within the City of Ft. Pierce, FL. The subject property has a Future Land Use designation of General Commercial (GC) and a zoning designation of General Commercial (C-3).

EDC, Inc. staff visited the property on December 19, 2023 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

It is the opinion of EDC that the subject property does contain native upland habitat.

The following FLUCCS codes were identified onsite; 7000 – Exotic Plants, 4220 – Ditch/Artificial Stream, 1112 – Mixed Hardwoods, 1810 Mowed Grass, and 3250 – Stormwater Treatment Areas.

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site.

One dry retention/detention area was located at the southwest corner of the larger subject property. Based off of historical imagery, the retention/detention area was created in 2004 and later in 2014 additional development activity occurred to the drainage system. Per the South Florida water Management District Environmental Resource Standard Permit No. 56-02366-P-02, there are four separate parcels that are part of the common surface water management system to serve the entire site. The smaller single-family site was not included in the design of the stormwater management system (See attached SFWMD ERP). It appears the parcel is currently in compliance with the permit, but a modification to the parcel will require a modification to the permit.

A Tree Inventory and/or survey will be required prior to obtaining a Vegetation Removal Permit. Trees with DBH of 14 inches or greater are protected and will require mitigation if the site plan requires for removal of all native trees.

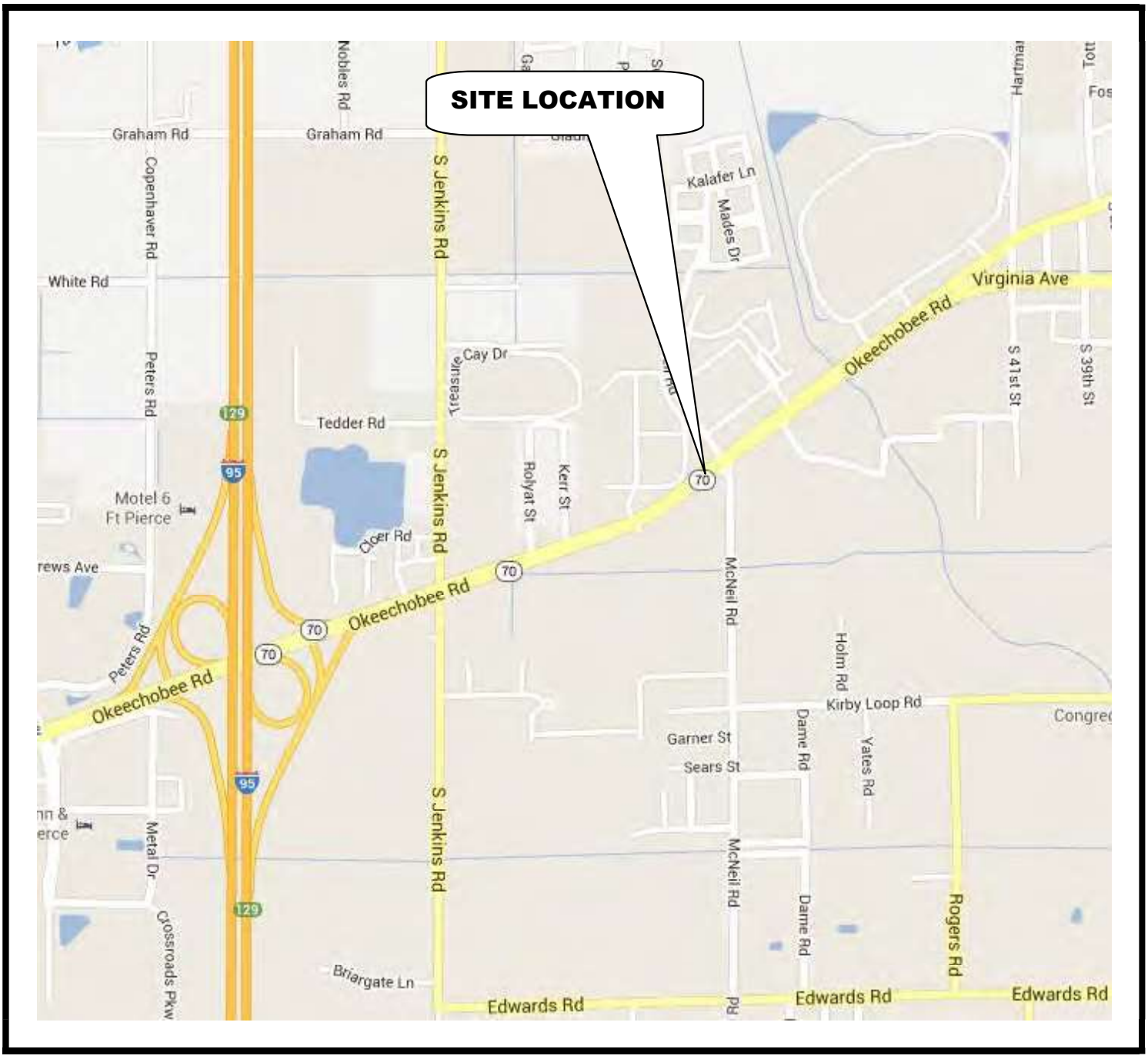
It is the professional opinion of EDC that approximately .50 acre of cropland/pasture is located onsite. In addition, trees meeting the “protected trees” criteria for the City of Fort Pierce were observed onsite.

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or signs (tracks, feces, etc.) were observed onsite.

No other state or federally listed plant/animal species or their critical habitat(s) were observed on site.

Drainage Plan

Please see drainage included as part of the attached Site Plan.



N
(n.t.s.)

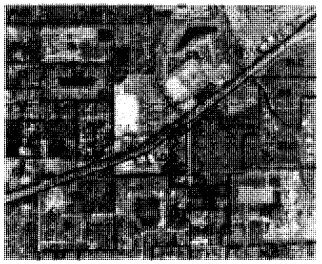
CENTERSTATE BANK-FORT PIERCE

LOCATION MAP

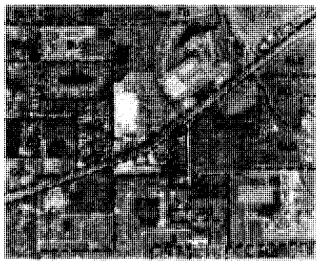
APPLICATION 130613-7 EXHIBIT 1.0 PAGE 1 OF 1

APPLICATION 130613-7 EXHIBIT 2.0 Page 1 of 10

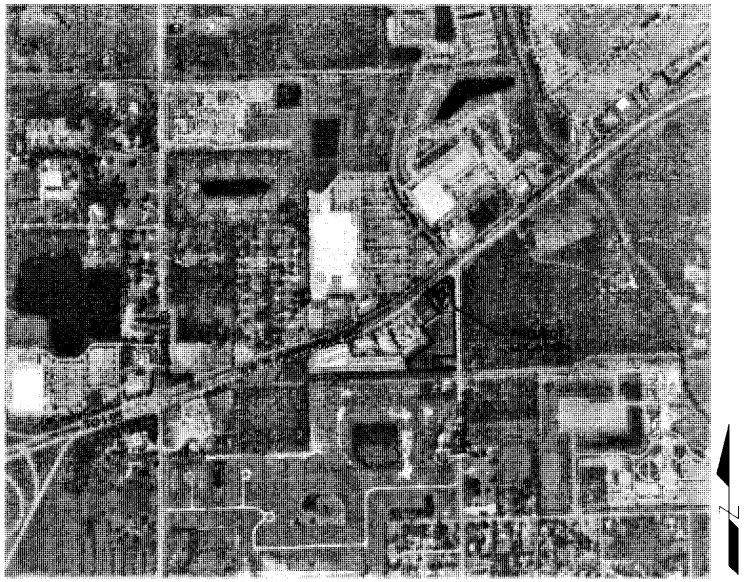
CenterState Bank - Fort Pierce Branch
CONSTRUCTION PLANS
FORT PIERCE, FLORIDA



ZONING MAP
NOT TO SCALE



FUTURE LAND USE MAP
NOT TO SCALE



VICINITY MAP
1" = 500'

SHEET INDEX

S-1 - S-3	BOUNDARY & TOPOGRAPHIC SURVEY
C-1	SITE PLAN
C-2	PAVING GRADING AND DRAINAGE PLAN
C-3	OVERALL DRAINGE PLAN
C-4	UTILITY PLAN
C-5	SECTIONS & PROFILES
C-6	PAVING, GRADING, AND DRAINAGE DETAILS
C-7	GENERAL UTILITY NOTES AND DETAILS
C-8	WATER AND WASTEWATER DETAILS
C-9	SEDIMENTATION & EROSION CONTROL PLAN

June 2013

CenterState Bank
855 21st Street
VERO BEACH, FL 32960
TEL: (772) 299-6860 FAX: (772) 299-6858

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

John H. Blum
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES INC.
DATE
COA 206 / LB 206

Scanned 07/22/2013 9:23 DROD

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS DECEMBER 11, 2012. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. 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.
6. 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 MINIMUM TECHNICAL STANDARDS 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. 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.
7. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED THROUGH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT EFFECTIVE DATE: DECEMBER 2, 2012 @ 11:00 PM, FILE NO. CENTER24121191 BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYORS ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT.
8. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, F.A.C.) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.
9. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
10. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) DFIRM_ID 12111C, FIRM_ID 12111C_2N FIRM_PAN 12111C0187J PANEL 0187 SOURCE CIT 12111C SUFFIX J MAP EFFECTIVE DATE 02/16/2012.
11. TREE LOCATIONS, IF SHOWN HEREON ARE GENERALLY ACCURATE TO 1/2 THE DIAMETER OF THAT PARTICULAR TREE. THE DIAMETER IS DISPLAYED IN INCHES MEASURED AT BREAST HEIGHT. ONLY TREES WITH A BREAST HEIGHT DIAMETER OF 4" OR LARGER OR WITH 16 FEET OF CLEAR TRUNK WERE FIELD LOCATED.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

ORIGINATING BENCH MARK(S)
DESIGNATION: Z 525
POSITION: LAT. 27° 25' 06.95521" (N) LON. 80° 22' 47.19277" (W)
HEIGHT: 17.79 FEET (N.A.V.D. '88)
LOCATION: A STEEL ROD LOCATED IN A 5-INCH LOGO CAP RECESSED 0.5 FEET BELOW GROUND. SAID MARK IS LOCATED 28 FEET NORTH OF THE CENTER LINE OF THE EAST BOUND LANE OF STATE ROAD 70, 3.9 FEET WEST OF A CARSONITE WITNESS POST IN MEDIAN AND 0.8 FEET SOUTH OF A MAGNET SET 0.3 FEET BELOW GROUND.

TEMPORARY BENCHMARKS:
TRAV PT. 2: FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6790" ELEV. 16.23 (N.A.V.D. '88)
TRAV PT. 3: FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6790" ELEV. 15.97 (N.A.V.D. '88)
TRAV PT. 4: FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6790" ELEV. 15.22 (N.A.V.D. '88)
TRAV PT. 5: FOUND NAIL & TAB STAMPED "LB 6790" ELEV. 16.98 (N.A.V.D. 88)

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY LEICA GX1230 ,12 CHANNEL (L1 & L2)
3. THE ORIGINAL GPS RTK MEASUREMENTS BEGAN DECEMBER 6, 2012 AND WERE COMPLETED ON DECEMBER 11, 2012. TWO LEICA DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT-SBU (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA GEO OFFICE, VERSION 8.3
5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
   HORIZONTAL: 10MM + 1PPM (RMS)
   VERTICAL: 20MM + 1PPM (RMS)

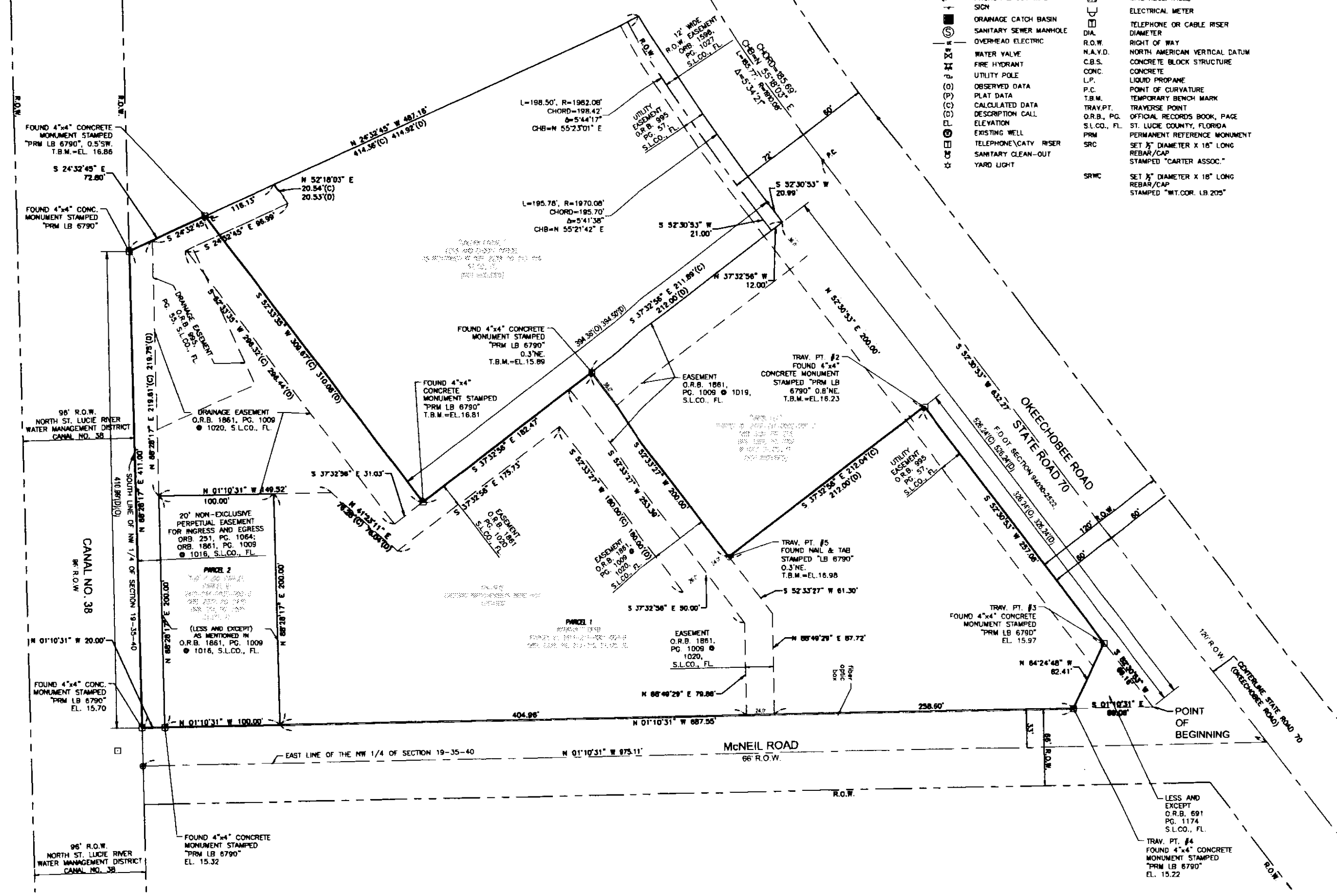
GPS CONTROL POINT (REFERENCE STATION):
DESIGNATION: Z 525
STATE/COUNTY: FL/ST. LUCIE
NAD 83 (2007): LAT. 27° 25' 06.95521" (N) LON. 80° 22' 47.19277" (W)
COORDINATES: N 1121538.542 E 857318.877
ELEVATION: 17.79 FEET (N.A.V.D. 1988)
LOCATION: A STEEL ROD LOCATED IN A 5-INCH LOGO CAP RECESSED 0.5 FEET BELOW GROUND. SAID MARK IS LOCATED 28 FEET NORTH OF THE CENTER LINE OF THE EAST BOUND LANE OF STATE ROAD 70, 3.9 FEET WEST OF A CARSONITE WITNESS POST IN MEDIAN AND 0.8 FEET SOUTH OF A MAGNET SET 0.3 FEET BELOW GROUND.

CERTIFIED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTERSTATE BANK OF FLORIDA, N.A.
EDWARD W. SECHT, P.A.

GRID NORTH
GRAPHIC SCALE
50 0 50 100 150
SCALE: (1 inch = 50 Feet)

LEGEND

Symbol	Description	Symbol	Description
	WATER METER		ELECTRICAL RISER
	ANCHOR & GUY WIRE		MAIL RECEPTACLE
	SIGN		ELECTRICAL METER
	DRAINAGE CATCH BASIN		TELEPHONE OR CABLE RISER
	SANITARY SEWER MANHOLE	DIA.	DIAMETER
	OVERHEAD ELECTRIC	R.O.W.	RIGHT OF WAY
	WATER VALVE	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
	FIRE HYDRANT	C.B.S.	CONCRETE BLOCK STRUCTURE
	UTILITY POLE	CONC.	CONCRETE
(O)	OBSERVED DATA	L.P.	LIQUID PROPANE
(P)	PLAT DATA	P.C.	POINT OF CURVATURE
(C)	CALCULATED DATA	T.B.M.	TEMPORARY BENCH MARK
(D)	DESCRIPTION CALL	TRAV.PT.	TRAVERSE POINT
EL.	ELEVATION	O.R.B., PG.	OFFICIAL RECORDS BOOK, PAGE
	EXISTING WELL	S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA
	TELEPHONE\CATV RISER	PRM	PERMANENT REFERENCE MONUMENT
	SANITARY CLEAN-OUT	SRC	SET ½" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
	YARD LIGHT	SRWC	SET ½" DIAMETER X 18" LONG REBAR/CAP STAMPED "WIT.COR. LB 205"



PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD); RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.89 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING. THE SOUTH 20.00 FEET OF THE FOREGOING DESCRIBED LAND IS SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS. THE SAID 20.00 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID ONE-QUARTER SECTION LINE.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251 PAGE 1065.

ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70 120 FOOT RIGHT-OF-WAY; THENCE RUN NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 52°29'53" WEST FOR 20.99 FEET TO THE POINT OF CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'16" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°37'37" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET. THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD); RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD) RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.89 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT OF WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE DESCRIBED LAND CONTAINING 4.79 ACRES, MORE OR LESS.

NO.	REVISION	BY	DATE
1	ADD APPROX. LIMITS OF PREVIOUS POND LOCATION PER AERIALS	KWN	01/10/2013

CENTERSTATE BANK
855 21ST STREET
VERO BEACH, FLORIDA 32960
TEL: 772-299-6860 FAX: 772-299-6858

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CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

FRANK S. CUCCURESE, P.S.M. — SIGNATURE DATE
FLORIDA LICENSE No. 4765
CARTER ASSOCIATES, INC. — COA 205 / LB 205

DATE: 12/11/2012
PROJ. #: 12-14E
DRAWN BY: DJM
APPD. BY: FSC
PLOT BY: Kirk Noonan
FILE NAME: 12-14E.dwg
REF. #: -
F.B. & PG.: 773WP 31+

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
5000 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947-5426
BOUNDARY SURVEY

SHEET 1 of 3
Dwg #: 19386-C

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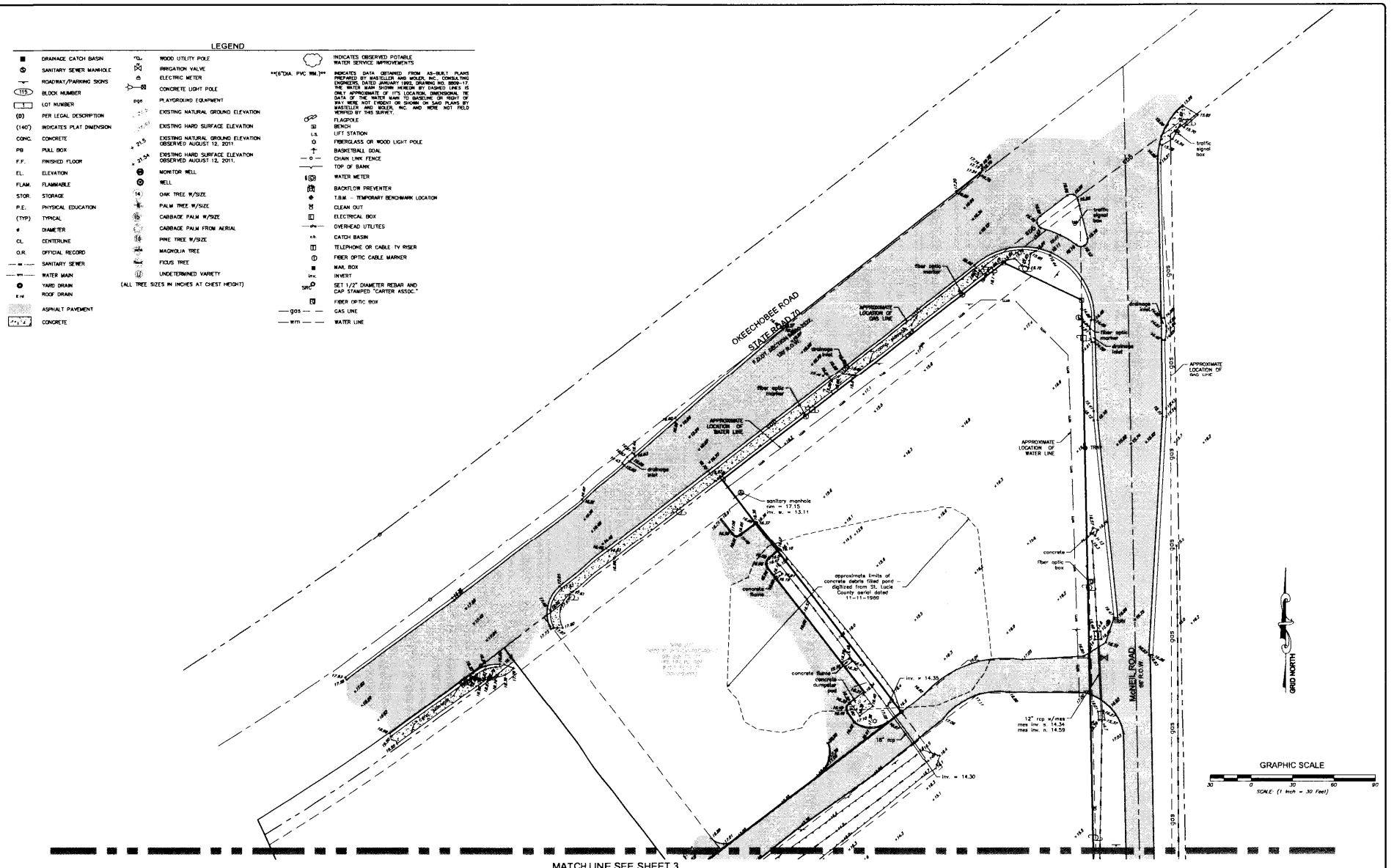
APPLICATION 130613-7 EXHIBIT 2.0 Page 3 of 10



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TEL: (772) 562-4191 FAX: (772) 562-7180

THIS SURVEY CONSISTS OF 3 SHEETS.
ONE IS NOT VALID WITHOUT THE OTHER(S).

DATE: 12/11/2012
PROJ.# : 12-14E
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BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
5000 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947-5426
TOPOGRAPHIC SURVEY

SHEET 2 of 3
Dwg. # 19386.C

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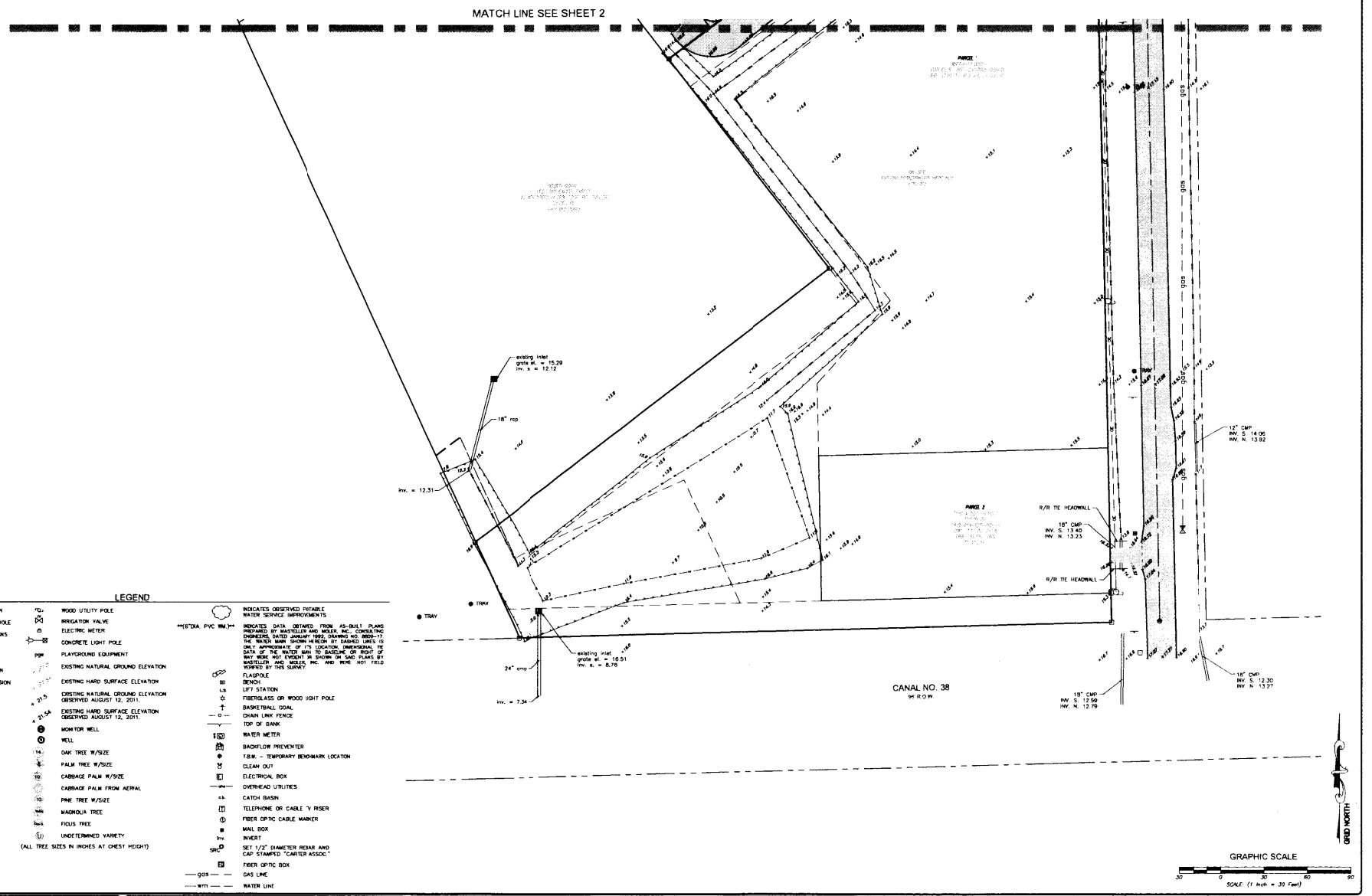
APPLICATION 130613-7 EXHIBIT 2.0 Page 4 of 10



LEGEND

- DRAINAGE CATCH BASIN
- SANITARY SEWER MANHOLE
- ROADWAY/PARKING SIGNS
- (115) BLOCK NUMBER
- 1 LOT NUMBER
- (D) PER LEGAL DESCRIPTION
- (140') INDICATES PLAT DIMENSION
- CONC. CONCRETE
- PB PULL BOX
- F.F. FINISHED FLOOR
- EL. ELEVATION
- FLAM. FLAMMABLE
- STOR. STORAGE
- P.E. PHYSICAL EDUCATION
- (TYP) TYPICAL
- # DIAMETER
- CL. CENTERLINE
- O.R. OFFICIAL RECORD
- SANITARY SEWER
- WATER MAIN
- YARD DRAIN
- ROOF DRAIN
- ASPHALT PAVEMENT
- CONCRETE
- WOOD UTILITY POLE
- IRRIGATION VALVE
- ELECTRIC METER
- CONCRETE LIGHT POLE
- PGE PLAYGROUND EQUIPMENT
- EXISTING NATURAL GROUND ELEVATION
- EXISTING HARD SURFACE ELEVATION
- EXISTING NATURAL GROUND ELEVATION OBSERVED AUGUST 12, 2011.
- EXISTING HARD SURFACE ELEVATION OBSERVED AUGUST 12, 2011.
- MONITOR WELL
- WELL
- OAK TREE W/SIZE
- PALM TREE W/SIZE
- CABBAGE PALM W/SIZE
- CABBAGE PALM FROM AERIAL
- PINE TREE W/SIZE
- MAGNOLIA TREE
- FICUS TREE
- UNDETERMINED VARIETY
- (ALL TREE SIZES IN INCHES AT CHEST HEIGHT)
- INDICATES OBSERVED PITABLE WATER SERVICE IMPROVEMENTS
- **(6"DIA. PVC WM.)** INDICATES DATA OBTAINED FROM AS-BUILT PLANS PREPARED BY MASTELLER AND MOLER, INC., CONSULTING ENGINEERS, DATED JANUARY 1992, DRAWING NO. 8805-17. THE WATER MAIN SHOWN HEREON BY DASHED LINES IS ONLY APPROXIMATE OF IT'S LOCATION, DIMENSIONAL TIE DATA OF THE WATER MAIN TO BASELINE OR RIGHT OF WAY WERE NOT EVIDENT IN SHOWN ON SAID PLANS BY MASTELLER AND MOLER, INC. AND WERE NOT FIELD VERIFIED BY THIS SURVEY.
- FLAGPOLE
- BENCH
- LS LIFT STATION
- FIBERGLASS OR WOOD LIGHT POLE
- BASKETBALL GOAL
- CHAIN LINK FENCE
- TOP OF BANK
- WATER METER
- BACKFLOW PREVENTER
- T.B.M. – TEMPORARY BENCHMARK LOCATION
- CLEAN OUT
- ELECTRICAL BOX
- OHW OVERHEAD UTILITIES
- CB CATCH BASIN
- TELEPHONE OR CABLE TV RISER
- FIBER OPTIC CABLE MARKER
- MAIL BOX
- Inv. INVERT
- SET 1/2" DIAMETER REBAR AND CAP STAMPED "CARTER ASSOC."
- FIBER OPTIC BOX
- gas GAS LINE
- wm WATER LINE

NO.	REVISION	BY	DATE
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VERO BEACH, FLORIDA 32960
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TEL: (772) 562-4191 FAX: (772) 562-7160

THIS SURVEY CONSISTS OF 3 SHEETS.
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DATE: 12/11/2012
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DRAWN BY: DJM
APPD BY: FSC
PLOT BY: Kirk Noonan
FILE NAME: 12-14E.dwg
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SHEET 3 of 3
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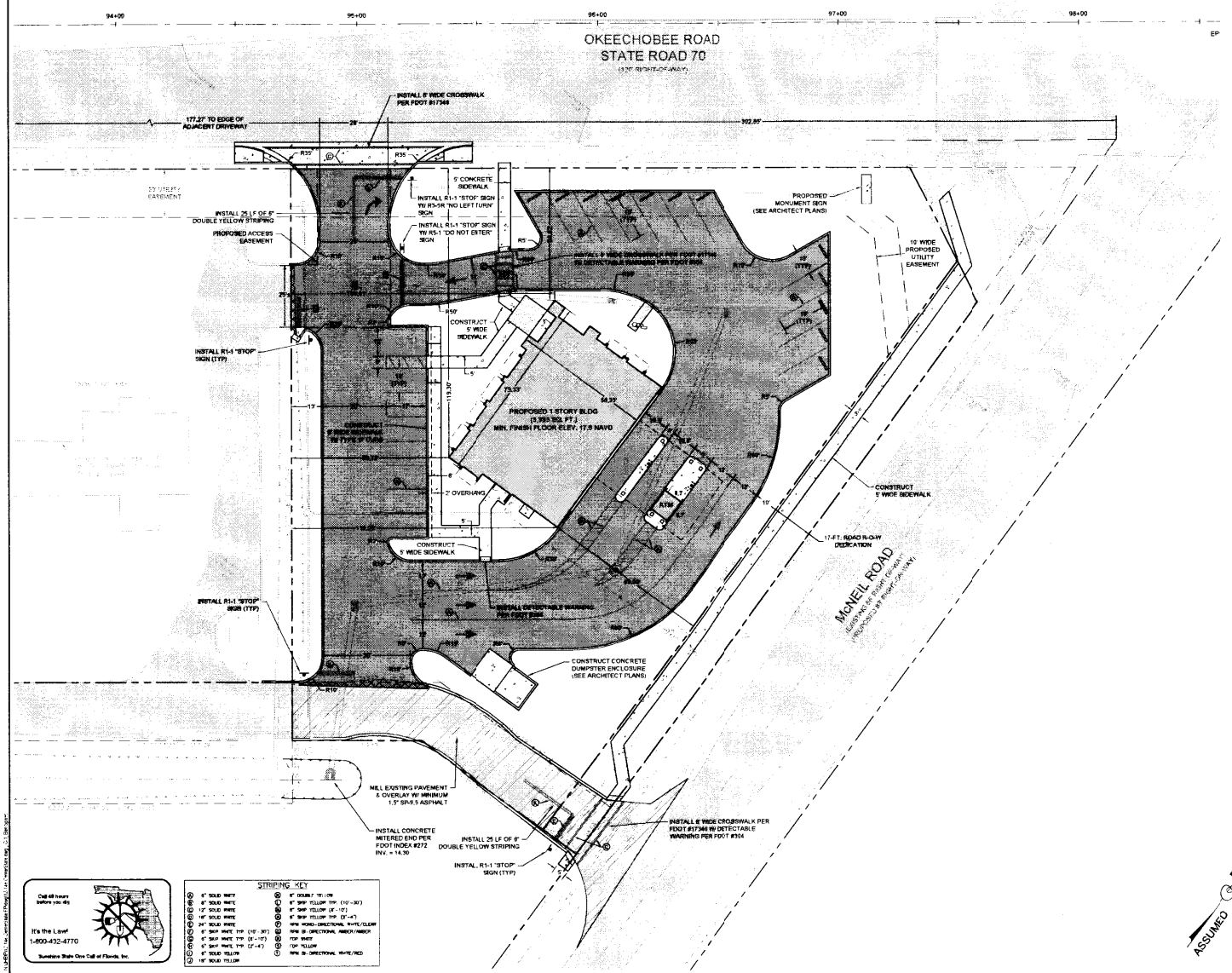
APPLICATION 130613-7 EXHIBIT 2.0 Page 5 of 10



SITE DATA

PROJECT NAME	CenterState Bank - Fort Pierce Branch
PROJECT USE	Bank with Drive-thru
APPLICANT/OWNER	CenterState Bank Attn: Andy Beindorf 855 21st Street Vero Beach, Florida 32960 (772) 299-6869
ENGINEER/SURVEYOR	Carter Associates, Inc. Attn: John H. Blum, P.E. 1708 21st Street Vero Beach, Florida 32960 (772) 562-4191
SITE ADDRESS	5000 Okeechobee Road Fort Pierce, Florida 34947
LOT SIZE	56,928 sf (1.31 ac) gross - 4,877 sf (0.11 ac) R-O-W dedication = 52,051 sf (1.2± ac) net
TAX ID NUMBER	Section 19, Township 35S, Range 40E 2419-241-0001-000-0
100-YR FLOOD ZONE	Zone 'X' Per Map No. 12111C0157J (Dated 2/15/2012)
CURRENT ZONING	C-3 - General Commercial
CURRENT LAND USE	GC - General Commercial
LOT COVER	Net Lot Size: 52,051 sf Proposed Impervious Area: Building: 3,933 sf Asphalt Pavement: 24,397 sf Concrete Sidewalk/Pavement/Misc.: 3,260 sf Total Impervious: 35,779 sf (68.7 %)
SETBACKS	Front: 25 Feet Abutting R-O-W or Residential District: 15 Feet
LOT DIMENSIONS	Minimum Width = 70 Minimum Depth = 90' Minimum Area = 10,000 sf Maximum Coverage by Building = 50% Actual Width (at narrowest point) = 131 Actual Depth (at smallest point) = 235 Net Lot Size = 52,051 sf Actual Coverage by Building = 7.6%
START / FINISH DATE	September 2013 / April 2014
TRAFFIC	Proposed Use Drive-in Bank: 3,933 sf @ 148.15 A.D.T./1,000 sf = 583 A.D.T.
PARKING	Required Parking Spaces Bank: 3,933 sf @ 1 Space / 300 sf = 14 Spaces Parking Provided City Code: Up to 25 Spaces Requires 1 Handicap Space = 1 Handicap Spaces 90° Standard Parking Spaces = 7.99° Std. Spaces 60° Standard Parking Spaces = 12.50° Std. Spaces Total Parking Spaces Provided = 20 Spaces
PROPOSED ELECTRIC	FPUA Electric
PROPOSED WATER	Connect to existing FPUA water main along McNeil Road
PROPOSED SEWER	Connect to existing FPUA gravity sanitary sewer along Okeechobee Road. Estimated Flow: Office Building 15 GPD per100 sf Floor Space 3,933 sf @ 15 GPD/100 sf = 590 GPD
STORMWATER	Collect stormwater runoff and convey via existing drainage to the existing, previously permit master stormwater management area at the southwest corner of the parent parcel.
REQUIRED PERMITS:	City of Fort Pierce • Site Plan Approval (Exempt) • Land Clearing Permit St. Lucie County • Right-of-Way Permit Fort Pierce Utilities Authority • Water / Sewer Permit S.F.W.M.D. • Environmental Resource General Permit F.D.O.T. • Driveway Connection Permit • Drainage Connection Permit F.D.E.P. • NPDES Notice Of Intent • Wastewater Collection Permit

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

STRIPING KEY

6" SOLID WHITE		6" DOUBLE YELLOW	
6" SOLID WHITE		6" SKIP YELLOW TYP. (10'-30')	
12" SOLID WHITE		6" SKIP YELLOW (6'-10')	
18" SOLID WHITE		6" SKIP YELLOW TYP. (2'-4')	
24" SOLID WHITE		WHITE WORD-DIRECTIONAL WHITE/CLEAR	
6" SKIP WHITE TYP. (10'-30')		WHITE OR DIRECTIONAL AMBER/AMBER	
6" SKIP WHITE TYP. (6'-10')		TOP WHITE	
6" SKIP WHITE TYP. (2'-4')		TOP YELLOW	
6" SOLID YELLOW		WHITE OR DIRECTIONAL WHITE/RED	
18" SOLID YELLOW			

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.49

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			

CenterState Bank
855 21st Street
Vero Beach, Florida 32960
TEL: (772) 299-6869 FAX: (772) 299-6858

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CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180
CERTIFICATE OF AUTHORIZATION NUMBER 3205

John H. Blum, P.E.
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC
SIGNATURE DATE
COA 205 / LB 205

DATE	June 2013
PROJ #	12-14e
DRAWN BY	BDS
APPD BY	JHB
PLOT BY	Ben Speed
FILE NAME	12-14e CenterState.dwg
REF #	
F.B. & PG	

CenterState Bank
Fort Pierce, Florida
Fort Pierce Branch

Site Plan

SHEET C-1
Dwg. #

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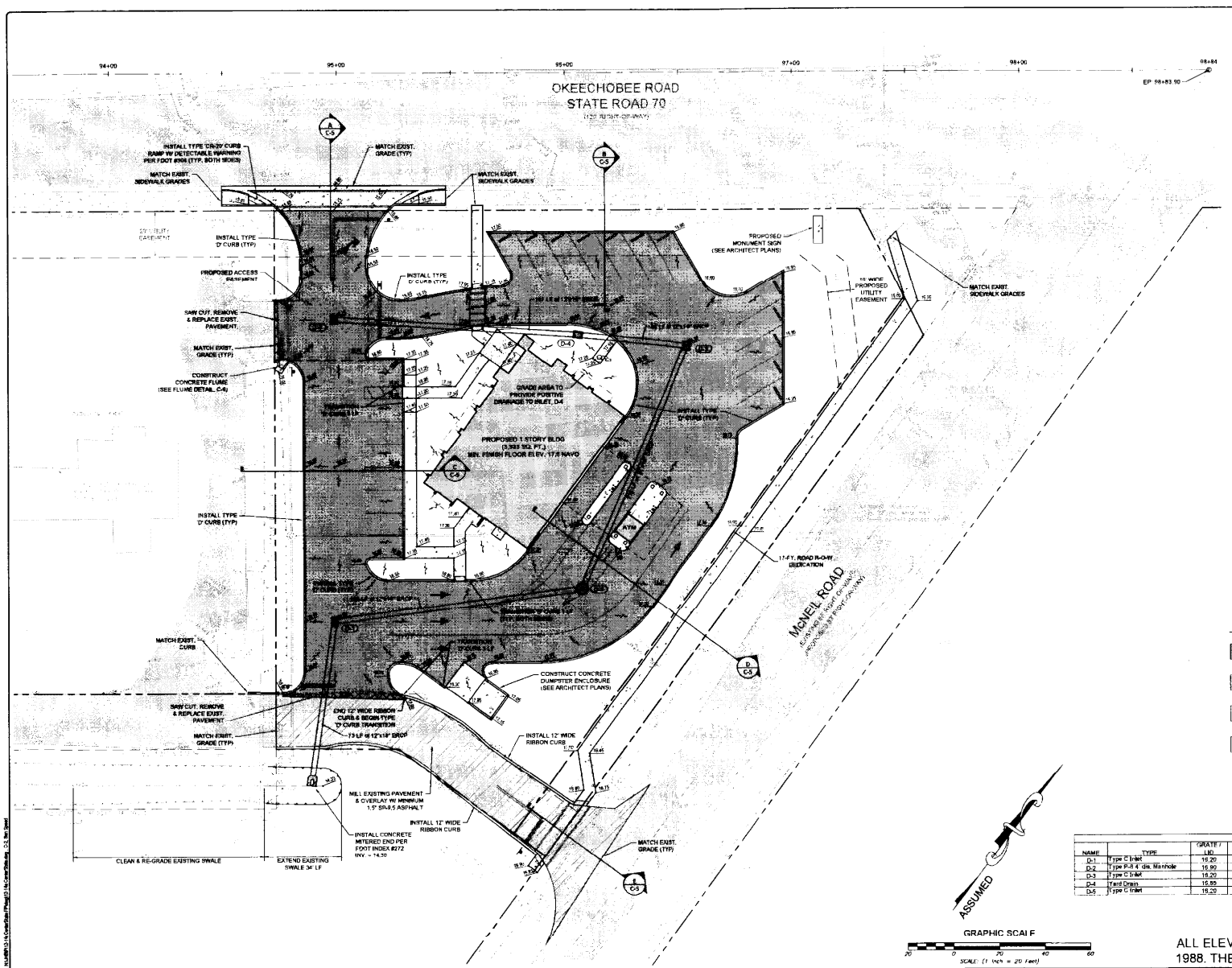

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES. THE CONTRACTOR SHOULD CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 AND THE UTILITY OWNERS AT LEAST 48 HOURS PRIOR TO DIGGING NEAR UNDERGROUND UTILITIES.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND UTILITY OWNER DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITIES WITH THE UTILITY COMPANIES.
3. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND APPLICABLE FORT PIERCE UTILITIES AUTHORITY (FPUA) STANDARDS.
4. A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN FORT PIERCE UTILITIES AUTHORITY, ST. LUCIE COUNTY, THE ENGINEER AND CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
5. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
6. DENSITY TESTS ON ALL PIPE BACKFILL SUBGRADE AND BASE WORK SHALL BE PERFORMED AND CERTIFIED BY AN INDEPENDENT GEOTECHNICAL TESTING LAB AND SHALL BE PAID FOR BY THE CONTRACTOR. DENSITY TESTS SHALL BE PERFORMED PER AASHTO T-180 METHOD. DENSITY TEST SHALL BE PERFORMED ON PIPE INSTALLATIONS PER CITY OF FORT PIERCE STANDARDS.
7. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER CLOTH.
8. ALL PIPE AND DRAINAGE STRUCTURES SHALL BE INSTALLED IN THE DRY.
9. BACKFILL AROUND DRAINAGE PIPES AND COMPACT TO 98% MAX DRY DENSITY PER AASHTO T-180.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS INCLUDING IRRIGATION PIPES AND SPRINKLERS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING COVERAGE UNDER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
12. EXISTING PAVEMENT SHALL BE SAWCUT WHERE PAVEMENT IS TO BE REMOVED AND WHERE NEW PAVEMENT IS TO JOIN IT.
13. EXISTING SIGNAGE LOCATED IN CONFLICT WITH PROPOSED CONSTRUCTION SHALL BE RELOCATED PER THE DIRECTION OF THE ENGINEER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS LATEST EDITION.
15. ALL DISTURBED AREAS WITHIN CITY, COUNTY, AND STATE RIGHTS-OF-WAY SHALL BE SODDED WITHIN 72 HOURS OF FINAL GRADING. PRIVATE R-O-W'S AND EASEMENTS SHALL BE FULLY SODDED OR SEED & MULCHED AT PROJECT COMPLETION.

GENERAL TRAFFIC NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL PARKING SPACES WITH THE EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION #710.
3. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX #17346, LATEST EDITION.
4. ALL COMPACT SPACES, IF ANY, SHALL BE MARKED "COMPACT" INDIVIDUALLY ON THE STALL OR TIRE STOP.
5. ALL COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
6. COMMERCIAL COMPLEXES WITH MULTIPLE SUITES/UNITS SHALL POST A MINIMUM 4 INCH NUMERICAL ADDRESS ON OR ADJACENT TO THE FRONT AND REAR ENTRY DOOR.

HATCH LEGEND

- PROPOSED PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED BRICK PAVER ENTRY
- PROPOSED ASPHALT TO BE REMOVED & REPLACED
- PROPOSED CONCRETE
- EXISTING PAVEMENT TO BE MILLED & OVERLAYED W/ SP-9.5
- EXISTING CONCRETE SIDEWALK
- PROPOSED BUILDINGS

X / C-X — SECTION CALLOUT — SECTION NAME / SHEET WHERE REPLACED

DRAINAGE STRUCTURE TABLE

NAME	TYPE	GRATE / LID	N	S	E	W	BOTTOM	COMMENTS
D-1	Type C Inlet	16.20	12.81	14.35			12.31	USF #6212 Grate. See FDOT Index #232
D-2	Type P-8 4' dia. Manhole	16.90	13.14	13.14			12.64	USF #170-E "STORM". See FDOT Index #200 & #201
D-3	Type C Inlet	16.20		13.49		13.49	12.99	USF #6212 Grate. See FDOT Index #232
D-4	Yard Drain	16.85			13.63	13.63	13.13	USF #6217 Grate. See Detail Sheet C-6
D-5	Type C Inlet	16.20			13.95		13.45	USF #6212 Grate. See FDOT Index #232

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.49

NO.	REVISION	BY	DATE

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855 21st Street
Vero Beach, Florida 32960
TEL: (772) 299-6860 FAX: (772) 299-6858

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

John H. Blum, P.E.
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE: June 2013
PROJ. #: 12-14e
DRAWN BY: BDS
APPD BY: JHB
PLOT BY: Ben Speed
FILE NAME: 12-14e CenterState.dwg
REF #:
E.B. & PG.

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Fort Pierce, Florida
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Paving, Grading, and Drainage Plan

SHEET C-2

Dwg #

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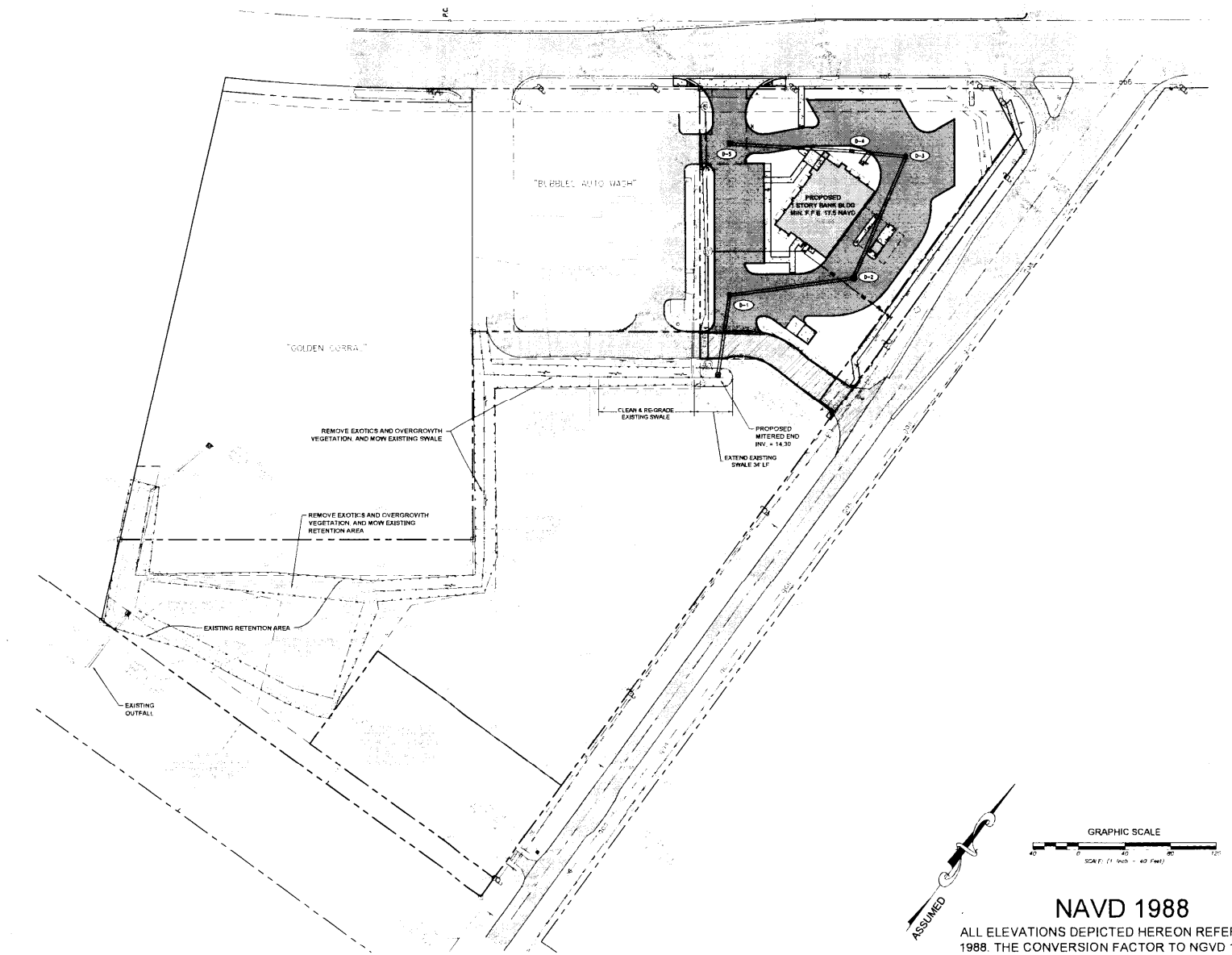

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DRAWN BY	BDS
APPD. BY	JHB
PLOT BY	Ben Speed
FILE NAME	12-14e CenterState.dwg
REF #	
F.B. & PG.	

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Overall Drainage Plan

SHEET C-3
Dwg. #

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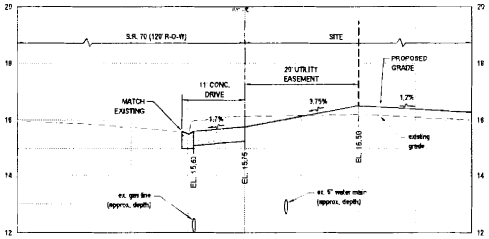
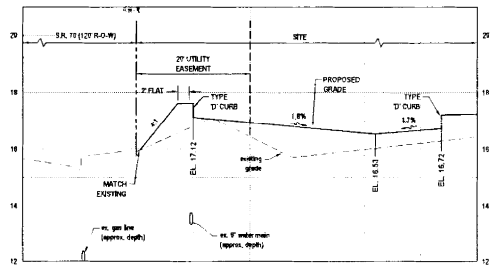


SECTION "A"
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



SECTION "B"
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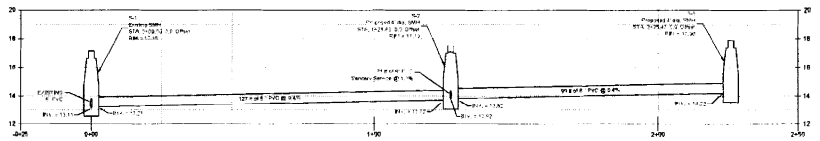
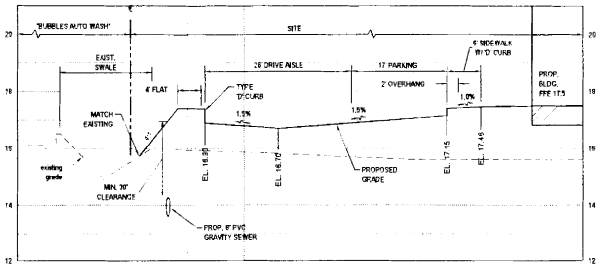
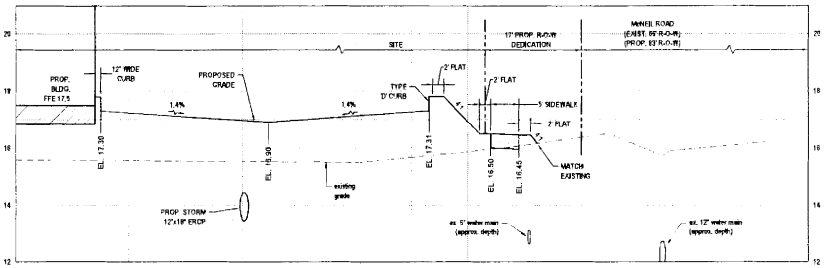
VERT. SCALE: 1" = 4'



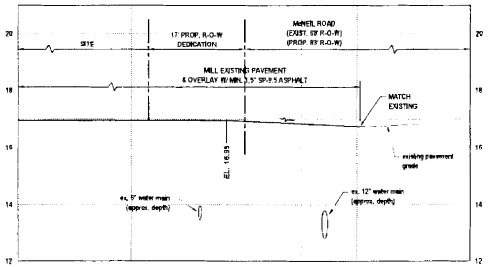
PROPOSED SANITARY SEWER PROFILE
Horiz. Scale: 1" = 20' Vert. Scale: 1" = 4'



SECTION "C"
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



SECTION "D"
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



SECTION "E"
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

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John H. Blum, P.E.
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SIGNATURE DATE
COA 205 / LB 205

DATE : June 2013
PROJ # : 12-14e
DRAWN BY : BDS
APPD. BY : JHB
PLOT BY : Ben Speed
FILE NAME : 12-14e1 CenterState.dwg
REF. #
F.B. & PG.

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Fort Pierce Branch

Sections & Profiles

SHEET C-5
Dwg. #

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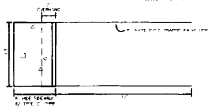
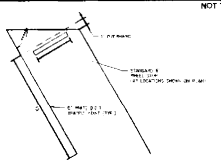


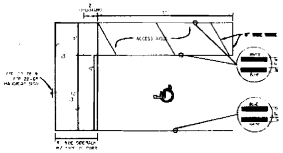
TYPICAL 90° PARKING SPACE DETAIL

NOT TO SCALE



TYPICAL 60° PARKING SPACE DETAIL

NOT TO SCALE



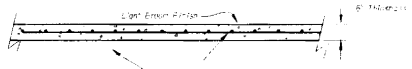
TYPICAL HANDICAP PARKING SPACE
W/ ACCESS AISLE DETAIL PER FDOT #17346

NOT TO SCALE



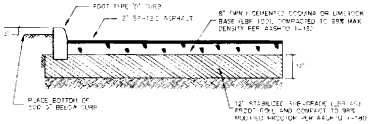
RE-CONSTRUCTED ASPHALT PAVEMENT BUTT JOINT DETAIL

NOT TO SCALE



CONCRETE PAVEMENT SECTION

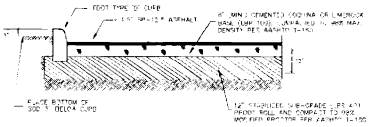
NOT TO SCALE



NOTE: CONCRETE PAVEMENT MAY BE CONSIDERED AT OWNER'S DISCRETION

TYPICAL HEAVY-DUTY ASPHALT PAVEMENT SECTION

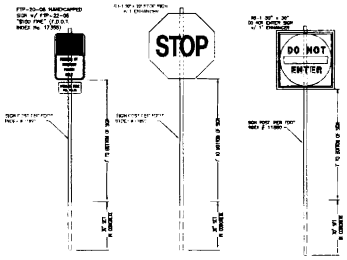
NOT TO SCALE



NOTE: CONCRETE PAVEMENT MAY BE CONSIDERED AT OWNER'S DISCRETION

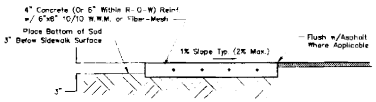
TYPICAL LIGHT-DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



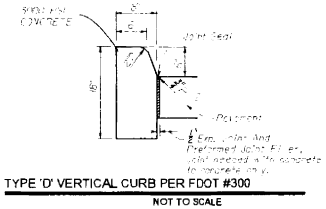
TYPICAL SIGN DETAILS

NOT TO SCALE



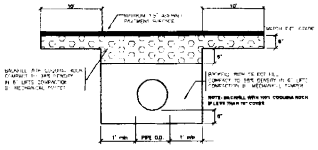
TYPICAL SIDEWALK DETAIL

NOT TO SCALE



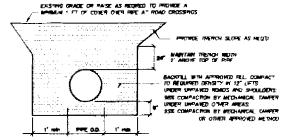
TYPE 'D' VERTICAL CURB PER FDOT #300

NOT TO SCALE



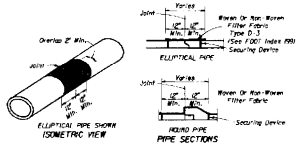
PIPE BACKFILL DETAIL
PAVED AREAS

NOT TO SCALE



PIPE BACKFILL DETAIL
UNPAVED AREAS

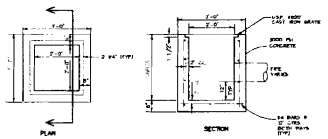
NOT TO SCALE



FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

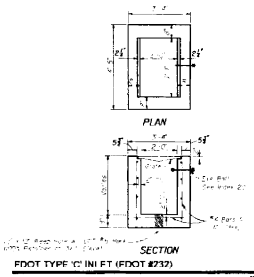
FILTER FABRIC JOINT JACKET (FDOT #280)

NOT TO SCALE



YARD DRAIN DETAIL

NOT TO SCALE



FDOT TYPE 'C' INLET (FDOT #232)

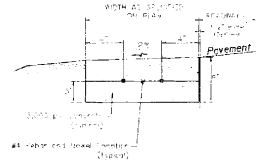
NOT TO SCALE

GENERAL NOTES

1. The site plan is provided to assist Contractors in developing bids. All above grade facilities which, in the Engineer's opinion, may conflict with the proposed installation, have been shown to the extent known. The Contractor is advised that not all underground facilities may be indicated on the plans. The underground utilities are shown to the extent of information made available to the Engineer. Contractor shall familiarize himself with the project site and determine the effect of all existing conditions prior to submitting a bid.
2. The locations of off site property lines shown on the plans are approximate and shown for informational purposes only. Actual lines shall be established in the field by the Contractor, when needed.
3. All materials and workmanship shall meet or exceed Fort Pierce Utilities Authority (FPUA) and City of Fort Pierce Engineering Departments' standards and shall be subject to the inspection and approval of the City of Fort Pierce Utility and City of Fort Pierce Engineering Departments.
4. The Contractor shall notify the FPUA at (772) 466-1600 at least 48 hours prior to commencement of construction.
5. The Contractor shall verify all required right-of-way permits from the St. Lucie County and FDOT for all construction activities within St. Lucie County and FDOT right-of-way.
6. The locations of existing utilities as plotted on these plans are approximate only and are made available to assist contractors in developing their bids. The utility locations are from documentation obtained from the Engineer, and shall be verified by the Contractor prior to installation of the proposed off site utilities. The Contractor shall contact Sunshine State One - Call of Florida, Inc. at 811 for positive underground location of utilities sufficiently in advance of the proposed installation to prevent delay of the project. The Contractor shall provide relocation or support of existing utilities as required.

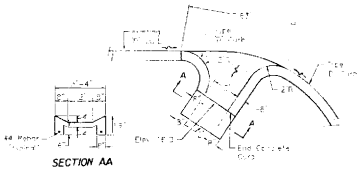
BELL SOUTH 3300 Okeechobee Road Ft. Pierce, FL 34947 (772) 562-9961	FORT PIERCE UTILITIES AUTHORITY 1701 S. 17th Street Fort Pierce, FL 34947 (772) 466-1600
COMCAST (CABLE TV) 940 12th Street Vero Beach, FL 32960 (772) 562-2141	ST. LUCIE COUNTY 2300 Virginia Avenue Fort Pierce, FL 34982 (772) 462-1707

7. Shop drawings of all fabricated structures, mechanical and electrical components, and piping shall be submitted to the Engineer for approval. No items shall be manufactured or delivered to the project site without shop drawings having been previously approved by the Owner's Engineer. All materials shall be new, unused, and in good working order. Materials shall not exhibit signs of deterioration due to excessive storage periods or rough transportation. A pre-construction conference will not be scheduled prior to City of Fort Pierce approval of the shop drawings.
8. Any change or deviation from the plans shall be approved by Engineer prior to the construction of said change or deviation.
9. The Contractor shall submit one set of record drawings to the Engineer indicating any and all changes or deviations from the original plans.



RIBBON CURB DETAIL

NOT TO SCALE



CONCRETE FLUME DETAIL

NOT TO SCALE

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John H. Blum, P.E.
FLORIDA LICENSE No. 45811
CARTER ASSOCIATES, INC.
SIGNATURE DATE
CA 205 / LB 205

DATE	June 2013
PROJ. #	12-14w
DRAWN BY	BDS
APPD. BY	JHB
PLOT BY	Ben Speed
FILE NAME	12-14w CenterState Details.dwg
REF. #	
F.B. & PG.	

CenterState Bank
Fort Pierce, Florida
Fort Pierce Branch

Paving, Grading, and Drainage Details

SHEET C-6

Dwg. #

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EROSION CONTROL NOTES

1. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land disturbing activity and shall be made functional before up-slope land disturbance takes place.

2. All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating on to adjacent properties.

3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached or any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.

4. During construction of the project, soil stock piles shall be stabilized, covered or contained with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.

5. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized.

6. After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.

7. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume, slope drain structure or approved control.

8. Sediment will be prevented from entering any storm water system, ditch or channel. All storm water inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

9. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction.

10. Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The developer, owner and/or contractor shall be continually responsible for all sediment controls. Sediment control measures shall be in working condition at the end of each working day.

11. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface. Where sediment is transported onto a public road surface with curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land disturbing activities.

12. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed.

13. Properties and waterways downstream from construction sites shall be protected from sediment deposition and erosion at all times during construction.

14. Erosion control design and construction shall follow the requirements in Index numbers 101, 102 and 103 of F.D.O.T. Roadway and Traffic Design Standards and county permits.

15. Contractor is responsible for all surface water discharges, rainfall run off or dewatering activities.

16. Contractor must incorporate all BMP's necessary to meet or exceed state water quality and SWPPP requirements.

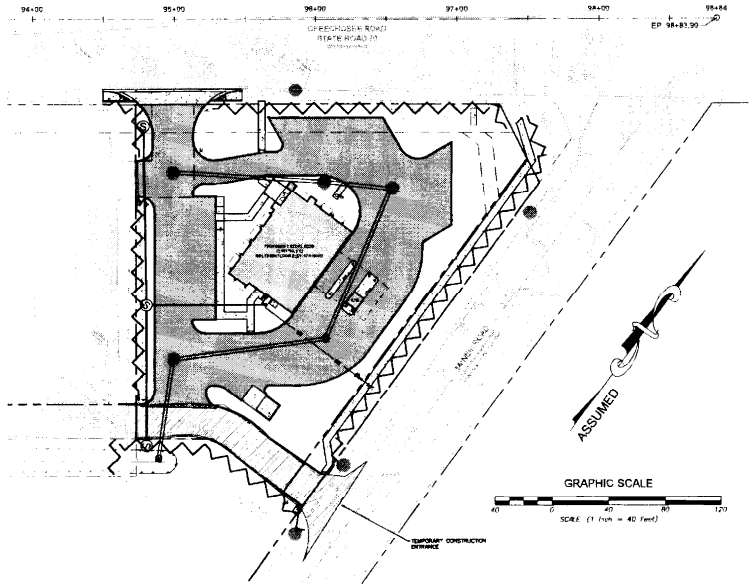
17. The Sedimentation & Erosion Control Plan Plan is a minimum guideline only. Additional BMP's may be necessary at contractor's expense.

18. NOI to be posted on site.

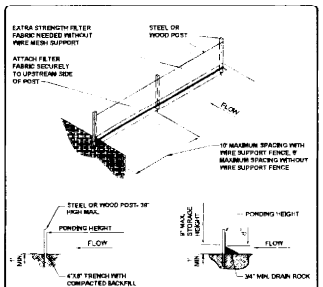
19. Dewatering activities:
   - A – Discharge must not exceed state water quality standards.
   - B – Contractor must have a transferable SFWMD Consumptive Use Permit known as a "Noticed General Permit For Short Term Construction De-Watering".
   - C – No hydraulic pumps may be used for dewatering unless approved by the water management district for that area.
   - D – No turbid discharge. Turbidity readings are required once a week and must be reported to the project engineer.

LEGEND

- SILT FENCE INLET PROTECTION OR SEDIMENTATION BARRIER
- SILT FENCE



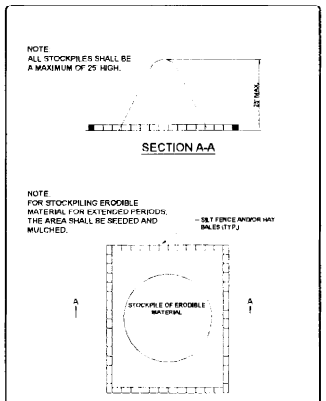
NOTE: ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL STABILIZATION METHODS HAVE BEEN COMPLETED. ALL PERVIOUS AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED OR SEEDED & MULCHED.



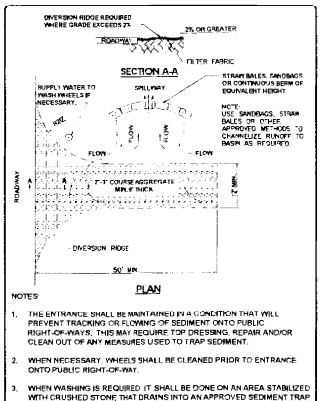
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

TYPE IV SILT FENCE (N.T.S.)



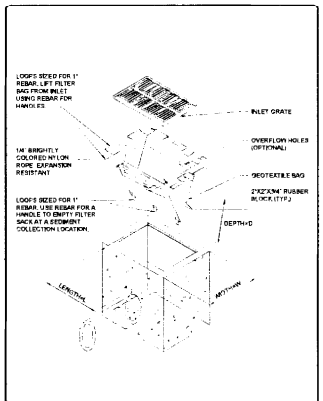
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIALS (N.T.S.)



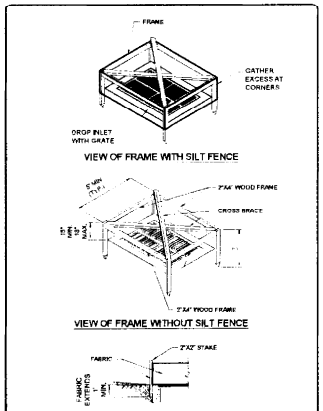
NOTES

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT (N.T.S.)



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS (N.T.S.)



SILT FENCE INLET PROTECTION (N.T.S.)

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			

CenterState Bank
855 21st Street
Vero Beach, Florida 32960
TEL: (772) 299-5959 FAX: (772) 299-5958

CAI Serving Florida Since 1911 CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

John H. Blum P.E.
FLORIDA LICENSE No. 49813
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE: June 2013
PROJ. #: 12-14e
DRAWN BY: BDS
APPD. BY: JHB
PLOT BY: Ben Speed
FILE NAME: 12-14e CenterState.dwg
REF. #:
F.B. & PG.:

CenterState Bank
Fort Pierce, Florida
Fort Pierce Branch

Sedimentation & Erosion Control Plan

SHEET C-9
Dwg. #

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CENTERSTATE BANK - FORT PIERCE BRANCH

Application No: 130613-7

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X City of Port St Lucie - Planning Div
X North St Lucie River Water Control District
X St. Lucie County Engineer
X St. Lucie County Planning and Development Services
Mark Satterlee, AICP, Director

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City of Port St Lucie - Planning Div
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Port St Lucie FL 34984-5099
dholbrook@cityofpsl.com

North St Lucie River Water Control District
14666 Orange Avenue
Ft Pierce FL 34945

St. Lucie County Engineer
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Fort Pierce FL 34982
powleym@stlucieco.org

St. Lucie County Planning and Development Services
Mark Satterlee, AICP, Director
2300 Virginia Avenue
Fort Pierce FL 34482
satterleem@stlucieco.org

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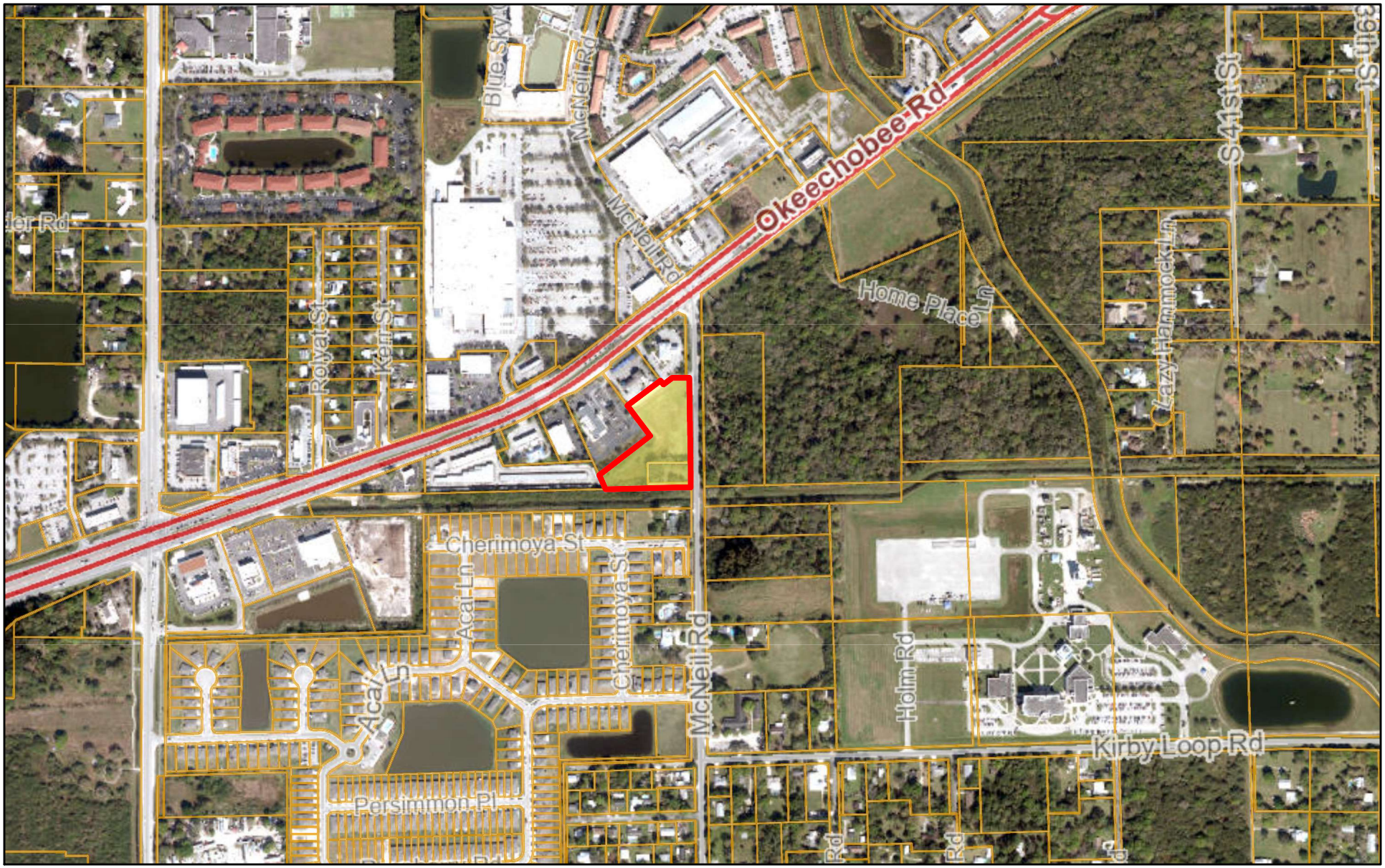
Subject Site Location Map



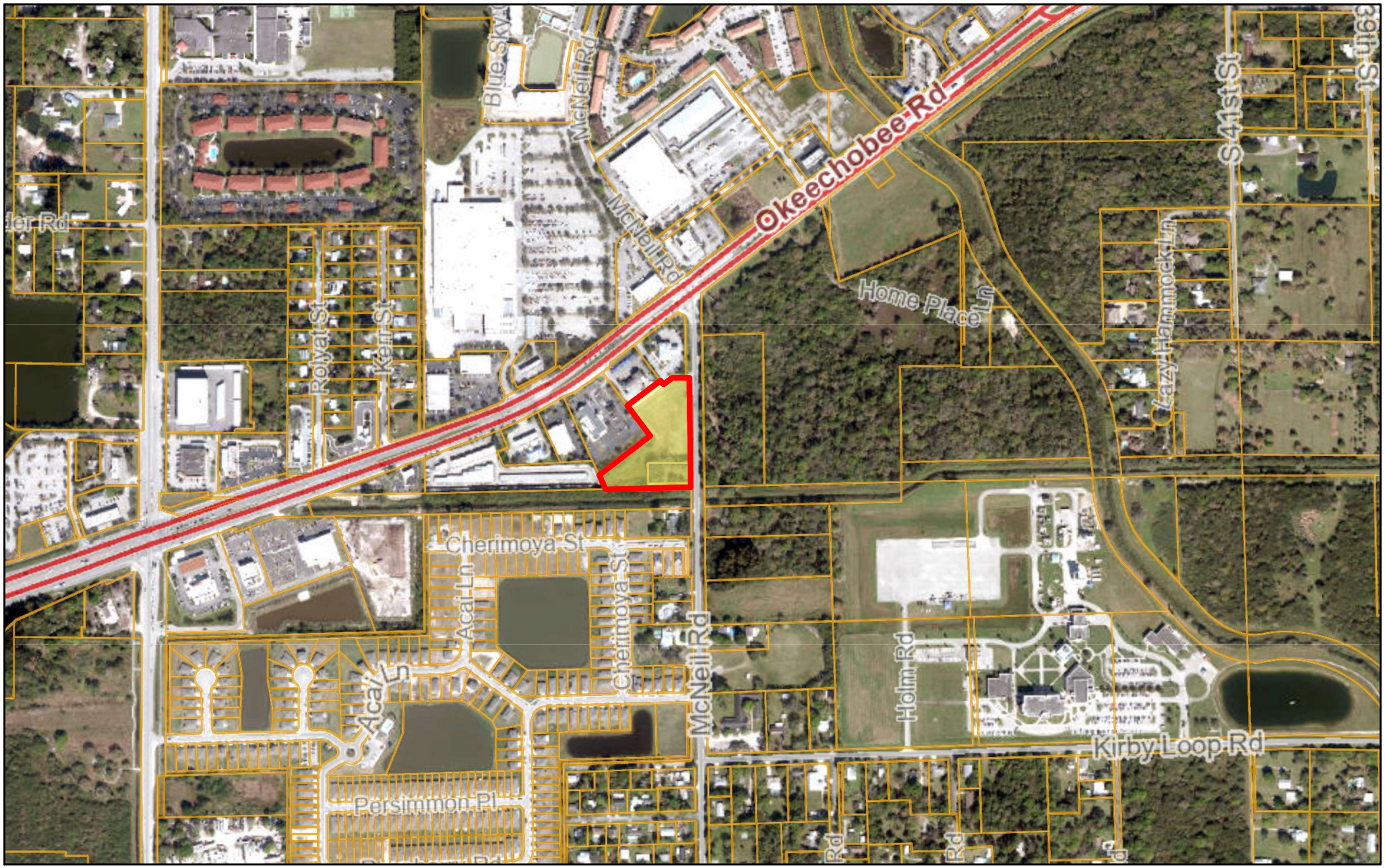
8/2/2024

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Subject Site Location Map



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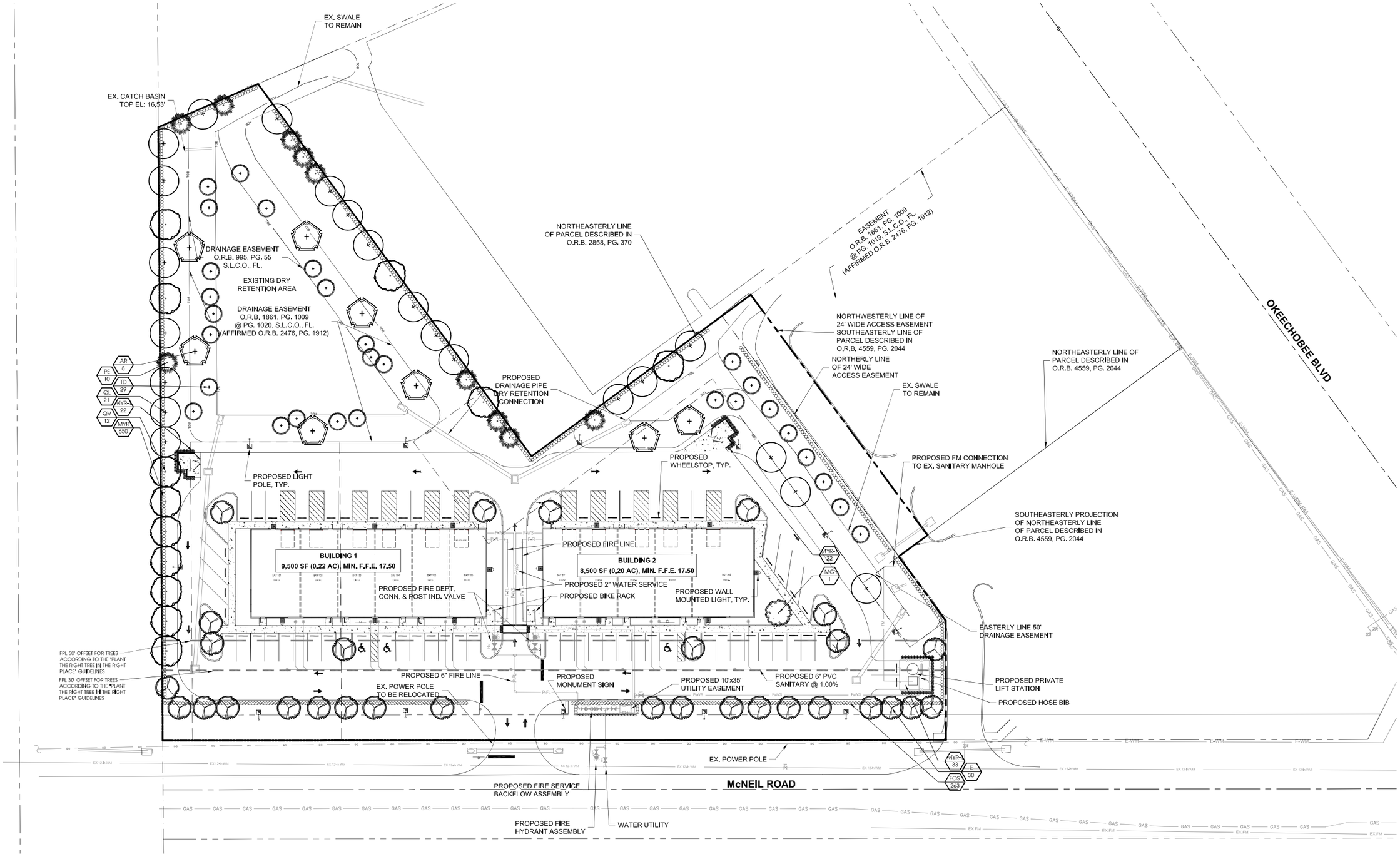

Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC. 26000198

The District
McNeil Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 24-0801
Drawn By JWS
Submittal Dates 8-14-2024

Revision Dates

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Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's and St Lucie County's fertilizer ordinances.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
8	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
10	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
21	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
29	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
263	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK
650	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
77	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	4' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

NOTE: ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 525'

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
550 l.f. x 10' = 5,250 s.f. / 300 = 18 Trees
Provided = 18 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
550 l.f. / 2' o.c. = 263 Shrubs
Provided = 263 Shrubs

Landscaping to Adjacent Property (North, South & West Buffer) 1,300'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,300 l.f. x 10' = 13,000 s.f. / 200 = 65 Trees
Provided = 65 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,300 l.f. / 2' o.c. = 650 Shrubs
Provided = 650 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (42,260 s.f./15 = 2,818 s.f.)
Landscape Area Provided = 2,911 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
42,260 s.f./15 = 2,818 s.f. / 100 = 28 Trees
Trees Provided = 28

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 111 Trees
Maximum Palms Allowed = 54 (111 / 2 = 54)
Total Palms Provided = 0 (0%)

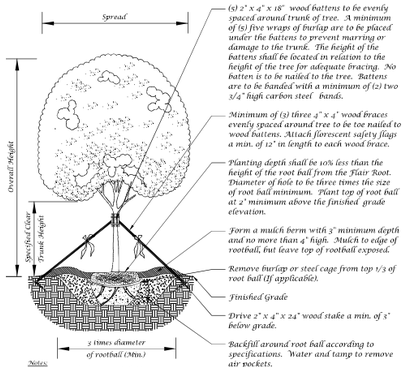
Total Trees Required = 111 Trees
Total Trees Provided = 111 Trees

Total Trees Required = 111 Trees
Total Native Trees Provided = 111 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

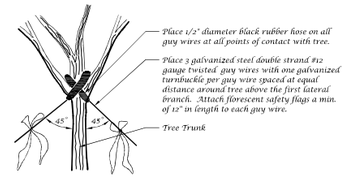
Total Shrubs Required = 990
Total Native Shrubs Provided = 990 (100%)

Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

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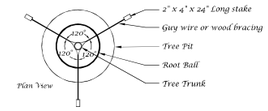
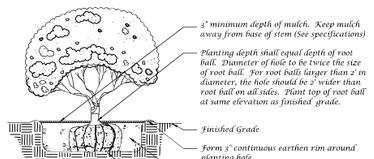


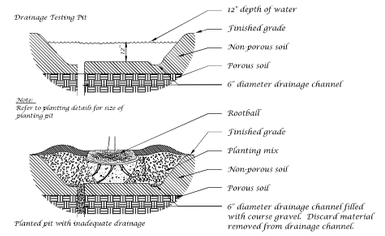
Staking Detail

Not to Scale



Shrub Detail

Not to Scale



Drainage Testing Detail

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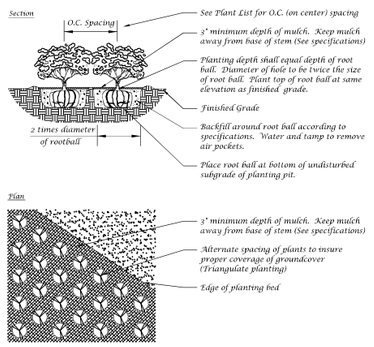
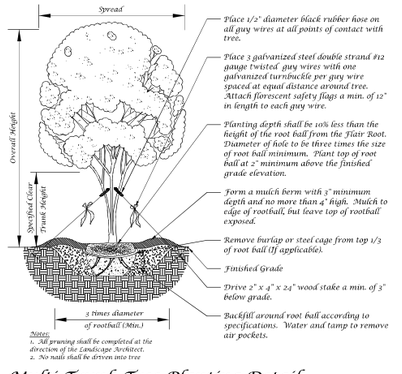


Ground Cover Detail

Not to Scale

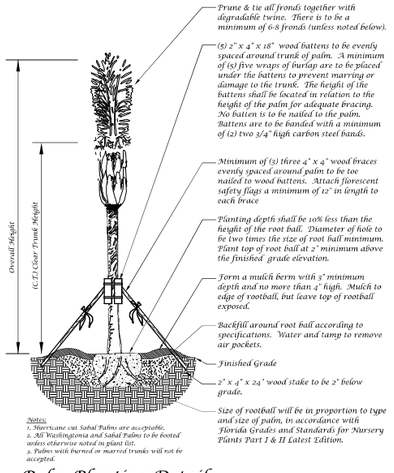


Tree Planting Detail

Not to Scale

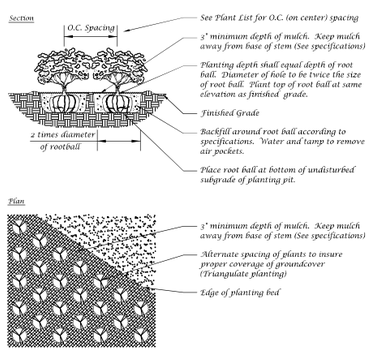
Multi-Trunk Tree Planting Detail

Not to Scale



Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

The District
McNeil Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	24-0801
Drawn By	JWS
Submittal Dates	8-14-2024
Revision Dates	

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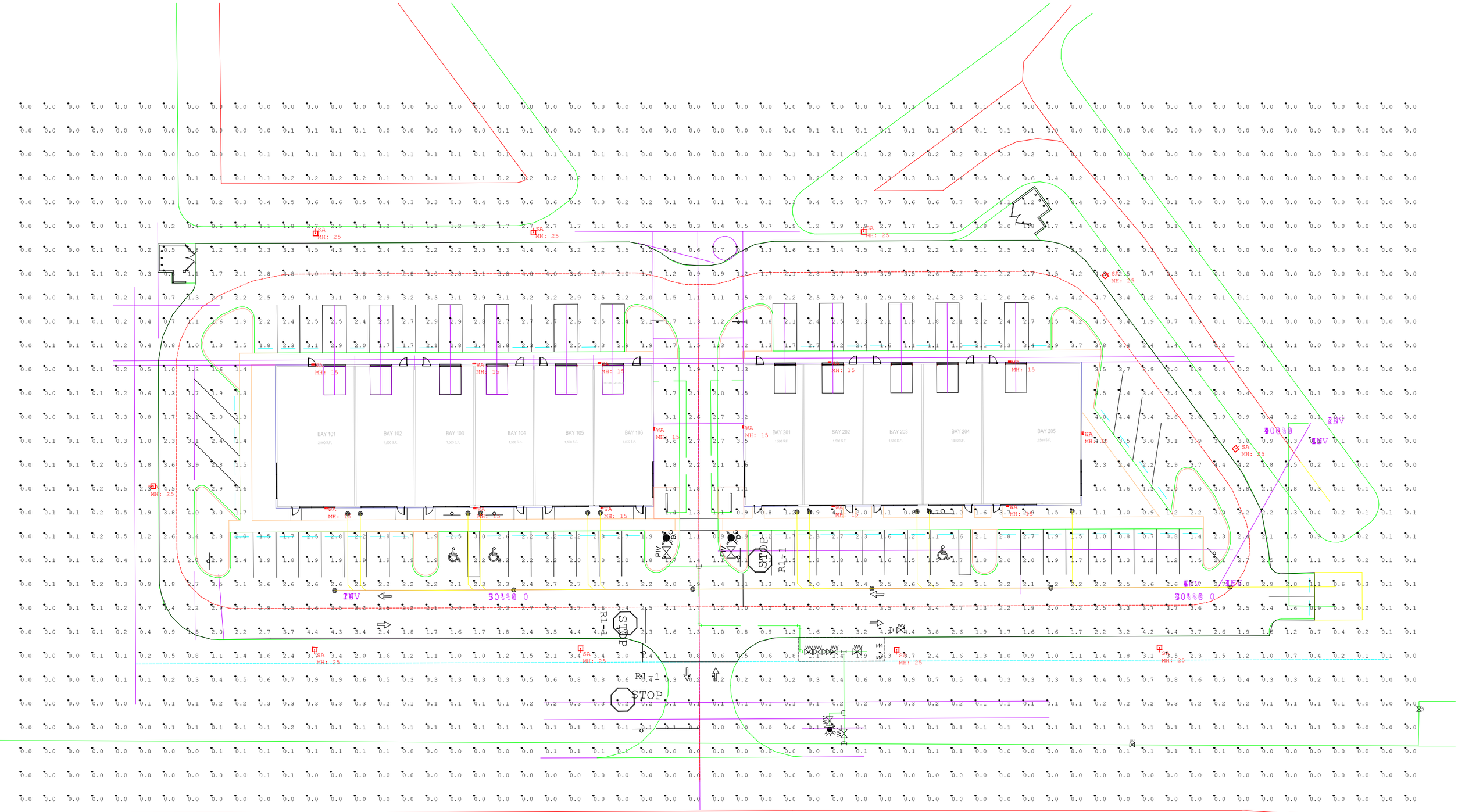
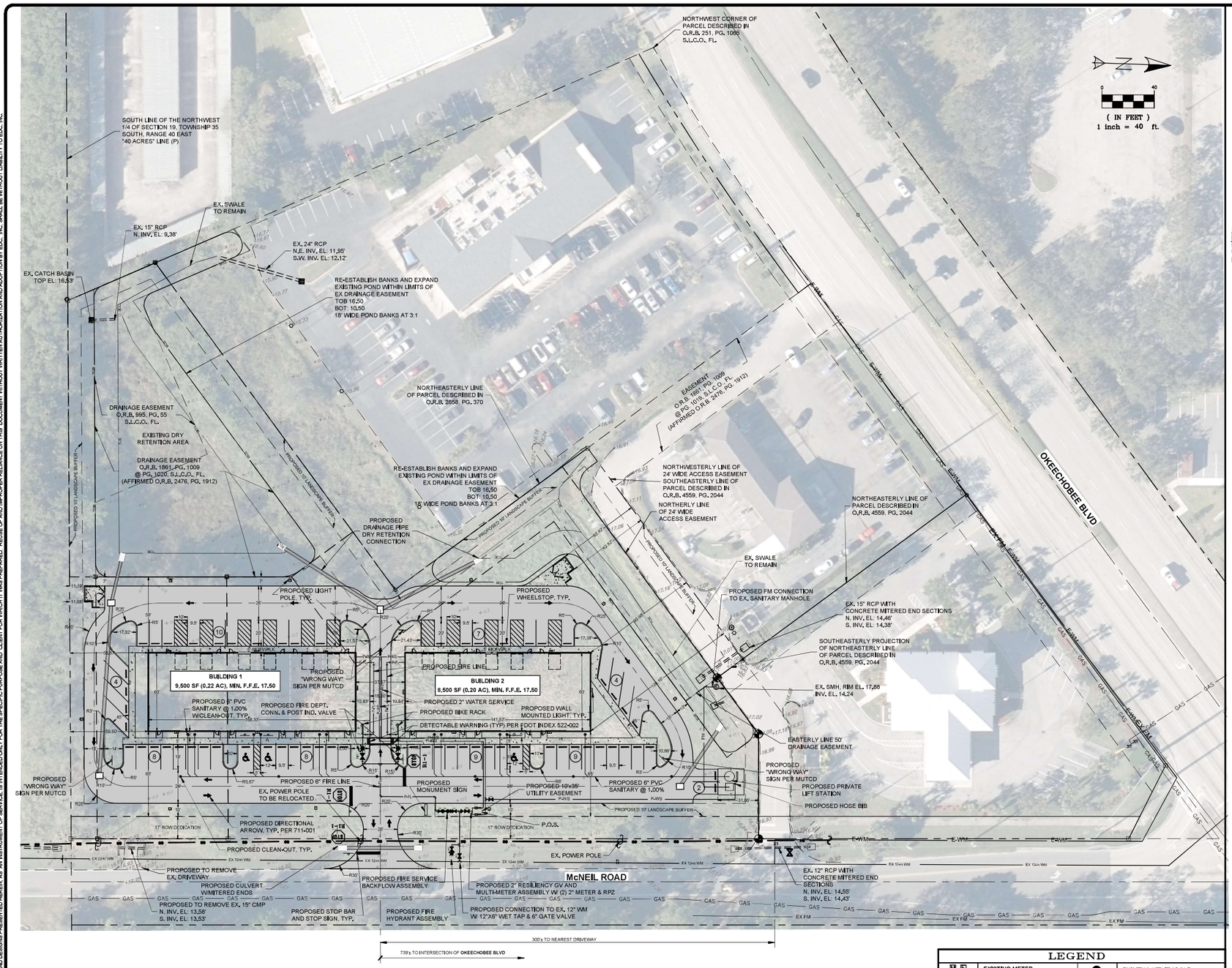
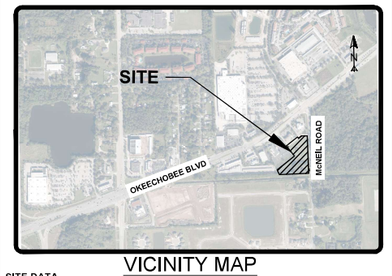
Sheet L-2 of 2



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	SA	Single	Cree Lighting OSQL-C-22L-40K7-3B-XX-NM-XX	0.900	14375	131	1310
	13	WA	Single	Cree Lighting OSQW-C-4L-40K7-3M-UL-WM-XX-XX	0.900	4071	26.8	348.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site	Illuminance	Fc	1.01	4.7	0.0	N.A.	N.A.
Paved Area	Illuminance	Fc	2.37	4.7	0.5	4.74	9.40





VICINITY MAP

SCALE: 1:1,000

SITE DATA

LEGAL DESCRIPTION

PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1468211

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD); RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065, ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET (TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY), THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FT. RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCONTINUE SOUTH 52°29'53" WEST FOR 20.99 FEET TO THE POINT OF A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'38" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°30'07" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-000-0, LYING IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (EXHIBIT 'B') AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7, AND ALONG SAID NORTHERLY EASEMENT LINE A DISTANCE OF 200.00 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, SAID SOUTHERLY CORNER ALSO LYING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 2238, PAGE 213 AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-9; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE RUN NORTH 52°33'02" EAST PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET; THENCE RUN NORTH 88°49'04" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 79.86 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT OF WAY); THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106.1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND,

LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESOLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

SEE PAGE 2 FOR CONTINUATION

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	YES			

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ENVIRONMENTAL NOTE:
REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON MARCH 26, 2024.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
'GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
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 RIGHT-OF-WAY.

LEGEND

M	EXISTING METER		EXISTING UTILITY POLE
—o—	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
RAH DRAWN BY
24-158.dgn FILENAME
CSP LAYOUT
AS SHOWN SCALE
03/JUNE/2024 DATE

REVISION COMMENTS

DATE

THE DISTRICT
SITE PLAN
FORT PIERCE FLORIDA

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-158

1 OF 2

PARCEL 2:

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY-LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):

A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3463, PAGE 1093 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-010-7, LYING IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FEET WIDE RIGHT OF WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD - RIGHT OF WAY VARIES), RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 52°29'53" WEST ALONG SAID NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT, ALSO BEING THE SOUTHEASTERLY LINE THAT AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED ON OFFICIAL RECORD BOOK 2858, PAGE 370 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-6; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE RUN NORTH 52°33'02" EAST ALONG THE SOUTHWESTERLY LINE OF AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 37°33'21" WEST ALONG THE SOUTHEASTERLY PROJECTION OF THE AFOREMENTIONED NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 24.00 FEET TO THE AFOREMENTIONED SOUTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

SAID 24.00 FEET WIDE STRIP PARCEL LYING AND BEING IN ST, LUCIE COUNTY, FLORIDA AND CONTAINING 4,800.01 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL OF THE ABOVE LANDS (PARCELS 1, 2 AND 3) LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA, CONTAINING 3.40 ACRES, MORE OR LESS.

PARCEL ID #: 2419-241-0001-010-7
2419-244-0035-000-6

PROJECT NAME: MASON MULTI-FAMILY
MCNEIL & ORANGE

OWNER: CENTERSTATE BANK OF FLORIDA NA
C/O CORPORATE REAL ESTATE
PO BOX 1287
ORANGEBURG, SC 29116

FUTURE LAND USE: GC
ZONING: C-3
LAND SIZE BEFORE ROW DEDICATION: 147,958 S.F. (3.39 AC)
LAND SIZE AFTER 17' ROW DEDICATION: 138,903 S.F. (3.19 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE 18,000 S.F. (0.42 AC)
PROPOSED BUILDING 1 9,500 S.F. (0.22 AC)
PROPOSED BUILDING 2 8,500 S.F. (0.20 AC)

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (C-3)						
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
PER CODE	25	15	15	15	60% MAX.	65' MAX.
PROPOSED	25	15	15	15	13%	26' MAX.

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL

PARKING DATA

PARKING REQUIRED
PROFESSIONAL SERVICE ESTABLISHMENT, OTHER (1 SP / 300 GSF SPACES) @ 18,000 GSF
TOTAL REQUIRED PARKING SPACES 60 SPACES (3 HC)

STANDARD PARKING PROVIDED 61 SPACES (3 HC)

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO EXISTING DRY DETENTION SYSTEM.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

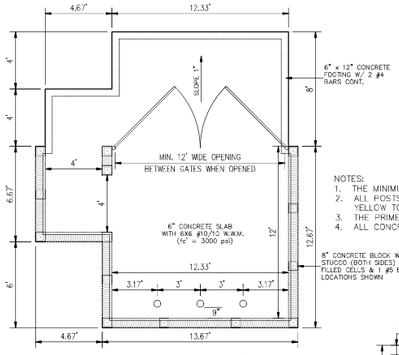
LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

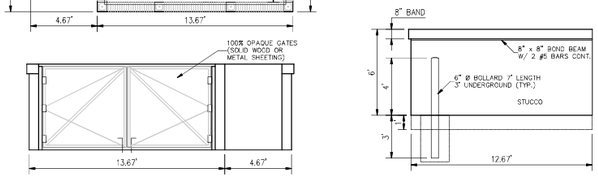
ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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

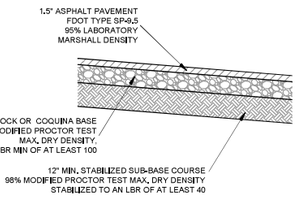


NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
2. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.



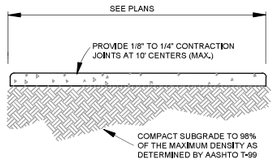
FORT PIERCE DUMPSTER DETAIL

N.T.S.



TYPICAL PAVEMENT SECTION

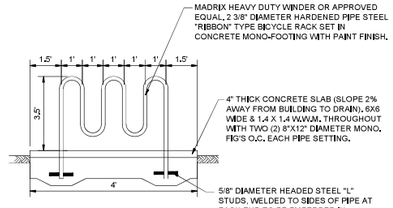
N.T.S



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.

4" THICK SIDEWALK DETAIL

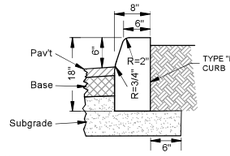
N.T.S



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

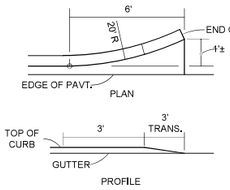
N.T.S.



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.
3. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.

TYPE "D" CURB

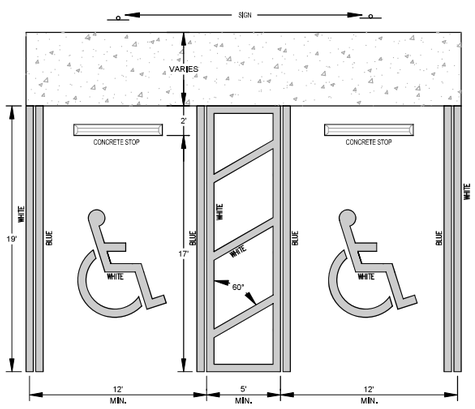
N.T.S



FLARED END
CURB TYPE F

CURB AND GUTTER ENDINGS

N.T.S

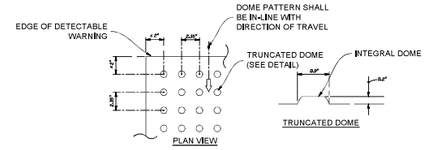




NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

N.T.S



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE

DETECTABLE WARNING

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INTERIOR DESIGNERS
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772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
RAH DRAWN BY
24-158 cad.dwg FILENAME
CSP 02 LAYOUT
AS SHOWN SCALE
03/JUNE/2024 DATE

REVISION COMMENTS

DATE

THE DISTRICT

SITE PLAN

FORT PIERCE FLORIDA

ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-158

2 OF 2

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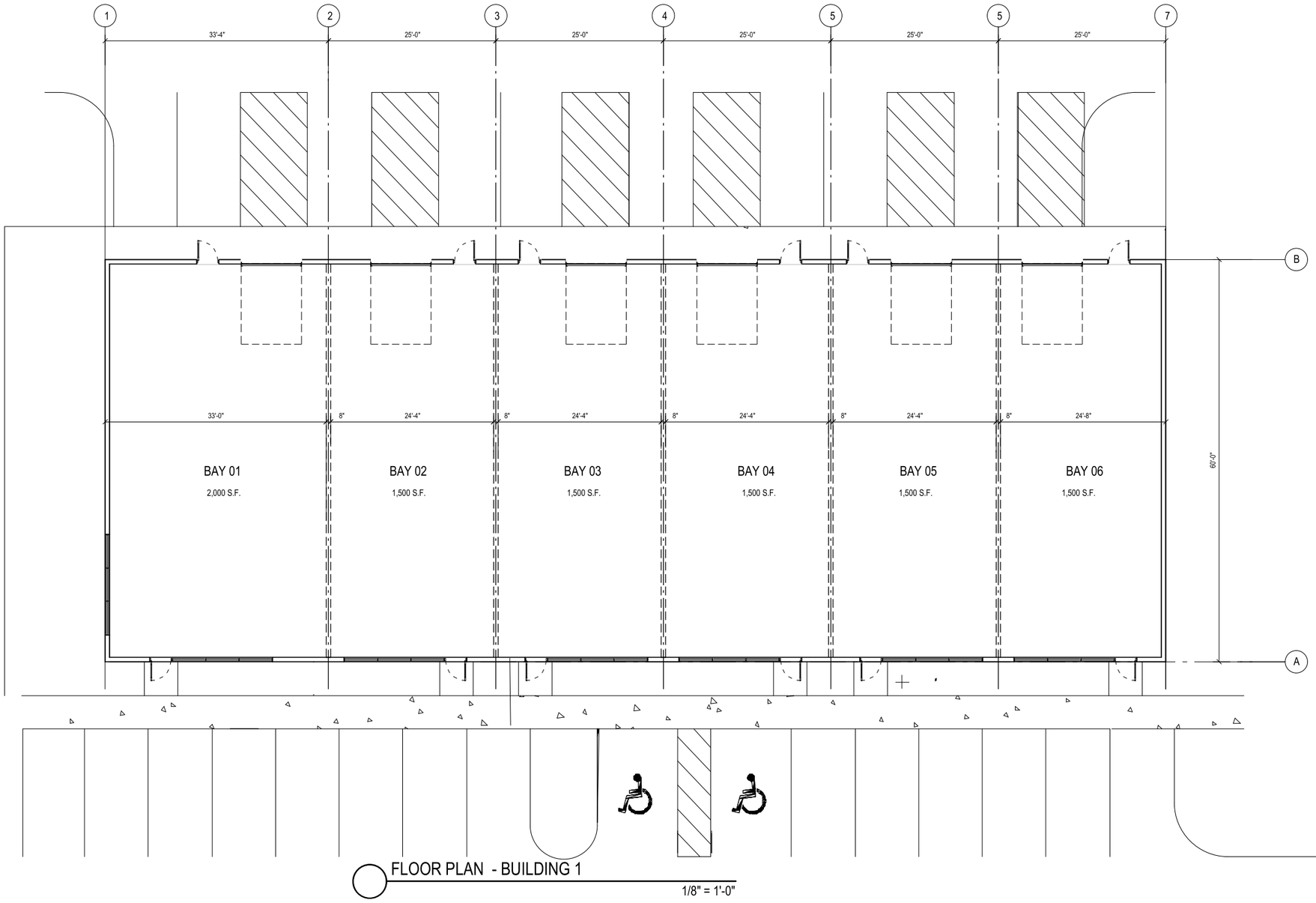


FLOOR PLAN - BUILDING 1

1/8" = 1'-0"

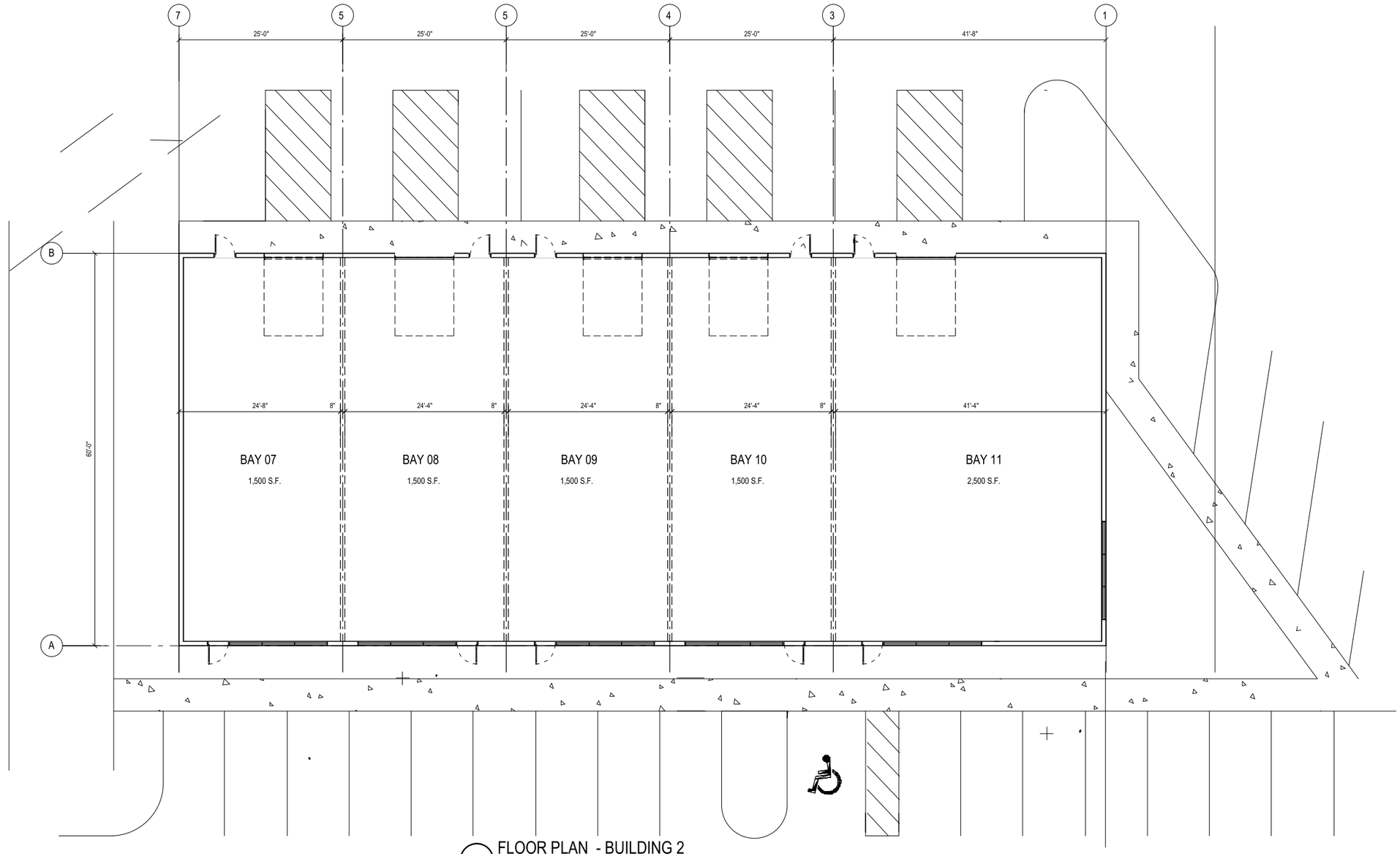
TUTTLE DESIGN LLC
561-860-2905

HAROLD TUTTLE
AR #0015395

"THE DISTRICT"
FLEX-WAREHOUSE BUILDING ONE
2591 MCNEIL ROAD, FORT PIERCE, FL

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	5/27/24
Scale	AS NOTED
Drawn	HT
Job	2024-15
Sheet	A2.01
Of	X/X Sheets



FLOOR PLAN - BUILDING 2

1/8" = 1'-0"

TUTTLE DESIGN LLC
561-860-2905

HAROLD TUTTLE
AR #0015395

"THE DISTRICT"
FLEX-WAREHOUSE BUILDING TWO
2591 MCNEIL ROAD, FORT PIERCE, FL

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	5/27/24
Scale	AS NOTED
Drawn	HT
Job	2024-15
Sheet	A2.02
Of	X/X Sheets

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Property Identification

Site Address: MCNEIL RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-241-0001-010-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 177231
Map ID: 24/19N
Zoning: General Co

Ownership

Centerstate Bank of Florida NA

c/o Corporate Real Estate
PO Box 1287
Orangeburg, SC 29116



Legal Description

19 35 40 FROM INT W R/W LI OF MCNEIL RD AND S R/W LI OF OKEECHOBEE RD RUN S 52 29 53 W ALG S R/W LI OF OKEECHOBEE RD 69.41 FT TO POB,TH CONT S 52 29 53 W ALG S R/W LI 256.83 FT,TH S 37 30 07 E 212 FT, TH S 52 29 53 W 200 FT,TH S 37 30 07 E 170.70 FT,TH S 52 29 53 W 310.08 FT,TH S 24 29 40 E 70.08 FT,TH E 410.99 FT TO W RD R/W LI OF MCNEIL RD,TH N ALG R/W LI 20 FT,TH WLY 200 FT,TH NLY 100 FT,TH ELY 200 FT TO W RD R/W LI MCNEIL RD,TH N ALG R/W LI 687.33 FT,TH NWLY 62.46 FT TO S RD R/W LI OF OKEECHOBEE RD AND POB LESS THAT PARCEL MPDAF : FROM INT W R/W LI OF MCNEIL RD AND S R/W LI OF OKEECHOBEE RD RUN S 52 29 53 W ALG S R/W LI OF OKEECHOBEE RD 69.41 FT TO POB,TH CONT S 52 29 53 W ALG S R/W LI 256.83 FT,TH S 37 30 07 E 212 FT, TH S 37 30 07 E 24 FT, TH N 52 33 27 E 53.39 FT, TH N 88 49 29 E 79.86 FT, TH N 01 1031 W 282.60 FT , TH N 64 24 48 W 62.41 FT TO POB (2.94 +/-AC- 126,679 SF) (OR 3463-1093)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.91
Land Size (SF):	126,679

Current Values

Just/Market Value:	$372,400
Assessed Value:	$372,400
Exemptions:	$0
Taxable Value:	$372,400

Property taxes are subject to change upon change of ownership.

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

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
Dec 11, 2012	3463 / 1093	0312	SPWD	Harbor Federal Savings Bank	$266,000
Apr 28, 2005	2238 / 0213	XX00	WD	Twenty Six Associates LLC	$1,500,000
Sep 14, 2004	2064 / 2887	XX00	WD	Fender Sarah E	$950,000
Apr 1, 1976	0251 / 1064	XX00	CV		$165,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

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

Interior Data

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



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:	$372,400
Just/Market:	$372,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$372,400
Exemption(s):	$0
Taxable:	$372,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2014	0054	2.94	North St. Lucie Water Management District	$70.56

Start Year	AssessCode	Units	Description	Amount
2014	0041	8.1	Fort Pierce Stormwater Charge	$558.90

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	$372,400	$372,400	$0	$372,400
2022	$363,600	$341,440	$0	$341,440
2021	$310,400	$310,400	$0	$310,400

Permits

Number	Issue Date	Description	Amount	Fee
0700000031	May 11, 2007	Concrete	$8,700	$162
BP13-0284	Feb 13, 2013	Fence	$1,500	$80

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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Property Identification

Site Address: 2591 MCNEIL RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-244-0035-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 27348
Map ID: 24/19N
Zoning: General Co



Ownership

Centerstate Bank of Florida NA

c/o Corporate Real Estate
PO Box 1287
Orangeburg, SC 29116

Legal Description

19 35 40 FROM INT OF 1/4 SEC LI AND W R/W MCNEIL RD RUN NLY ON SD R/W 20 FT FOR POB, TH CONT NLY 100 FT, TH WLY 200 FT, TH SLY 100 FT, TH ELY 200 FT TO POB (0.46 AC) (OR 3463-1093)

Current Values

Just/Market Value:	$96,800
Assessed Value:	$84,821
Exemptions:	$0
Taxable Value:	$84,821

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):	0.46
Land Size (SF):	20,038

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 11, 2012	3463 / 1093	0312	SPWD	Harbor Federal Savings Bank	$266,000
May 25, 2006	2577 / 2439	XX01	WD	Delevante Jr Kenneth L	$175,000
May 1, 1988	0589 / 0058	XX00	CV		$42,500
Dec 1, 1978	0299 / 1578	XX00	CV		$17,000
Apr 1, 1976	0252 / 2427	XX00	CV		$9,400

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%



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:	$96,800
Just/Market:	$96,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$11,979
Assessed:	$84,821
Exemption(s):	$0
Taxable:	$84,821

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2007	0041	1	Fort Pierce Stormwater Charge	$69.00

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.46001	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$96,800	$84,821	$0	$84,821
2022	$94,400	$77,110	$0	$77,110
2021	$70,100	$70,100	$0	$70,100

Permits

Number	Issue Date	Description	Amount	Fee
C06080616	Mar 31, 2006	Demolition	$0	$0

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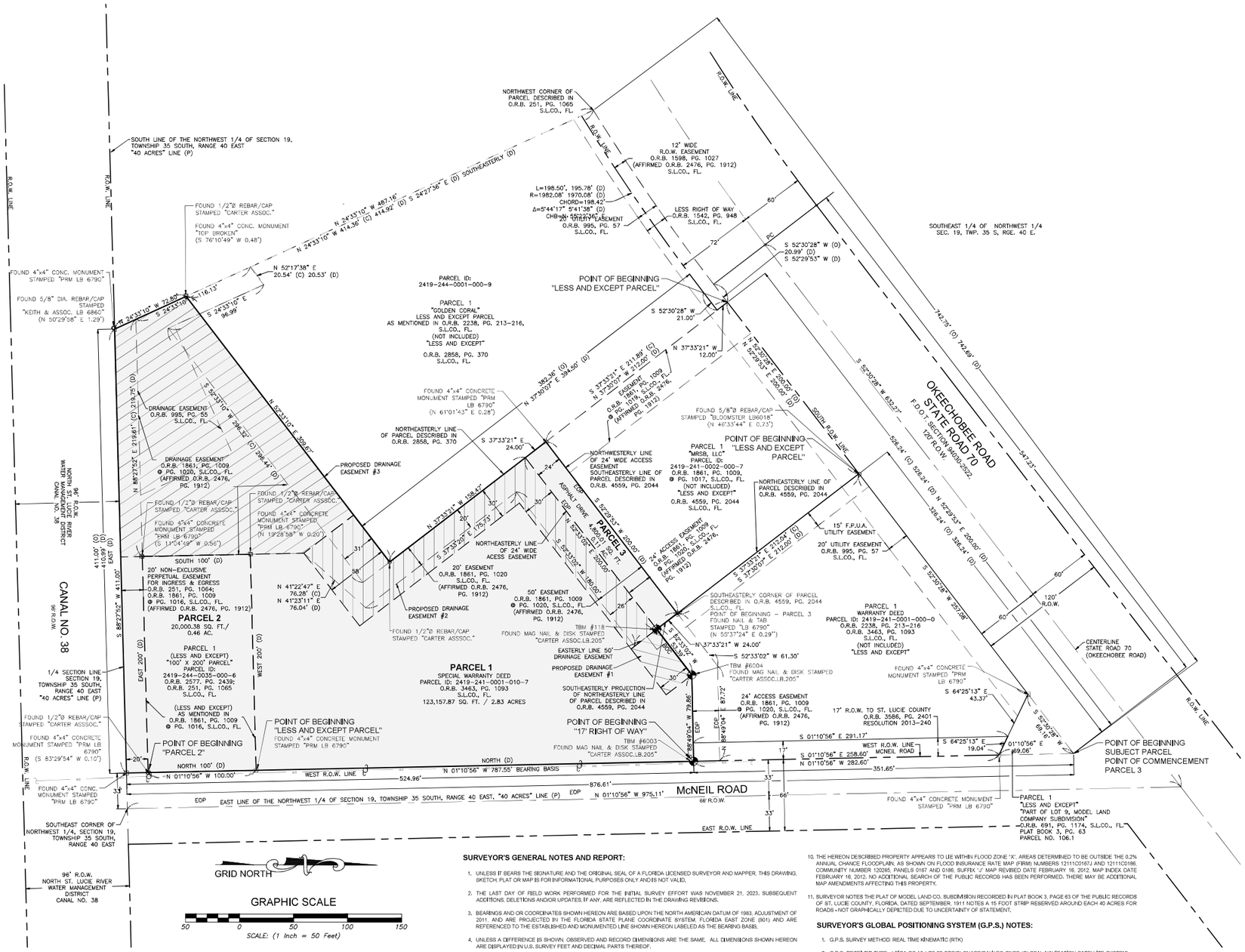


LEGEND

WM	WATER METER		ELECTRICAL METER
	ANCHOR & GUY WIRE	DIA.	DIAMETER
	SIGN	EOP	EDGE OF PAVEMENT
	DRAINAGE CATCH BASIN	R.O.W.	RIGHT OF WAY
S	SANITARY SEWER MANHOLE	CONC.	CONCRETE
D	DRAINAGE MANHOLE	L.P.	LIQUID PROPANE
OE	OVERHEAD ELECTRIC	SWL.	SWALE
	WATER VALVE	I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
	FIRE HYDRANT	SRC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
	UTILITY POLE	FMAG	FOUND "MAG" NAIL AND DISK STAMPED "CARTER ASSOC."
(S)	OBSERVED DATA	SRWC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WT.COR. LB.205"
(P)	PLAT DATA	P.O.B.	POINT OF BEGINNING
(C)	CALCULATED DATA	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED DATA	ORB	OFFICIAL RECORD BOOK
	EXISTING WELL	PG	PAGE
	TELEPHONE\CATV RISER	I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
	SANITARY CLEAN-OUT	I.R.F.C.SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION
	YARD LIGHT	S.L.CO., FL	ST. LUCIE COUNTY, FLORIDA
	ELECTRICAL RISER	C.B.S.	CONCRETE BLOCK STRUCTURE
		F.P.U.A.	FT. PIERCE UTILITY AUTHORITY
			PROPOSED EASEMENT – (NO RECORD DOCUMENTATION PROVIDED)
		OE	OVERHEAD ELECTRIC

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS NOVEMBER 21, 2023. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE UNDERSIGNED 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.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE 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. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON, ADDITIONS OR 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.
7. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT AND MODIFIED BY THE SURVEYOR TO LESS OUT THE PARCEL TO BE RETAINED BY SOUTH STATE BANK. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. IF ANY, MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED, NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTIONS OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. A TITLE COMMITMENT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY, AND WAS PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, COMMITMENT NUMBER 1468211, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2023, AT 11:00 A.M., AND IS SUBJECT TO THE SCHEDULE B-II EXCEPTIONS AS SHOWN THEREIN.
8. THIS SURVEY MEETS THE REQUIREMENTS AS STATED IN THE STANDARDS OF PRACTICE (5J-17) FLORIDA ADMINISTRATIVE CODE AND MEETS THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) RECOMMENDED CLASSIFICATION FOR URBAN PROPERTY SURVEYS HAVING AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.07 FEET (21 MM) PLUS 50 PPM. *ACCURACY IS GIVEN AT THE 95 PERCENT CONFIDENCE LEVEL.
9. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
10. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 12111C0167J AND 12111C0186. COMMUNITY NUMBER 120285, PANELS 0167 AND 0186, SUFFIX "J" MAP REVISED DATE FEBRUARY 16, 2012. MAP INDEX DATE FEBRUARY 16, 2012. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.
11. SURVEYOR NOTES THE PLAT OF MODEL LAND CO. SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DATED SEPTEMBER, 1911. NOTES A 15 FOOT STRIP RESERVED AROUND EACH 40 ACRES FOR ROADS - NOT GRAPHICALLY DEPICTED DUE TO UNCERTAINTY OF STATEMENT.

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
2. G.P.S. RECEIVER TYPE: LEICA GS 18 I CS 20 GPS/GLONASS/GALILEO GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1, L2, L2C & L5 / L1, L2, L2C & L3 / E1, E5a, E5b, AltBOC, E6), THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS EQUIPMENT IS: HORIZONTAL: 8MM + 1PPM (RMS) VERTICAL: 15MM + 1PPM (RMS).
3. HORIZONTAL POSITIONS OF LOCAL SITE CONTROL WERE ESTABLISHED BY GPS RTK OSSERVATIONS UTILIZING THE FDOT FPRN NETWORK CORRECTIONS. LOCAL GPS SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.
4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 3.6.1 APPLYING THE GEOID 18 MODEL.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. SAID ELEVATIONS SHOWN ARE BASED ON A CLOSED DIFFERENTIAL LEVEL LOOP MEETING OR EXCEEDING +A-0.05 TIMES THE SQUARE ROOT OF THE DISTANCE OF THE LOOP IN MILES. GROUND ELEVATIONS SHOWN HEREON HAVE AN ESTIMATED ACCURACY OF +A-0.2 FEET, AND HARD (WELL DEFINED) FEATURES HAVE AN ESTIMATED ACCURACY OF +A-0.1 FEET.

ORIGINATING BENCH MARK(S):

SAINT LUCIE COUNTY 2001 VERTICAL CONTROL DISK IN CONCRETE 0.4 MILES PLUS OR MINUS SOUTH OF OKEECHOBEE ROAD (STATE ROAD #70), 27 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF MCNEIL ROAD, 18 FEET PLUS OR MINUS NORTH OF THE NORTH EDGE OF PAVEMENT OF KIRBY LOOP ROAD, 15 FEET PLUS OR MINUS NORTHEAST OF A CATCH BASIN, 75 FEET PLUS OR MINUS WEST OF A WOOD UTILITY POLE.
ELEVATION: 14.40' (NAVD 1988)

TEMPORARY BENCHMARKS:

TBM #6003 MAG NAIL & DISK	TBM #6004 MAG NAIL & DISK	TBM #118 MAG NAIL & DISK
STAMPED "TRAV. PT, LB 205'	STAMPED "TRAV. PT, LB 205'	STAMPED "TRAV. PT, LB 205'
N: 1122305.91	N: 1122304.21	N: 1122271.77
E: 859014.78	E: 858924.89	E: 858892.51
ELEVATION 17.04' NAVD88	ELEVATION 17.17' NAVD88	ELEVATION 17.12' NAVD88

DESCRIPTION:

PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1468211

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065, ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174,

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET (TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY); THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FT, RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 52°29'53" WEST FOR 20.06 FEET TO THE POINT OF A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'36" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°30'07" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-000-0, LYING IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7, AND ALONG SAID NORTHERLY EASEMENT LINE A DISTANCE OF 200.00 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, SAID SOUTHERLY CORNER ALSO LYING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 2238, PAGE 213 AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-9, THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE RUN NORTH 52°33'02" EAST PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET; THENCE RUN NORTH 88°49'04" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 79.86 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT OF WAY); THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106.1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

AND,

LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESCLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET, THENCE RUN WEST. PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT, THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY.

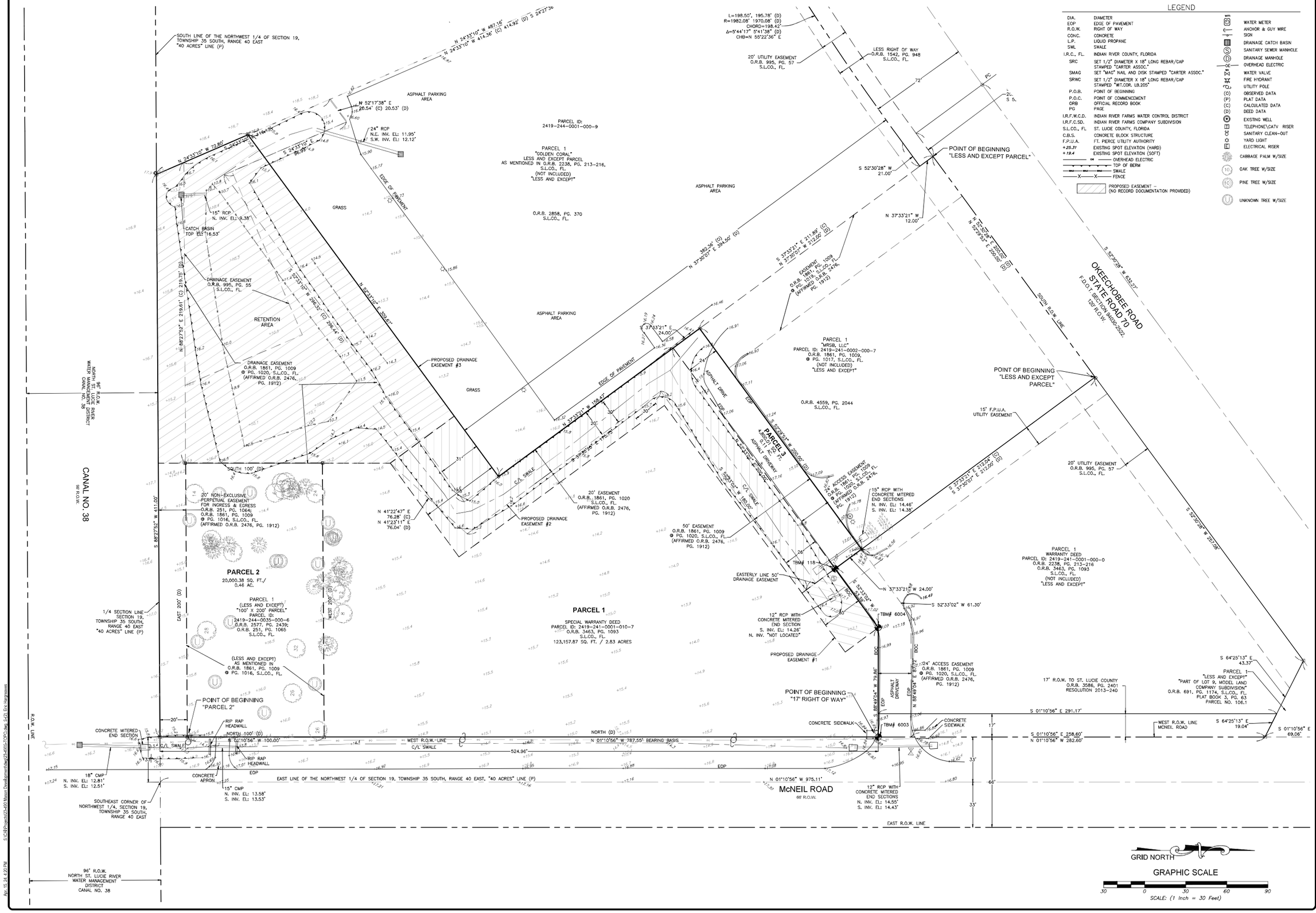
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):

A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3463, PAGE 1093 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA A



CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 563-4191
EMAIL: Inquiries@CarterAssoc.com

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MASON DEVELOPMENT & CONSTRUCTION
880 JUPITER PARK DRIVE, SUITE 10
JUPITER, FLORIDA 33458
TEL: 561-623-8801 EMAIL: cmason@masondc.com

NO.	REVISION	DATE

TOPOGRAPHIC SURVEY

SOUTH STATE BANK PARCELS 1 & 2
SEC 19, TWP 35 SOUTH, RNG 40 EAST
FORT PIERCE, FLORIDA 34947

THIS SURVEY CONSISTS OF 2 SHEETS, ONE IS NOT VALID WITHOUT THE OTHER(S).

DATE : April 15, 2024
PROJ.# : 23-490S
DRAWN BY: EJH
DATUM : SEE SURVEY
REF.# : 22-103, 23-490
F.B.& PG. : 973MM/21

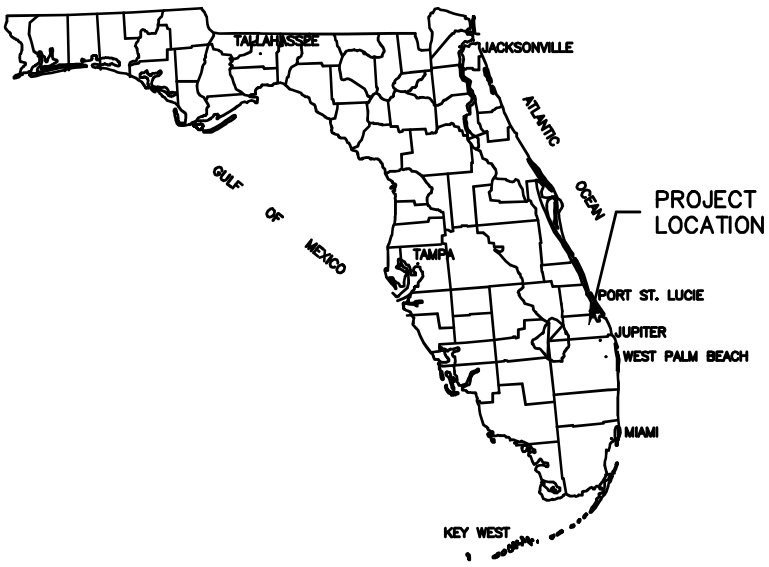
SHEET TITLE: **TOPOGRAPHIC SURVEY**

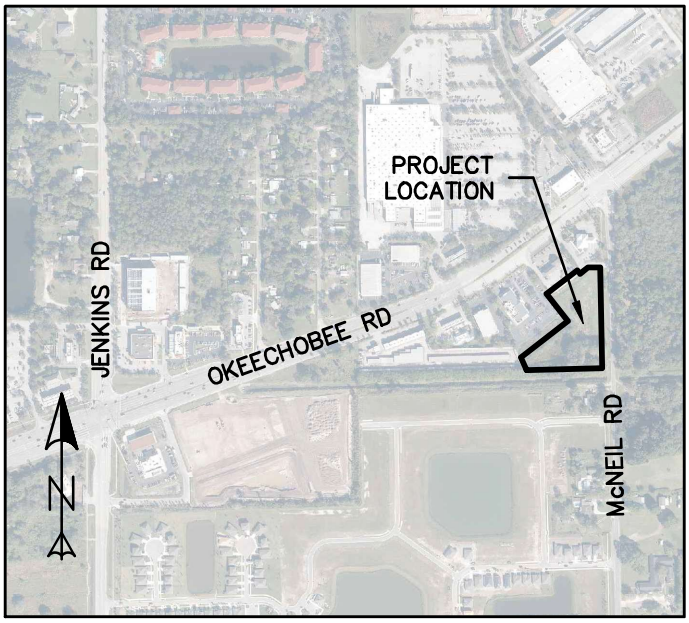
SHEET 2 OF 2

DWG. NO: 22727-C

S:\CAI\Projects\23-490 Mason Development\dwg\23-490S-TOPO.dwg, 2-(2) Elev Sharpened, Apr 15, 24, 4:03 PM

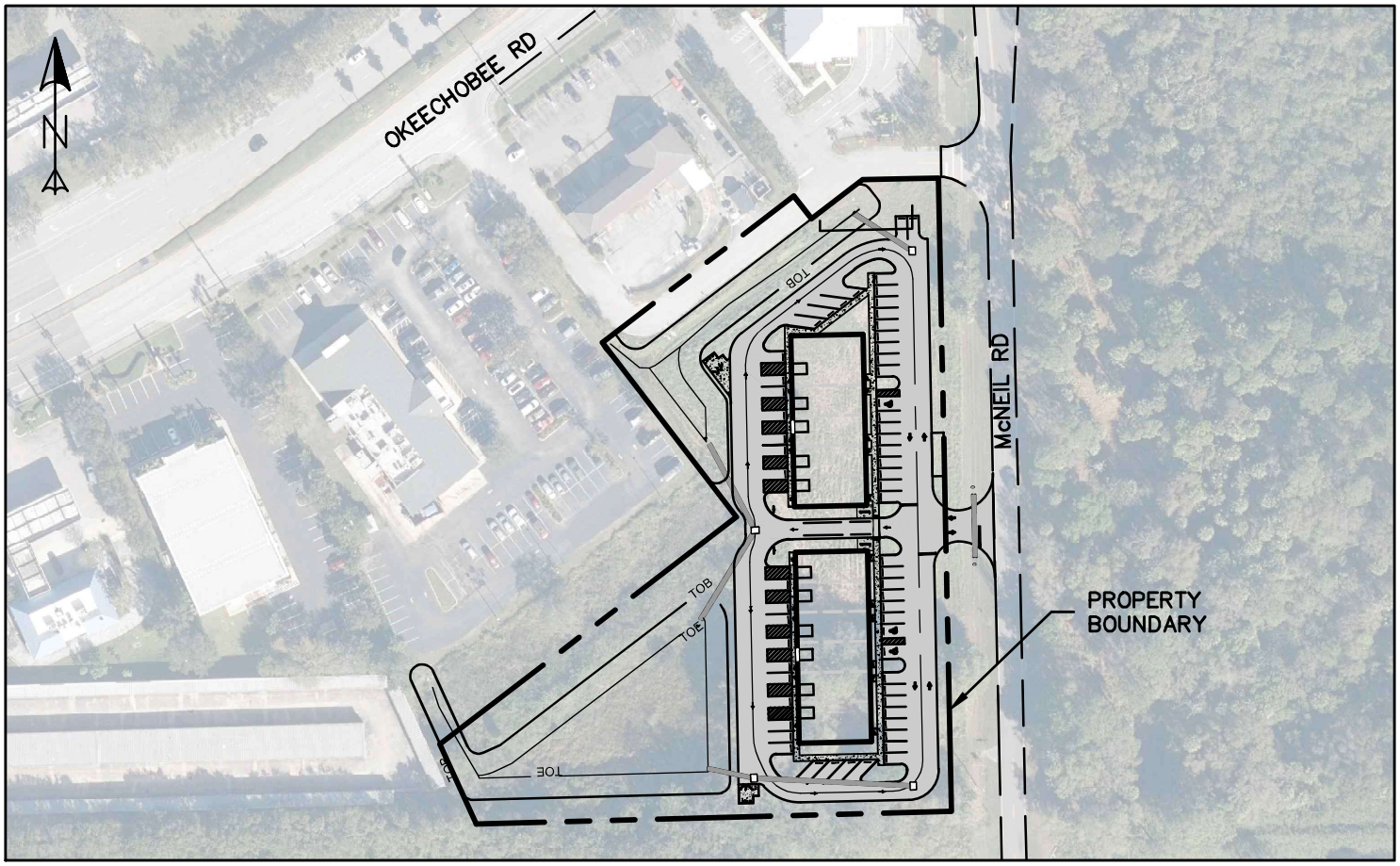
LOCATION MAP





VICINITY MAP

SCALE: 1"=1000'



SITE MAP

SCALE: 1"=100'

24-158

1 OF 1

ENGINEERS SURVEYORS
ENVIRONMENTAL
10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL
772-462-2455

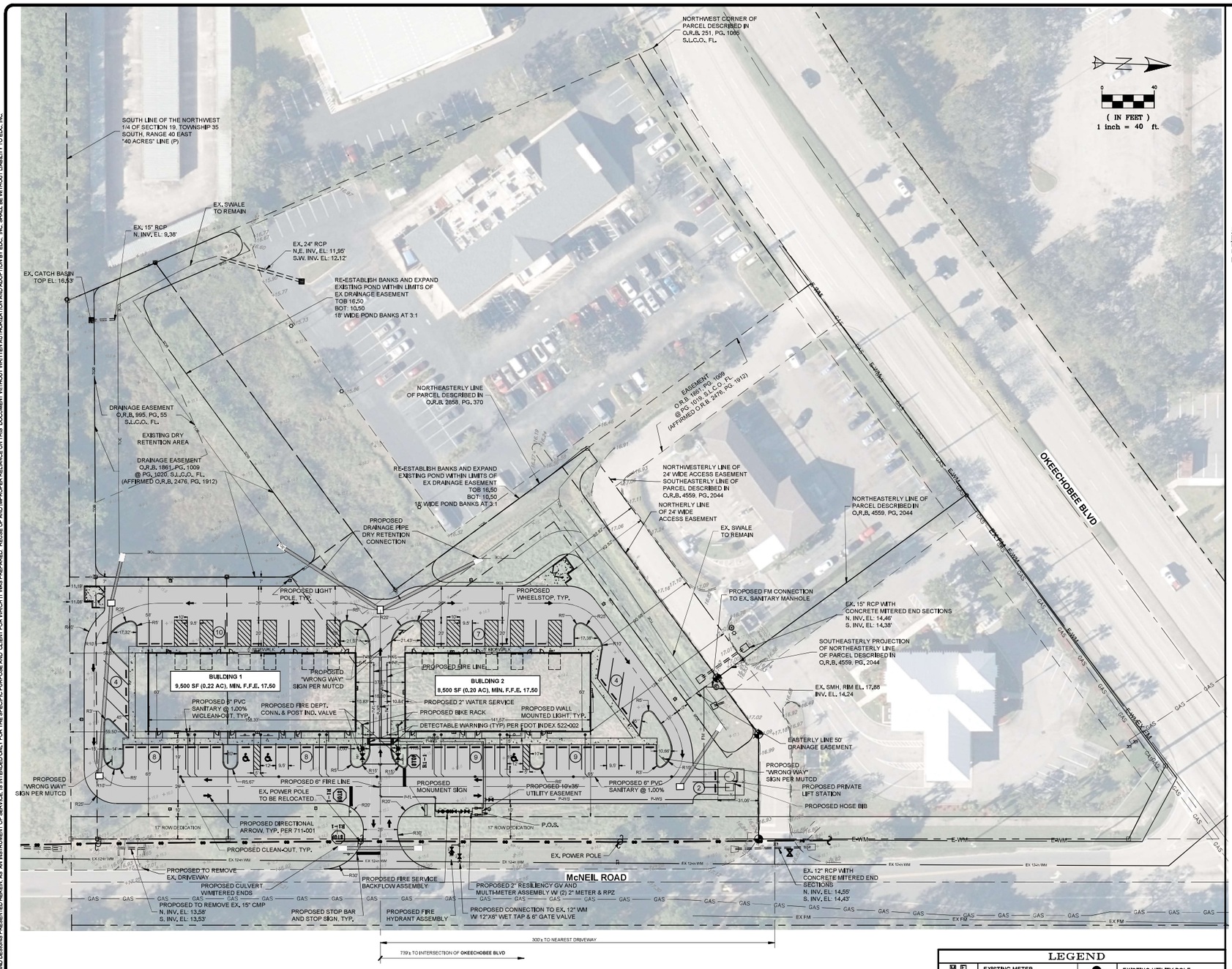
THE DISTRICT

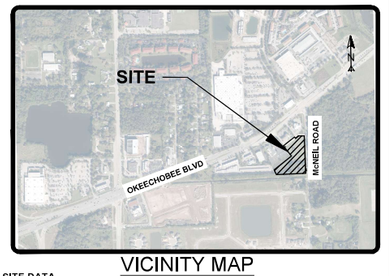
LOCATION MAP
WITH AERIAL PHOTOGRAPH

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
ENGINEERS SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098





VICINITY MAP

SCALE: 1:1,000

SITE DATA

LEGAL DESCRIPTION

PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1468211

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065, ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET (TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY), THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FT. RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 52°29'53" WEST FOR 20.99 FEET TO THE POINT OF A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'38" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°30'07" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-000-0, LYING IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (EXHIBIT 'B') AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7, AND ALONG SAID NORTHERLY EASEMENT LINE A DISTANCE OF 200.00 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, SAID SOUTHERLY CORNER ALSO LYING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 2238, PAGE 213 AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-9; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE RUN NORTH 52°33'02" EAST PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET; THENCE RUN NORTH 88°49'04" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 79.86 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT OF WAY); THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106.1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND,

LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESOLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

SEE PAGE 2 FOR CONTINUATION

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	YES			

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ENVIRONMENTAL NOTE:
REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON MARCH 26, 2024.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
'GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
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 RIGHT-OF-WAY.

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
—o—	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

EDC
ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
RAH DRAWN BY
24-158.dgn FILENAME
CSP LAYOUT
AS SHOWN SCALE
03/JUNE/2024 DATE

REVISION COMMENTS

DATE

THE DISTRICT
SITE PLAN
FORT PIERCE FLORIDA

EDC
ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-158

1 OF 2

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

PARCEL 2:

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY-LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):

A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3463, PAGE 1093 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-010-7, LYING IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FEET WIDE RIGHT OF WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD - RIGHT OF WAY VARIES), RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 52°29'53" WEST ALONG SAID NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT, ALSO BEING THE SOUTHEASTERLY LINE THAT AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED ON OFFICIAL RECORD BOOK 2858, PAGE 370 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST, LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-6; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE RUN NORTH 52°33'02" EAST ALONG THE SOUTHWESTERLY LINE OF AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 37°33'21" WEST ALONG THE SOUTHEASTERLY PROJECTION OF THE AFOREMENTIONED NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 24.00 FEET TO THE AFOREMENTIONED SOUTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

SAID 24.00 FEET WIDE STRIP PARCEL LYING AND BEING IN ST, LUCIE COUNTY, FLORIDA AND CONTAINING 4,800.01 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL OF THE ABOVE LANDS (PARCELS 1, 2 AND 3) LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA, CONTAINING 3.40 ACRES, MORE OR LESS.

PARCEL ID #: 2419-241-0001-010-7
2419-244-0035-000-6

PROJECT NAME: MASON MULTI-FAMILY
MCNEIL & ORANGE

OWNER: CENTERSTATE BANK OF FLORIDA NA
C/O CORPORATE REAL ESTATE
PO BOX 1287
ORANGEBURG, SC 29116

FUTURE LAND USE: GC
ZONING: C-3
LAND SIZE BEFORE ROW DEDICATION: 147,958 S.F. (3.39 AC)
LAND SIZE AFTER 17' ROW DEDICATION: 138,903 S.F. (3.19 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE 18,000 S.F. (0.42 AC)
PROPOSED BUILDING 1 9,500 S.F. (0.22 AC)
PROPOSED BUILDING 2 8,500 S.F. (0.20 AC)

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (C-3)						
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
PER CODE	25	15	15	15	60% MAX.	65' MAX.
PROPOSED	25	15	15	15	13%	26' MAX.

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL

PARKING DATA

PARKING REQUIRED
PROFESSIONAL SERVICE ESTABLISHMENT, OTHER (1 SP / 300 GSF SPACES) @ 18,000 GSF
TOTAL REQUIRED PARKING SPACES 60 SPACES (3 HC)

STANDARD PARKING PROVIDED 61 SPACES (3 HC)

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO EXISTING DRY DETENTION SYSTEM.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

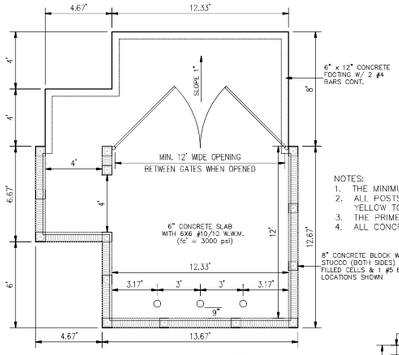
LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

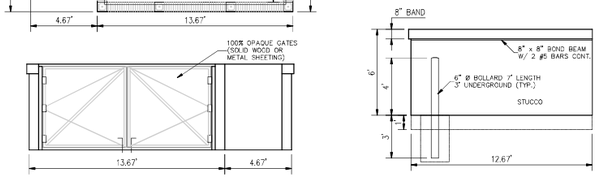
ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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

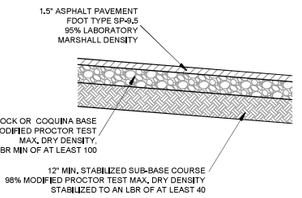


NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
2. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.



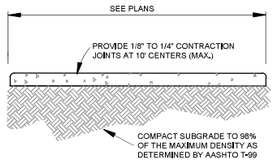
FORT PIERCE DUMPSTER DETAIL

N.T.S.



TYPICAL PAVEMENT SECTION

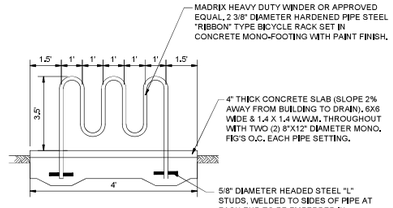
N.T.S



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.

4" THICK SIDEWALK DETAIL

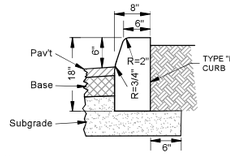
N.T.S



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

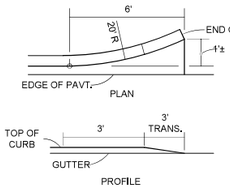
N.T.S.



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.
3. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.

TYPE "D" CURB

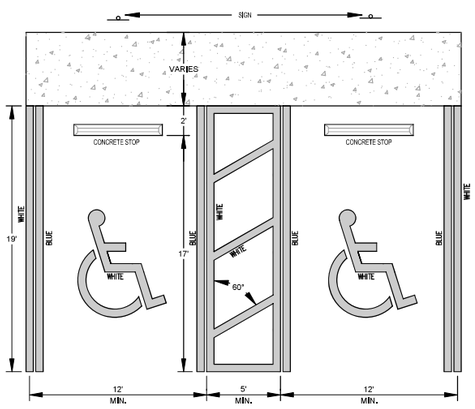
N.T.S



FLARED END
CURB TYPE F

CURB AND GUTTER ENDINGS

N.T.S

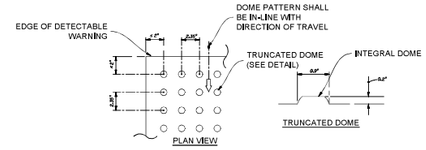




NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

N.T.S



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE

DETECTABLE WARNING

ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
RAH DRAWN BY
24-158 cad.dwg FILENAME
CSP 02 LAYOUT
AS SHOWN SCALE
03/JUNE/2024 DATE

REVISION COMMENTS

DATE

THE DISTRICT

SITE PLAN

FORT PIERCE FLORIDA

ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-158

2 OF 2

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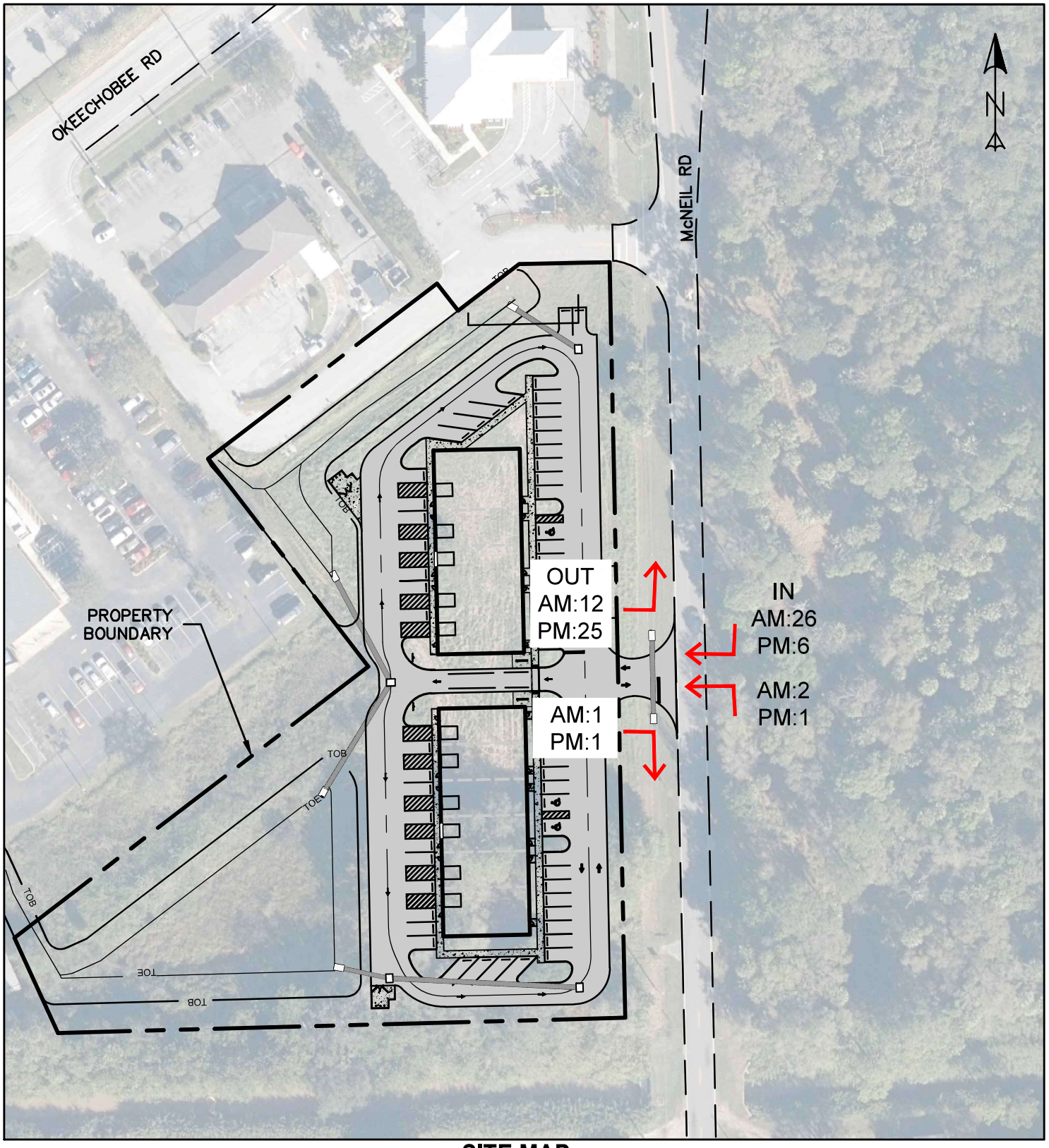


SITE MAP

NTS

24-158

1 OF 1

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL
772-462-2455

DRIVEWAY ANALYSIS

LOCATION MAP WITH AERIAL PHOTOGRAPH

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3779529 OR BOOK 3463 PAGE 1093, Recorded 12/13/2012 at 02:28
Doc Tax: $1862.00

This instrument prepared by:

Daniel W. Humbert
Daniel W. Humbert, P.A.
12 S.E. 7th Street
Suite 606
Ft. Lauderdale, FL 33301
(954) 533-8565

Parcel I.D. No: 2419-244-0035-000-6 and
2419-241-0001-000-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 11th day of December, 2012, by **PNC BANK, National Association, Successor to Harbor Federal Savings Bank,** whose post office address is Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, Pennsylvania 15222, hereinafter called the Grantor, to **CenterState Bank of Florida, N.A., a national banking association,** whose post office address is 42745 US Highway 27, Davenport, Florida 33837.

, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in **St. Lucie County,** Florida, viz:

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all restrictions, reservations, covenants, conditions and easements of record which shall not by this reference be re-imposed; and all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2012.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

PNC Bank, National Association, is successor to Harbor Federal Savings Bank, as described on the Certificate attached hereto as **Exhibit "2**."

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

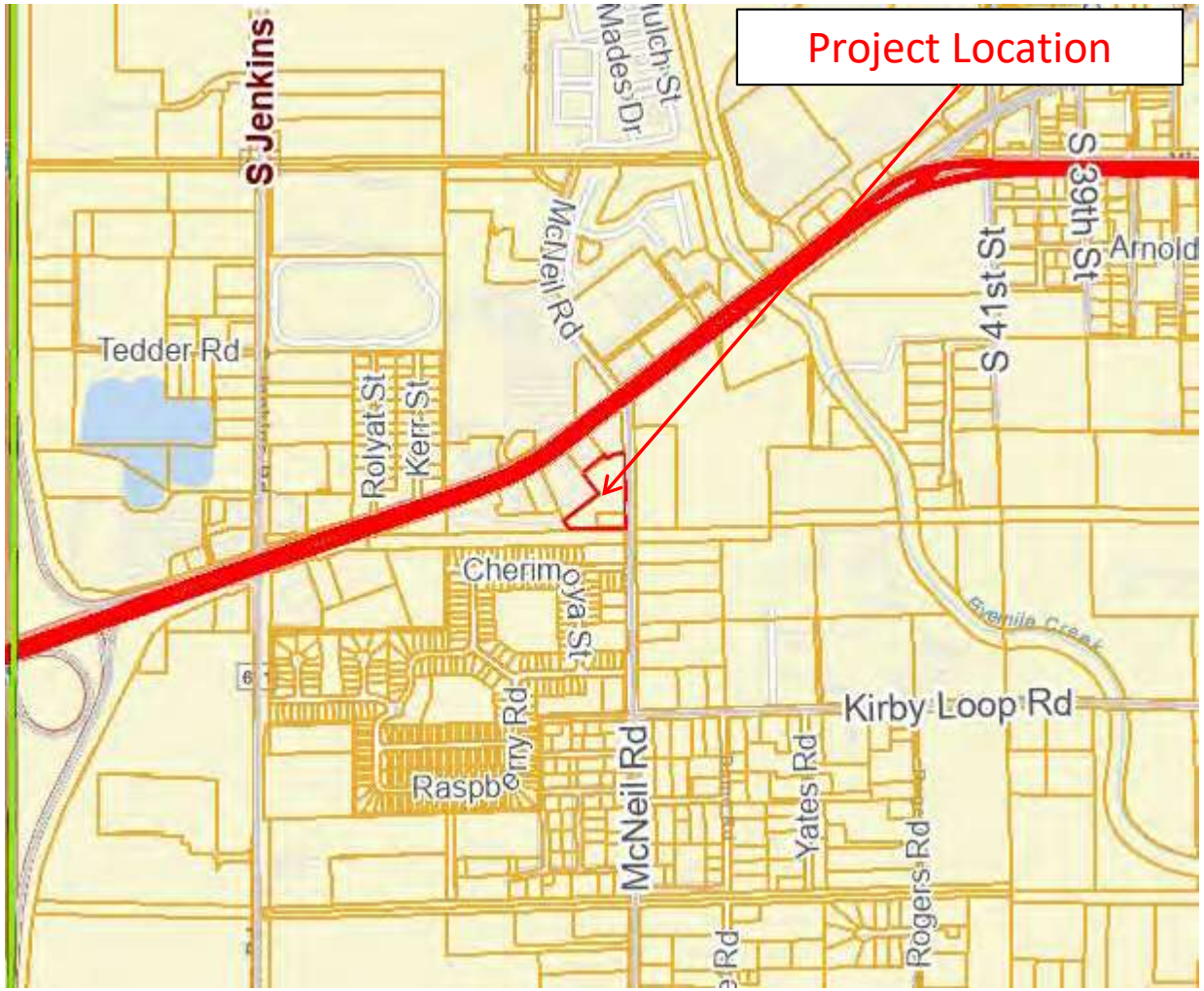
McNeil Road

City of Fort Pierce, FL

Location Map

Project: 23-380	Mason Investment Company	3/26/2024

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

McNeil Road

City of Fort Pierce, FL

Property Appraiser Map

Project: 23-380	Mason Investment Company	3/26/2024

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

McNeil Road

City of Fort Pierce, FL

Soil Map

Project: 23-380	Mason Investment Company	3/26/2024

N



St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.1	96.5%
48	Wabasso sand, 0 to 2 percent slopes	0.1	3.5%
Totals for Area of Interest		**4.3**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

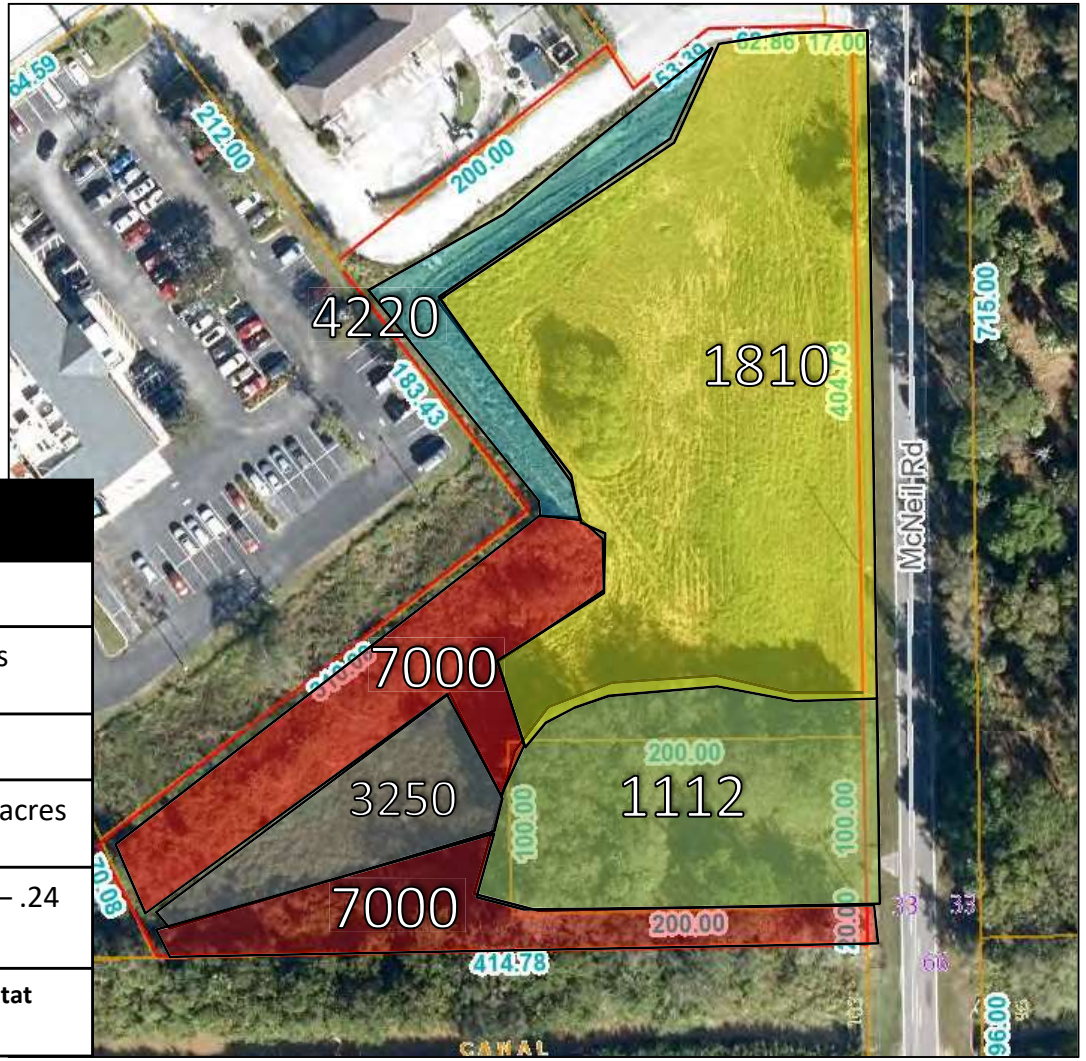
McNeil Road

City of Fort Pierce, FL

Florida Cooperative Land Cover (FNAI) Map

Project: 23-380	Mason Investment Company	3/26/2024

N



Florida FNAI Codes	
7000	Exotics – .24 acres
1112	Mixed Hardwoods – .50 acres
1810	Mowed Grass – 2.25 acres
4220	Ditch/Artificial Stream – .10 acres
3250	Stormwater Treatment Area – .24 acres

***This map demonstrates an approximation of habitat boundaries on site.**

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD PERMIT NO. 56-02366-P-02
DATE ISSUED:July 22, 2013

Form #0941
08/95

PERMITTEE: CENTERSTATE BANK
855 21ST STREET
VERO BEACH, FL 32960

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve a 1.2 acre project known as Centerstate Bank - Fort Pierce Branch.

PROJECT LOCATION: ST LUCIE COUNTY, SEC 19 TWP 35S RGE 40E

PERMIT DURATION: See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 130613-7, dated June 13, 2013. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 16 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 22nd day of July, 2013, in accordance with Section 120.60(3), Florida Statutes.

BY: Anita L. Bain

Anita Bain
Bureau Chief - Environmental Resource Permitting
Martin / St Lucie Regulatory Office

DROD
9:23
07/22/2013
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GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to

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9-23
07/22/2013
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GENERAL CONDITIONS

be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities

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GENERAL CONDITIONS

which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

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SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on July 22, 2018.

2. Operation of the master surface water management system and the secondary surface water management system specific to the site shall be the responsibility of the permittee.

3. Discharge Facilities: No New Discharge Facilities.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

8. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

9. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

10. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

11. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.

12. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

13. Minimum building floor elevation: 17.5 feet NAVD 88.

14. Minimum parking lot elevation: 16.20 feet NAVD 88

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SPECIAL CONDITIONS

15. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 56-02366-P unless otherwise specified herein.

16. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including [type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering if required, ownership documentation for eminent domain authority, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, endangered species protection] with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Martin St. Lucie Regulatory Office at 863-462-5260 to schedule the pre-construction meeting.

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NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

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Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

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Last Date For Agency Action: August 12, 2013

STANDARD ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Centerstate Bank - Fort Pierce Branch

Permit No.: 56-02366-P-02

Application No.: 130613-7

Application Type: Environmental Resource (General Permit Modification)

Location: St Lucie County, S19/T35S/R40E

Permittee : Centerstate Bank

Operating Entity : Centerstate Bank Of Florida, N.A.

Project Area: 1.20 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: NSLRWCD Canal No.38 **Class:** N/A

Special Drainage District: North St Lucie River Water Control District

Conservation Easement To District : No

Sovereign Submerged Lands: No

Modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 1.2 acre commercial project known as CenterState Bank-Fort Pierce.

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PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

Please see the Location Map Exhibit 1.0. The site is located at the southwest intersection of State Road 70 (Okeechobee Road) and McNeil Road in the City of Ft. Pierce.

The project is part of a previously permitted storm water management system serving four parcels. Parcels 1 and 2 are developed as a Golden Corral restaurant and Hurricane Car Wash. Parcels 3 and 4 are currently undeveloped. The existing water management system consists of site grading, inlets, storm culverts and swales that direct runoff to a 0.51 acre dry detention pond located within Parcel 4. The detention pond discharges into the NSLRWCD Canal No. 38 via an existing control structure.

PROJECT BACKGROUND:

The original site (7.56 acres) was initially under single ownership (Fender). The site was divided into four parcels: Parcel 1 (Golden Corral - 2.58 acres) was retained by the original owner and developed; Parcel 2 (Hurricane Car Wash - 0.96 acre) was sold and developed; Parcels 3 and 4 (Harbor Federal - Parcel 3 (1.23 acres) and Parcel 4 (2.79 acres)) were sold and remain undeveloped except for the common surface water management system. Prior to the sale of the parcels, while under single ownership, a surface water management system was developed to serve the entire site. When the parcels were sold, the maintenance and use of the common surface water management system was described in recorded agreements. Both the Golden Corral and Hurricane Car Wash sites were developed under the assumption that each parcel complied with the requirements of the No Notice General Permit for Activities in Uplands (40E-400.315 FAC).

On February 23, 2006 the District authorized (Application 050627-1) the expansion of the Golden Corral building to the north and parking expansion to the south. The expansion of the Golden Coral does not appear to have been constructed. This permit has since expired.

CenterState Bank acquired the undeveloped parcel, which includes the pond, and is proposing construction of a branch office on a portion of the undeveloped parcel. The single family lot was not included in the design of the stormwater management system and is not included in this application.

PROPOSED PROJECT:

The applicant is proposing the construction of a 3,933 sf building and supporting infrastructure for a banking facility on the corner of SR-70 and McNeil Road in Fort Pierce. The existing master surface water management system was previously developed for the Golden Corral and revised to include the three other parcels. The master system serves the 7.56 acres that consists of the Golden Corral (2.58 acre Parcel 1), Car Wash (0.96 acre Parcel 2), and CenterState Bank (1.23 acres Parcel 3 and 2.79 acres Parcel 4). All four parcels drain into the dry detention system located in Parcel 4.

CenterState Bank will own and maintain the dry detention system located within Parcel 4 consistent with previous permit conditions for the owner of Parcel 4. Please see special conditions.

The project was originally designed using the NGVD 1929 vertical datum. This application uses the NAVD 1988 vertical datum. The convert from NAVD to NGVD in this area add approximately 1.5 ft. to the NAVD value.

LAND USE:

The previously permitted land use table represents existing construction. Total Project land use table

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LAND USE:

includes the design assumptions for the entire 7.56 acres.

Construction Project:

	Previously Permitted	This Phase	Total Project	
Building Coverage	.22	.09	1.17	acres
Dry Detention Areas	.51		.51	acres
Impervious	1.66	.63	4.41	acres
Pervious	.48	.48	1.47	acres
Total:	**2.87**	**1.20**	**7.56**	

WATER QUANTITY :

Discharge Rate :

The proposed project is consistent with the land use and site grading assumptions from the design of the master surface water management system. Therefore, the surface water management system for this project has not been designed to limit discharge for the design event to a specified rate.

The existing water management system discharges to the NSLRWCD canal #38 through a previously permitted control structure. The system discharges through a 3" diameter orifice up to and including the 25-yr. 3-day design storm event.

No new or modified discharge facilities are proposed by this application.

Discharge Storm Frequency : 25 YEAR-3 DAY Design Rainfall : 10.2 inches

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 12.9 inches

Parking Lot Design :

Parking Lot Storm Frequency : 10 YEAR-1 DAY Design Rainfall :6 inches

WATER QUALITY :

No adverse water quality impacts are anticipated as a result of the proposed project. The existing storm water management system was previously designed and permitted to provide water quality treatment equivalent to 2.5 inches times the percent imperviousness.

WETLANDS:

There are no wetlands or other surface waters located within or affected by the proposed project.

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It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

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RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that potable water from Fort Pierce Utilities Authority will be used meet the projects irrigation requirements. The applicant has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority.

Waste Water System/Supplier:

Fort Pierce Utilities Authority.

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources in the project area or indicating that the project will have any effect upon significant historic properties listed, or eligible for listing in the National Register of Historic Places.

This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DEO/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

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STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

for Barbara J. Conmy

DATE: 7/17/13

SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: July 16, 2013

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Table of Contents for Staff Report Exhibits

Center State Bank - Fort Pierce Branch

Application 130613-7

1 Location Map

2.0 Construction Plans (10 sheets)

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Renderings of Signs

Renderings of Signs will be provided prior to Board Approval.

TRAFFIC IMPACT ANALYSIS

For

The District

Prepared By: Deanna Foriere, EI

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Board of Professional Engineers Certificate of Authorization Number 9935

August 2024



Steven Frink, P.E. **Date**
#95595
10250 SW Village Parkway, Suite 201

This document has been digitally signed and sealed by Steven G. Frink, PE #95595, on August 15, 2024.

Printed copies of this document are not considered signed and sealed and the the signature must be verified on any electronic copy.

Contents

Introduction: 2
Project Description 2
Existing Condition 2
Trip Generation: 3
Internal Capture 3
Pass-by Trip Capture 3
Traffic Distribution 3
Turn Warrant 4
Conclusion 4
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Appendix B – Site Plan 7
Appendix C - Trip Distribution 9
Appendix D – LOS Analysis 11
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Introduction:

Engineering Design & Construction has completed a traffic statement and impact analysis for the proposed Commercial Parcel, located on McNeil Rd a two-lane un-divided collector road, approximately 739 LF south of the intersection of Okeechobee Rd, a four-lane divided principle arterial road. See the attached Location Map in Appendix A.

The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway level of service. This analysis follows the guidelines set forth in the Standard Traffic Impact Studies (TIS) Methodology and Procedures created by St. Lucie TPO, along with the City of Fort Pierce *code section 105-5(f).*

Project Description

The project is located on 2 parcels 2419-241-0001-010-7 and 2419-244-0035-000-6 with a total area of 3.19 AC. The proposed project consists of a 2 flex space buildings one 9,500 SF and the second 8,500 S.F. With the buildings being proposed flex space the assumption of 20% office and 80% warehouse was assumed for building breakdown. Please see Appendix B for the proposed site plan. There is one proposed access point to this property on McNeil Rd which would allow left and right turn access into the site.

Existing Condition

McNeil Rd has a current posted speed of 30 mph and is a two-lane un-divided collector road. The intersection of Okeechobee Rd and McNeil does provide a median divided right turn lane to access McNeil Rd. All existing traffic was collected from the St. Lucie TPO Traffic Counts and Level of Service Report Fall(2023/2024).

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th edition) was used to produce Daily Average, A.M Peak, and P.M. Peak. The proposed development is a combination of two uses, 14,400 S.F. – Warehouse (ITE Code: 150) and 3,600 S.F.-Office (ITE code:710)

THE DISTRICT - FLEX SPACE

Institute of Transportation Engineers: Trip Generation, 11th Edition

WEEKDAY: DAILY AVERAGE

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	T=1.58(X/1000)+38.29	50%	50%	31	31	61
Office	710	3600	S.F.	Ln(T)=0.87Ln(X)+3.05	50%	50%	32	32	64
						TOTAL:	**63**	**63**	**125**

WEEKDAY: A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	T=0.11(X/1000)+28.55	65%	35%	19	11	30
Office	710	3600	S.F.	Ln(T)=0.86Ln(X/1000)+1.16	88%	12%	8	1	10
						TOTAL:	**27**	**12**	**40**

WEEKDAY: P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	T=0.15(X/1000)+20.47	24%	76%	5	17	23
Office	710	3600	S.F.	Ln(T)=0.83Ln(X/1000)+1.29	18%	82%	2	9	11
						TOTAL:	**7**	**26**	**33**

Internal Capture

This project contains no internal capture

Pass-by Trip Capture

The pass-by trip capture rate is 0

Traffic Distribution

Traffic Distribution and assignment was determined using engineering judgement, trip lengths, surrounding uses and review of the roadway network. The general distribution can be seen below. A detailed distribution map is attached in Appendix C.

North =94%
South =6%

Turn Warrant

Driveway volumes were analyzed to determine if a turn lane was warranted for the driveway into the site. Since McNeil is 30mph and there are less than 80 turns into the driveway it can be concluded that a turn lane is not warranted. Please find the traffic distribution map to see driveway volumes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

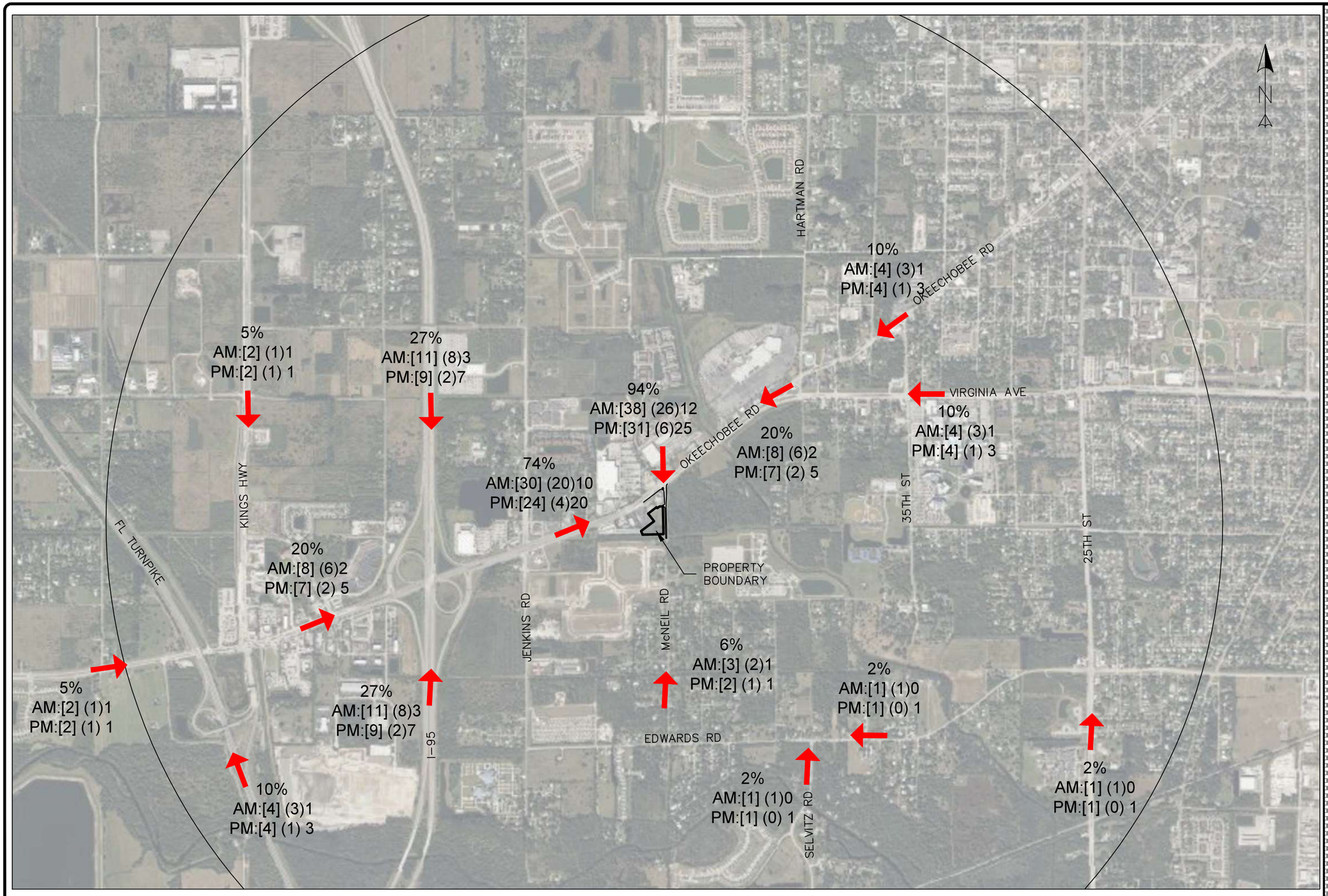
Conclusion

In conclusion the proposed development on the 3.19 AC commercial site located on McNeil Rd. will produce 125 daily trips with 40 AM Peak Hour Trips, and 33 PM Peak Hour Trips. Analysis of the distribution of trips, LOS analysis and access volumes is attached. The AM Peak Hr trips were utilized in those calculations for worst case scenario. EDC, believes this development will have no negative impacts on surrounding roads.

Appendix A – Location Map

Appendix B – Site Plan

Appendix C - Trip Distribution



AM PEAK TRIPS: [40] (IN: 27) OUT: 12
PM PEAK TRIPS: [33] (IN: 7) OUT: 26

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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TRIP DISTRIBUTION LAYOUT
AS SHOWN SCALE
AUGUST 2023 DATE

REVISION COMMENTS
NO.
DATE

THE DISTRICT
TRIP DISTRIBUTION
FLORIDA
FORT PIERCE

MONTH-YEAR

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-158

1 OF 1

Appendix D – LOS Analysis

Trip Distribution & Level of Service (AM Peak Hour)

ROW Segment	From	To	LOS Service Capacity	Year Data Collected	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Growth Rate *	5yr (2029) Future Peak Hour	Adopted LOS Currently Exceeded?	Peak Hr Project Volumne	% project of LOS Capacity	Total Peak Hr Volumne	Adopted LOS to be Exceeded
25th	Bell Ave	Edwards Rd	C	2024	2100	1261	2%	1387	NO	1	0%	1388	NO
25th	Okeechobee Rd	Georgia Ave	D	2024	1630	1133	2%	1246	NO	1	0%	1247	NO
25th	Georgia Ave	Delaware Ave	D	2024	1630	1133	2%	1246	NO	1	0%	1247	NO
Edwards Rd	McNeil Rd	Selvitz Rd	F	2024	700	742	2%	816	**YES**	1	0%	817	**YES**
Edwards Rd	Selvitz Rd	25th St	C	2024	880	711	2%	782	NO	1	0%	783	NO
Edwards Rd	25th	Sunrise Blvd	D	2024	1630	747	2%	822	NO	1	0%	823	NO
FL Turnpike	Port St Lucie Blvd	Okeechobee Rd	C	2023	7500	4400	2%	4928	NO	3	0%	4931	NO
I-95	Midway Rd	Okeechobee Rd	D	2018	5500	5004	2%	6105	**YES**	8	0%	6113	**YES**
I-95	Okeechobee Rd	Orange Ave	B	2020	7320	2804	2%	3309	NO	8	0%	3317	NO
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	2023	880	472	2%	529	NO	1	0%	530	NO
Kings Hwy	Crossroads Pkwy	Graham Rd	C	2023	700	472	2%	529	NO	1	0%	530	NO
Kings Hwy	Graham Rd	Picos Rd	C	2023	700	361	2%	404	NO	1	0%	405	NO
Kings Hwy	Picos Rd	Orange Ave	C	2023	880	361	2%	404	NO	1	0%	405	NO
McNeil Rd	Okeechobee Rd	Kirby Loop Rd	C	2023	790	345	2%	386	NO	26	3%	412	NO
McNeil Rd	Kirby Loop Rd	Edwards Rd	D	2023	540	345	2%	386	NO	2	0%	388	NO
Okeechobee Rd	McCarty Rd	FL Turnpike	B	2020	3240	401	2%	473	NO	1	0%	474	NO
Okeechobee Rd	FL Turnpike	Kings Hwy	C	2020	2100	401	2%	473	NO	4	0%	477	NO
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	2020	4240	1058	2%	1248	NO	6	0%	1254	NO
Okeechobee Rd	Crossroads Pkwy	I-95	C	2020	4240	1282	2%	1513	NO	6	0%	1519	NO
Okeechobee Rd	I-95	Jenkins Rd	C	2020	4240	2082	2%	2457	NO	20	0%	2477	NO
Okeechobee Rd	Jenkins Rd	McNeil Rd	C	2020	4040	2082	2%	2457	NO	6	0%	2463	NO
Okeechobee Rd	McNeil Rd	Virginia Ave	C	2020	3170	1550	2%	1829	NO	3	0%	1832	NO
Okeechobee Rd	Virginia Ave	Hartman Rd	C	2023	2100	681	2%	763	NO	3	0%	766	NO
Okeechobee Rd	Hartman Rd	35th St	C	2023	1630	681	2%	763	NO	3	0%	766	NO
Okeechobee Rd	35th St	33rd St	D	2023	1630	813	2%	911	NO	3	0%	914	NO
Okeechobee Rd	33rd	25th St	D	2023	1630	813	2%	911	NO	2	0%	913	NO
Selvitz Rd	Glades Cut-Off Rd	Edwards Rd	D	2024	790	765	2%	842	**YES**	1	0%	843	**YES**
Virginia Ave	35th St	25th St	C	2020	3020	1125	2%	1328	NO	3	0%	1331	NO
Virginia Ave	Okeechobee Rd	Hartman Rd	C	2020	3020	1116	2%	1317	NO	3	0%	1320	NO
Virginia Ave	35th St	Hartman Rd	C	2020	3020	1116	2%	1317	NO	3	0%	1320	NO

*Growth rate was collected through St Lucie TPO traffic system. A minimum of 2% is used

Trip Distribution & Level of Service (PM Peak Hour)

ROW Segment	From	To	LOS Service Capacity	Year Data Collected	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Growth Rate*	5yr (2029) Future Peak Hour	Adopted LOS Currently Exceeded?	Peak Hr Project Volumne	% project of LOS Capacity	Total Peak Hr Volumne	Adopted LOS to be Exceeded
25th	Bell Ave	Edwards Rd	C	2024	2100	1295	2%	1425	NO	1	0%	1426	NO
25th	Okeechobee Rd	Georgia Ave	D	2024	1630	1105	2%	1216	NO	1	0%	1217	NO
25th	Georgia Ave	Delaware Ave	D	2024	1630	1105	2%	1216	NO	1	0%	1217	NO
Edwards Rd	McNeil Rd	Selvitz Rd	F	2024	700	718	2%	790	**YES**	1	0%	791	**YES**
Edwards Rd	Selvitz Rd	25th St	C	2024	880	702	2%	772	NO	1	0%	773	NO
Edwards Rd	25th	Sunrise Blvd	D	2024	1630	747	2%	822	NO	1	0%	823	NO
FL Turnpike	Port St Lucie Blvd	Okeechobee Rd	C	2023	7500	4400	2%	4840	NO	2	0%	4842	NO
I-95	Midway Rd	Okeechobee Rd	D	2018	5500	4063	2%	4469	NO	7	0%	4476	NO
I-95	Okeechobee Rd	Orange Ave	B	2020	7320	2804	2%	3084	NO	7	0%	3091	NO
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	2023	880	371	2%	408	NO	1	0%	409	NO
Kings Hwy	Crossroads Pkwy	Graham Rd	C	2023	700	371	2%	408	NO	1	0%	409	NO
Kings Hwy	Graham Rd	Picos Rd	C	2023	700	324	2%	356	NO	1	0%	357	NO
Kings Hwy	Picos Rd	Orange Ave	C	2023	880	324	2%	356	NO	1	0%	357	NO
McNeil Rd	Okeechobee Rd	Kirby Loop Rd	C	2023	790	345	2%	380	NO	25	3%	405	NO
McNeil Rd	Kirby Loop Rd	Edwards Rd	D	2023	540	345	2%	380	NO	1	0%	381	NO
Okeechobee Rd	McCarty Rd	FL Turnpike	B	2020	3240	401	2%	441	NO	1	0%	442	NO
Okeechobee Rd	FL Turnpike	Kings Hwy	C	2020	2100	401	2%	441	NO	3	0%	444	NO
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	2020	4240	1058	2%	1164	NO	5	0%	1169	NO
Okeechobee Rd	Crossroads Pkwy	I-95	C	2020	4240	1282	2%	1410	NO	5	0%	1415	NO
Okeechobee Rd	I-95	Jenkins Rd	C	2020	4240	2082	2%	2290	NO	19	0%	2309	NO
Okeechobee Rd	Jenkins Rd	McNeil Rd	C	2020	4040	2082	2%	2290	NO	5	0%	2295	NO
Okeechobee Rd	McNeil Rd	Virginia Ave	C	2020	3170	1550	2%	1705	NO	2	0%	1707	NO
Okeechobee Rd	Virginia Ave	Hartman Rd	C	2023	2100	681	2%	749	NO	2	0%	751	NO
Okeechobee Rd	Hartman Rd	35th St	C	2023	1630	681	2%	749	NO	2	0%	751	NO
Okeechobee Rd	35th St	33rd St	D	2023	1630	813	2%	894	NO	2	0%	896	NO
Okeechobee Rd	33rd	25th St	D	2023	1630	813	2%	894	NO	1	0%	895	NO
Selvitz Rd	Glades Cut-Off Rd	Edwards Rd	D	2024	790	765	2%	842	**YES**	1	0%	843	**YES**
Virginia Ave	35th St	25th St	C	2020	3020	1125	2%	1238	NO	2	0%	1240	NO
Virginia Ave	Okeechobee Rd	Hartman Rd	C	2020	3020	1116	2%	1228	NO	2	0%	1230	NO
Virginia Ave	35th St	Hartman Rd	C	2020	3020	1116	2%	1228	NO	2	0%	1230	NO

*Growth rate was collected through St Lucie TPO traffic system. A minimum of 2% is used

Appendix E – Supporting Documents

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:

Danielle Byford

Printed Name: Danielle Byford

Amy Hohman-Vajda

Printed Name: Amy Hohman-Vajda

PNC BANK, National Association, Successor to Harbor Federal Savings Bank

By: _____

Daha Bodnar, Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me this 11th day of December, 2012, by Dana Bodnar as Assistant Vice President, of **PNC BANK, National Association, Successor to Harbor Federal Savings Bank,** who is authorized to sign the foregoing pursuant to the Authorizing Resolution attached hereto as **Exhibit "3,"** and who is:

X personally known to me, or

___ who has produced _____ as identification

and who ___did/X did not take an oath.

[Notary Seal]

NOTARIAL SEAL
HELEN KUNDMAN
Notary Public
PITTSBURGH CITY, ALLEGHENY COUNTY
My Commission Expires May 3, 2016

Helen Kundman

Notary Public, Commonwealth of Pennsylvania

Printed Name: HELEN KUNDMAN

My Commission Expires May 3, 2016

EXHIBIT 1 – LEGAL DESCRIPTION

Page 1 of 3

PARCEL 1:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Beginning at the intersection of the West right-of-way line of McNeil Road and the South right-of-way line of State Road 70 (Okeechobee Road), run thence Southwesterly along the said South right-of-way line of State Road 70 a distance of 742.69 feet; thence run Southeasterly to a point on the South line of the Northwest 1/4 of said Section 19 which is 410.99 feet West of the West right-of-way line of McNeil Road; thence run East along said quarter section line to the West right-of-way line of McNeil Road; thence run North along said West right-of-way line of McNeil Road to the Point of Beginning. The South 20.00 feet of the foregoing described land is subject to a non-exclusive perpetual easement of ingress and egress. The said 20.00 feet being measured at right angles and parallel to said one-quarter section line.

Less and except the 100 foot x 200 foot parcel of land as described in Official Records Book 251, Page 1065.

Also less and except that part of Lot 9, Model Land Company Subdivision of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, as per plat thereof, recorded in Plat Book 3, Page 63 of the Public Records of St. Lucie County, Florida. Being more particularly described in Official Records Book 691, Page 1174.

Also less and except

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Commence at the intersection of the West right-of-way line of McNeil Road (66 foot right-of-way) and the South right-of-way line of State Road 70 (Okeechobee Road, 120 foot right-of-way), thence South 52°29'53" West along the said South right-of-way line of State Road 70 a distance of 326.24 feet to the Point of Beginning of the parcel herein described; thence South 37°30'07" East for 212.00 feet; thence South 52°29'53" West for 200.00 feet; thence North 37°30'07" West for 212.00 feet (to the South right-of-way line of said State Road 70, 120 foot right-of-way); thence North 52°29'53" East (along said right-of-way line) for 200.00 feet to the Point of Beginning.

EXHIBIT 1 – LEGAL DESCRIPTION

Also less and except

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Commencing at the intersection of the West right-of-way line of McNeil Road (66 ft. right-of-way) and the South right-of-way line of State Road 70 (Okeechobee Road, 120 foot right-of-way); thence South 52°29'53" West along the said South right-of-way line of State Road 70 a distance of 526.24 feet to the Point of Beginning of the parcel herein described; thence continue South 52°29'53" West for 20.99 feet to the point of curve concave Northwesterly and having a radius of 1970.08 feet; thence Southwesterly along the arc of said curve through a central angle of 5°41'38" for an arc distance of 195.78 feet to the Northwest corner of the lands as described in Official Records Book 251, Page 1065; thence South 24°27'36" East along the Westerly line of said lands, for 414.92 feet; thence North 52°29'53" East for 310.08 feet; thence North 37°30'07" West for 394.50 feet to the Point of Beginning.

Parcel Identification Number: 2419-241-0001-000/0

EXHIBIT 1 – LEGAL DESCRIPTION

PARCEL 2:

A parcel described as beginning at the point of intersection of the North line of the below described non exclusive perpetual easement and the West right-of-way line of McNeil Road, run North along West right-of-way line of McNeil Road 100 feet; thence run West, parallel with the South one-quarter section line of said Section 19 a distance of 200 feet; thence run South a distance of 100 feet to a point on the North line of said perpetual easement; thence run East 200 feet to Point of Beginning.

Non-exclusive perpetual easement being the South 20 feet, the said 20 feet being measured at right angles and parallel to the one-quarter section line, of the following described property:

Beginning at the intersection of the West right-of-way line of McNeil Road and the South right-of-way line of State Road 70 (Okeechobee Road), run thence Southwesterly along the said South right-of-way line of State Road 70 a distance of 742.69 feet; thence run Southeasterly to a point on the South line of the Northwest 1/4 of said Section 19 which is 410.99 feet West of the West right-of-way line of McNeil Road; thence run East along said quarter-section line to the West right-of-way-line of McNeil Road; thence run North along said West right-of-way line of McNeil Road to the point of beginning.

All of the above described lands lying and being in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel Identification Number: 2419-244-0035-000/6

EXHIBIT 2 – CERTIFICATE WITH BANK MERGER HISTORY
(2 pages attached)

PNC BANK

CERTIFICATE

The undersigned, Janet L. Deringer, Assistant Secretary of PNC Bank, National Association, does hereby certify as follows:

1. Effective March 17, 2007, Harbor Federal Savings Bank merged with and into National City Bank.

2. National City Bank was a wholly owned subsidiary of National City Corporation.

3. Effective December 31, 2008, National City Corporation merged with and into The PNC Financial Services Group, Inc. and National City Bank became a wholly owned subsidiary of The PNC Financial Services Group, Inc.

4. Effective as of November 6, 2009, National City Bank and pursuant to approval granted by the United States Office of the Comptroller of the Currency (as evidenced by the official certification dated November 6, 2009 attached hereto as Exhibit "A"), was merged with and into PNC Bank, National Association.

5. PNC Bank, National Association is a duly organized and existing national banking association (Charter Number 1316) and wholly owned subsidiary of PNC Bancorp, Inc. (a wholly owned subsidiary of The PNC Financial Services Group, Inc.), having its main office located at 222 Delaware Avenue, Wilmington, Delaware 19801 and using federal Employer Identification Number 22-1146430.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of this Association this 19th day of July, 2012.

PNC BANK, NATIONAL ASSOCIATION SEAL

Janet L. Deringer

EXHIBIT A

Comptroller of the Currency
Administrator of National Banks

Northeastern District Office
340 Madison Avenue, 5th Floor
New York, New York 10173-0002

Licensing Division
Telephone: (212)790-4055
Fax: (301) 333-7015

November 6, 2009

James S. Keller
Chief Regulatory Counsel
The PNC Financial Services Group, Inc.
249 Fifth Avenue
One PNC Plaza, 21st Floor
Pittsburgh, Pennsylvania 15222-2707

Re: Application to merge National City Bank, Cleveland, Ohio, with and into PNC Bank, National Association, Wilmington, Delaware under the charter and title of the latter.
Control No: 2009 NE 02 0017 Charter No: 1316

Dear Mr. Keller:

This letter is the official certification of the Comptroller of the Currency to merge National City Bank, Cleveland, Ohio ("NCB"), with and into PNC Bank, National Association, Wilmington, Delaware ("PNC Bank"), effective as of close of business on November 6, 2009. The resulting bank's title is PNC Bank, National Association, charter number 1316.

This is also the official authorization given to PNC Bank, the resulting bank, to operate branches of NCB as branches of the resulting bank. Branches of a national bank target are automatically carried over to the resulting bank and retain their current OCC branch numbers.

We understand that upon consummation, the capital surplus of PNC Bank will increase. Within 30 days following consummation, please provide this office with the exact dollar amount of the capital change so that we may issue our letter certificating the capital increase.

If the combination does not occur as represented in your letter of October 26, 2009, this certification must be returned to the OCC. Following consummation of the merger, please return the charter certificate for NCB so that we may properly close our files for this bank.

Sincerely,

Sandya Reddy
Acting Director for District Licensing

EXHIBIT 3

PNC BANK

CERTIFICATE

The undersigned, Ruby Altizer, Assistant Secretary of PNC Bank, National Association, does hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of PNC Bank, National Association, as amended and restated on May 17, 2012 and that said Resolution is in full force and effect:

RESOLVED, that Dana Bodnar, Dennis W. Hartman, Kathleen A. Taylor, Gary J. Saulson, Mario T. Spudic, Kevin J. Wade, Francis R. Walters, and Courtney Yanov be and each of them is hereby expressly authorized and empowered in the name and on behalf of The PNC Financial Services Group, Inc. (the "Corporation") to purchase, sell or lease, or to guarantee a purchase, sale, or lease, for such price or prices, or rents, and upon such terms and conditions as he or she may deem advisable, such Corporation and other properties, including but not limited to those properties occupied by the Corporation in the transaction of its business, as he or she may hereinafter identify, including any buildings located thereon, and for and on behalf of the Corporation and as its corporate act and deed, to negotiate, execute and deliver any deeds, leases, or conveyances of such real estate, and guarantees of any purchase, sale, or lease together with such agreements, contracts, powers of attorney or other instruments which may be necessary in connection with such purchase, sale, lease or guarantee, and to affix the corporate seal of the Corporation to any and all such instruments and to acknowledge the same before any person having authority to take such acknowledgments on such instruments, with the intent that they may be duly recorded.

The undersigned further certifies that Dana Bodnar is a duly appointed Assistant Vice President of PNC Bank, National Association.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 4th day of October, 2012.

PNC BANK, NATIONAL ASSOCIATION

Ruby Altizer

Mason Development & Construction, LLC
880 Jupiter Park Drive, Suite 10
Jupiter, FL 33458

AGENT CONSENT FORM

Project Name: Mason Flex Space

Parcel ID: 2419-241-0001-010-7 & 2419-244-0035-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Craig Mason, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24th day of July, 2024 by Craig Mason (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Megan McTyre
Printed Name of Notary

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
MEGAN MCTYRE
MY COMMISSION # HH 487540
EXPIRES: May 19, 2028

My commission expires

Owner's Signature

Craig R. Mason
Owner's Name

880 Jupiter Park Dr. #10
Street Address

Jupiter, FL 33458
City, State, Zip

cmason@masondc.com
561 623 8801
Telephone / Email

Centerstate Bank of Florida NA
1101 1st St South
Winter Haven, FL 33880

AGENT CONSENT FORM

Project Name: Mason Flex Space

Parcel ID: 2419-241-0001-010-7 & 2419-244-0035-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Mark Hill, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of June, 2022 by Mark Hill (Name of Person Acknowledging) who is personally known to me or who has produced FL DL (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Rebecca Wehrle
Printed Name of Notary

(Notary Seal)
Comm.: HH 415592
Expires: Jun. 28, 2027
Notary Public - State of Florida

6/28/27
My commission expires

Owner's Signature

Mark Hill
Owner's Name

1101 1st Street South
Street Address

Winter Haven FL 33880
City, State, Zip

863-295-3664 / mhill@southfstatebank.com
Telephone / Email

July 30, 2024

Craig Mason
Mason Development and Construction
880 Jupiter Park Drive, Ste 10
Jupiter, FL 33458

VIA Email: cmason@masondc.com

Reference: **Tree Report**
2591 McNeil Road – 3.37ac.
Parcel IDs # 2419-241-0001-010-7, 2419-244-0035-000-6
St. Lucie County, Florida

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Signature:_____ Date: 07/30/2024

REPORT

I. Introduction

This Report is written for Craig Mason of Mason Development and Construction. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property. This subject property is currently vacant. Site visits to review the trees were performed on July 30, 2024.

II. Property Involved

The subject property evaluated as part of this Tree Report consists of two (2) tax parcels, Parcel #2419-241-0001-010-7, and 2419-244-0035-000-6 totaling 3.37ac. The subject property is located south of Okeechobee Road, just west of McNeil Road, in Fort Pierce, Florida. The subject property is further located within Section 19, Township 35 South and Range 40 East.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”. See Appendix A for full tree data.

IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There is a total of twenty-seven (27) native trees on the subject parcel that meet City of Fort Pierce requirements for mitigation. The break-down by species is as follows:

Cabbage Palms:	12		
Oak *spp.*:	14	Slash Pines:	1

VI. Conclusions and Recommendations

Values are calculated for trees 14” D.B.H and greater as per City of Fort Pierce code.

Formula(s) used:

Trees

(Total D.B.H. Inches) x ($250) = Mitigation Costs - Tree Removal

Palms

(Total # of Palms) x ($250) = Mitigation Costs - Palms

Trees =	(468.8in.)	x	x $250	=	$117,200.00
Palms =	(12)		x $250	=	$3,000.00
		Max. Mitigation Cost		**=**	**$120,200.00 fee**

The calculated fee of $120,200.00 is the **maximum** amount of tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

Alternatively, the site planner can use the information in this report to avoid impacts to high-value trees, and preserve other trees in order to reduce mitigation costs to zero.

For reference, a 15” tree costs $3,750 to mitigate if fully removed.

Please see attached Tree Location Map and Tree Table in **Appendix A**.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Appendix A

Tree Location Map & Table



#	TYPE	DBH
3	LAOAK	28
4	LAOAK	29
5	LAOAK	44.5
6	LIOAK	26.8
7	PALM	
8	LAOAK	38.6
9	LIOAK	15.1
10	PALM	
11	PINE	17.3
12	PALM	
13	PALM	
14	PALM	
16	LIOAK	49.2
17	PALM	
18	PALM	
19	LIOAK	27.9
21	LIOAK	24.6
23	LAOAK	17.3
24	LAOAK	57.6
25	PALM	
26	PALM	
27	PALM	
28	PALM	
29	LAOAK	20.8
30	PALM	
31	LIOAK	29.9
32	LIOAK	42.2
TOTAL DBH		468.8
TOTAL PALMS		12
TOTAL OAKS		14
TOTAL PINES		1

LEGEND

PALMS – GREEN

PINES – RED

OAKS – BLUE

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 5635
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY AAA
DRAWN BY AAA
FILENAME 24-158 - TREES
LAYOUT TREES
SCALE AS SHOWN
DATE 07/30/2024

REVISION COMMENTS

DATE

MASON
2591 MCNEIL ROAD

TREE LOCATION MAP

CITY OF FORT PIERCE FLORIDA

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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24-158

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