

Property Identification

Site Address: 2721 S JENKINS RD
 Sec/Town/Range: 24/35S/39E
 Parcel ID: 2324-413-0000-000-9
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 14293
 Map ID: 23/24S
 Zoning: General Co

Ownership

Cornerstone Fort Pierce Dev
 c/o ECHO Real Estate Services Company
 560 Epsilon Dr
 Pittsburgh, PA 15238



Legal Description

24 35 39 THAT PART OF S 3/4 OF SE 1/4 LYG ELY OF ELY RD RAW LJ OF 1-95 RAW-LESS W 200 FT OF N 296 FT OF E 860.50 FT AND LESS E 40 FT AND LESS THAT PART MPDAI: FROM SE COR OF SEC RUN N 00 00 08 E ALG E SEC LJ 357.69 FT,TH N 89 59 52 W 60 FT TO POB AND CURVE CONC SW,R OF 38 FT,TH WLY ALG ARC 19 90 FT,TH N 89 59 52 W 161.61 FT TO CURVE CONC SE,R OF 58 FT,TH SWLY ALG ARC 91.11 FT,TH N 00 00 08 E 89.67 FT,TH N 89 59 52 W 28.66 FT,TH N 00 00 08 E 29.98 FT,TH N 89 59 52 W 165.18 FT,TH N 00 00 08 E 19 FT,TH N 00 04 56 W 26 FT,TH N 00 00 08 E 19 FT,TH N 89 59 52 W 49.34 FT,TH N 00 00 08 E 19 FT,TH N 16 29 09 W 27.12 FT,TH N 00 00 08 E 19 FT,TH N 89 59 52 W 144.34 FT,TH N 00 00 08 E 15.15 FT,TH N 89 59 52 W 264.77 FT,TH S 00 03 41 W 7.57 FT,TH N 89 59 52 W 187.24 FT TO CURVE CONC W,R OF 298 FT,TH NLY ALG ARC 44.08 FT,TH N 00 00 08 E 383.90 FT,TH S 89 59 52 E 340.07 FT,TH S 00 00 08 W 8.79 FT,TH S 89 59 52 E 45.75 FT,TH S 00 00 08 W 12.20 FT,TH S 89 59 52 E 351.62 FT,TH S 00 00 08 W 19 FT,TH S 89 59 52 E 106.57 FT,TH S 00 00 08 W 491.62 FT TO CURVE CONC N,E,R OF 38 FT,TH SELY ALG ARC 59.69 FT,TH S 89 59 52 E 109.98 FT,TH N 74 48 27 E 72.12 FT TO CURVE CONC N,W,R OF 38 FT,TH SELY ALG ARC 26.17 FT,TH S 00 00 08 W 94.03 FT TO POB- (42.053 AC) (OR 2736-1681)

Current Values

Just/Market Value: \$3,606,400
 Assessed Value: \$3,324,769
 Exemptions: \$0
 Taxable Value: \$3,324,769

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 42.05
 Land Size (SF): 1,831,829

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
Jan 5, 2007	2736 / 1681	XX02	SPWD	FP Land Ltd	\$25,000,000
Mar 30, 2006	2528 / 2870	XX01	SPWD	NSLWCD	\$1,700,000
Oct 1, 1987	0561 / 0810	XX01	CV		\$355,000
Oct 1, 1987	0561 / 0810	XX00	CV		\$355,000
Mar 1, 1979	0304 / 2145	XX00	CV		\$150,000
Aug 1, 1976	0255 / 2359	XX00	CV		\$135,000

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	Amount	Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$3,606,400					
Just/Market:	\$3,606,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$281,631					
Assessed:	\$3,324,769					
Exemption(s):	\$0					
Taxable:	\$3,324,769					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	116	Fort Pierce Stormwater Charge	\$8,004.00
2013	0054	42.05301	North St. Lucie Water Management District	\$1,009.27

This does not necessarily represent the total Special Assessments 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	\$3,606,400	\$3,324,769	\$0	\$3,324,769
2022	\$3,606,400	\$3,022,518	\$0	\$3,022,518
2021	\$2,747,744	\$2,747,744	\$0	\$2,747,744
2020	\$2,747,744	\$2,747,744	\$0	\$2,747,744

Permits

Number	Issue Date	Description	Amount	Fee
RF20052017	May 27, 2005	Roof	\$5,970	\$60

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: S JENKINS RD
 Sec/Town/Range: 24/35S/39E
 Parcel ID: 2324-431-0001-000-2
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 138925
 Map ID: 23/24S
 Zoning: General Co

Ownership

Cornerstone Fort Pierce Dev
 c/o ECHO Real Estate Services Company
 560 Epsilon Dr
 Pittsburgh, PA 15238

Legal Description

24 35 39 THAT PART OF SEC MPDAF FROM SE COR OF SEC RUN N 00 00 08 E ALG E SEC LI 357.69 FT TH N 89 59 52 W 60 FT TO POB AND CURVE CONC SWR OF 38 FT TH WLY ALG ARC 19.90 FT TH N 89 59 52 W 161.61 FT TO CURVE CONC SR OF 58 FT TH SWLY ALG ARC 91.11 FT TH N 00 00 08 E 89.67 FT TH N 89 59 52 W 28.66 FT TH N 00 00 08 E 29.98 FT TH N 89 59 52 W 165.18 FT TH N 00 00 08 E 19 FT TH N 00 04 56 W 26 FT TH N 00 00 08 E 19 FT TH N 89 59 52 W 49.34 FT TH N 00 00 08 E 19 FT TH N 16 29 09 W 27.12 FT TH N 00 00 08 E 19 FT TH N 89 59 52 W 144.34 FT TH N 00 00 08 E 15.15 FT TH N 89 59 52 W 264.77 FT TH S 00 03 41 W 7.67 FT TH N 89 59 52 W 187.24 FT TO CURVE CONC WR OF 298 FT TH NLY ALG ARC 44.08 FT TH N 00 00 08 E 383.90 FT TH S 89 59 52 E 340.07 FT TH S 00 00 08 W 8.79 FT TH S 89 59 52 E 45.75 FT TH S 00 00 08 W 12.20 FT TH S 89 59 52 E 351.62 FT TH S 00 00 08 W 19 FT TH S 89 59 52 E 106.57 FT TH S 00 00 08 W 491.62 FT TO CURVE CONC NE,R OF 38 FT TH SELY ALG ARC 59.69 FT TH S 89 59 52 E 109.98 FT TH N 74 48 27 E 72.12 FT TO CURVE CONC NW,R OF 38 FT TH NELY ALG ARC 26.17 FT TH S 00 00 08 W 94.03 FT TO POB (9.057 AC) (OR 2736-1681)



Current Values

Just/Market Value:	\$828,500
Assessed Value:	\$716,082
Exemptions:	\$0
Taxable Value:	\$716,082

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.06
Land Size (SF):	394,536

Property taxes are subject to change upon change of ownership.

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Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
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Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 5, 2007	2736 / 1681	XX02	SPWD	FP Land Ltd	\$25,000,000
Jun 17, 2005	2279 / 0933	XX01	WD	Fort Pierce Properties LLC,	\$9,785,000
Nov 18, 2003	1849 / 1189	XX00	WD	Twenty Six Associates, LLC.	\$2,400,000
Jun 16, 2003	1738 / 1793	XX00	TRUST	Brisben William O	\$1,441,500
Jul 3, 2001	1410 / 2288	XX00	WD	Thomas Jr Roy P	\$450,000
May 31, 1996	1027 / 2012	XX01	PRDEED	Thomas Myrtle L	\$100

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

Image
 or
 Sketch
 unavailable
 for display

Special Features and Yard Items


Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				Amount
		Tax Year	Grant Year	Code	Description	
Building:	\$0					
Land:	\$828,500					
Just/Market:	\$828,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$112,418					
Assessed:	\$716,082					
Exemption(s):	\$0					
Taxable:	\$716,082					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	24.7	Fort Pierce Stormwater Charge	\$1,704.30
2013	0054	9.0573	North St. Lucie Water Management District	\$217.38

This does not necessarily represent the total Special Assessments 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 .

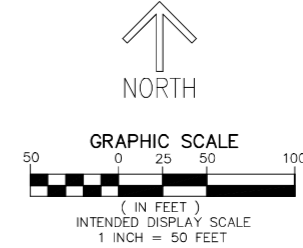
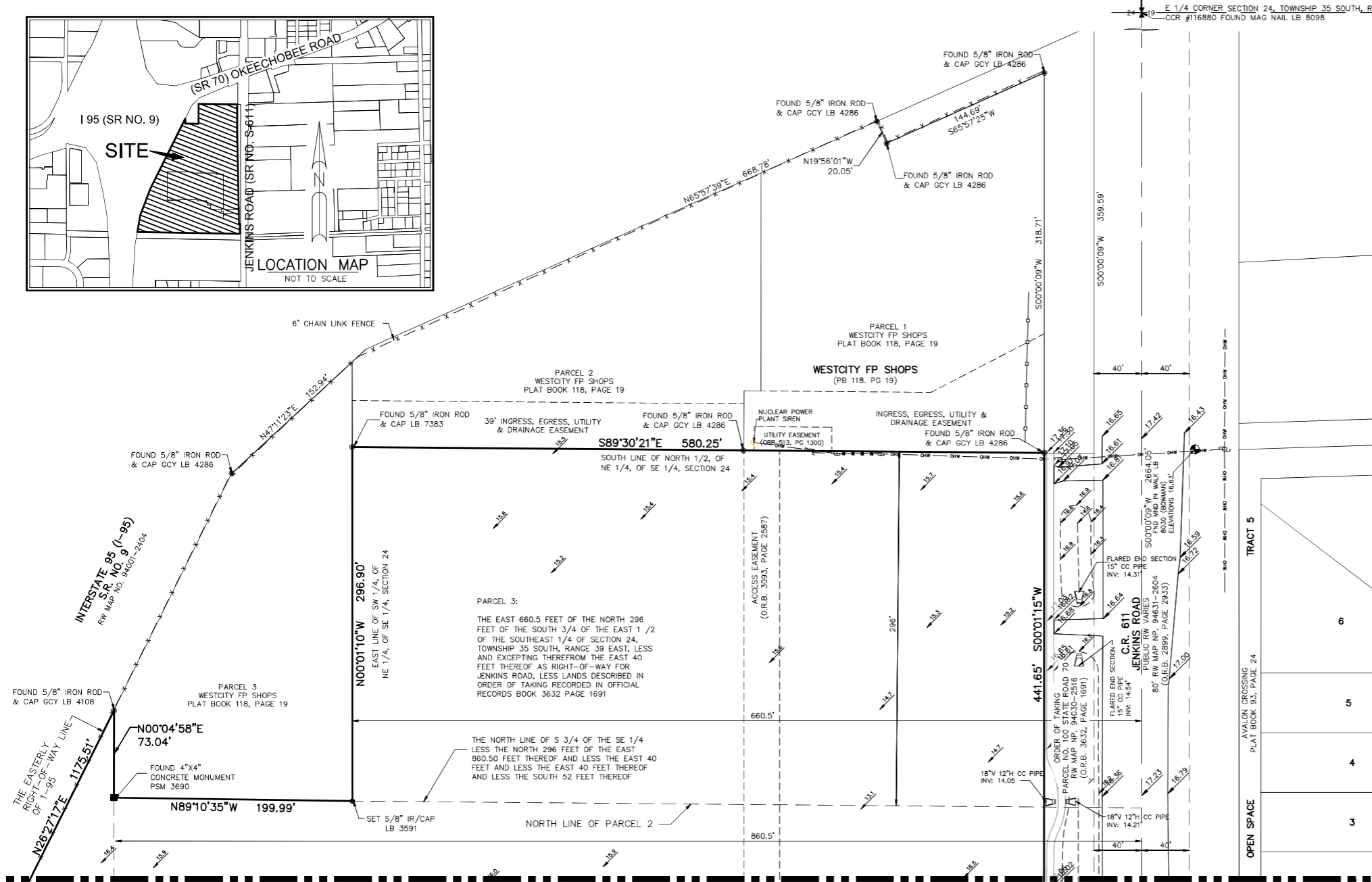
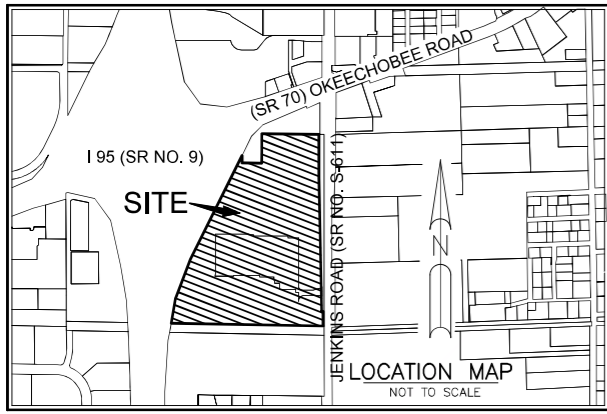
Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$828,500	\$716,082	\$0	\$716,082
2022	\$828,500	\$650,984	\$0	\$650,984
2021	\$591,804	\$591,804	\$0	\$591,804
2020	\$591,804	\$591,804	\$0	\$591,804

Permits

Number	Issue Date	Description	Amount	Fee
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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



THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 5224004410M, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

SCHEDULE B, PART II EXCEPTIONS

- Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176. (AFFECTS NOTHING TO PLOT)
- Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979. (AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)
- Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587. (AFFECTS PLOTTED)
- Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238. (AFFECTS NOTHING TO PLOT)
- Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (AFFECTS NOTHING TO PLOT)

CERTIFIED TO:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES. THE FIELDWORK WAS COMPLETED ON JULY 12, 2024.

[Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

LEGEND

- N.S.L.R.W.C.D. - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- O.R.B. - OFFICIAL RECORD BOOK
- RW - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- PB - PLAT BOOK
- PG - PAGE
- ANCHOR
- CABLE TV VAULT
- CATCH BASIN
- CONCRETE POWER POLE
- CROSSWALK SIGNAL
- CURB INLET
- HOG OR BARBED WIRE FENCE
- DENOTES FOUND SURVEY ROD & CAP
- DENOTES NAIL & SURVEY DISK
- DRAINAGE MANHOLE
- ELECTRIC HAND HOLE
- ELECTRICAL WIRES OVERHEAD
- FIBER OPTIC BOX
- FIRE HYDRANT
- MAST ARM / TRAFFIC SIGNAL
- LIGHT POLE
- SANITARY MANHOLE
- SEWER VALVE
- TRAFFIC SIGN
- WATER VALVE
- WOOD POWER POLE (UNLESS NOTED)
- SURVEY MARKER/CONTROL POINT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- DENOTES FOUND SURVEY MARKER
- SET 5/8" IR/CAP LB 3591

DESCRIPTION:

PARCEL 1:
THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:
THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
CONTAINING: 49.917 ACRES, MORE OR LESS

SEE SHEET 2

SURVEY NOTES:

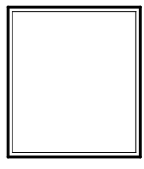
- LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 2024.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- ADDITIONS 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.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 5224004410M, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.).
- SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0167J, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

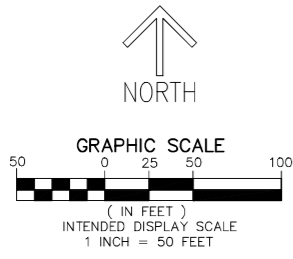
ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



JOB # 10108
SHT. NO. 1
OF 3 SHEETS

SEE SHEET 1



INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

6' CHAIN LINK FENCE
THE EASTERLY RIGHT-OF-WAY
LINE OF I-95

THE WEST LINE OF S 3/4 OF THE SE 1/4
LESS THE NORTH 296 FEET OF THE EAST
860.50 FEET THEREOF AND LESS THE EAST 40
FEET AND LESS THE EAST 40 FEET THEREOF
AND LESS THE SOUTH 52 FEET THEREOF

THE WEST LINE OF S 3/4 OF THE SE 1/4
LESS THE NORTH 296 FEET OF THE EAST
860.50 FEET THEREOF AND LESS THE EAST 40
FEET AND LESS THE EAST 40 FEET THEREOF
AND LESS THE SOUTH 52 FEET THEREOF

PARCEL 2:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4
OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE
39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING
EASTERLY OF THE EASTERLY RIGHT-OF-WAY
LINE OF I-95, LESS THE NORTH 296 FEET OF
THE EAST 860.50 FEET THEREOF, AND LESS
THE EAST 40 FEET THEREOF, AND LESS THE
SOUTH 626.36 FEET THEREOF, LESS LANDS
DESCRIBED IN ORDER OF TAKING RECORDED IN
OFFICIAL RECORDS BOOK 3632 PAGE 1691

S00°01'15"W
441.65'

FOUND IRON ROD &
CAP LB 6852

ORDER OF TAKING
PARCEL NO. 100 STATE ROAD
70
(O.R.B. 3532, PAGE 1691)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

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CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

S00°01'15"W
441.65'

FOUND IRON ROD &
CAP LB 6852

ORDER OF TAKING
PARCEL NO. 100 STATE ROAD
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(O.R.B. 3532, PAGE 1691)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

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ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

CONCRETE DRIVE

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

(UNPLATTED)
PARCEL ID: 2419-332-
0001-000-9
OWNER: ACENCION
COVARRUBIAS SANTOYO

(UNPLATTED)
PARCEL ID: 2419-332-0002-000-6
OWNER: KRONOS LLC

AVALON CROSSING
PLAT BOOK 93, PAGE 24

OPEN SPACE

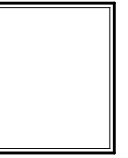
SEE SHEET 3

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7000 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA

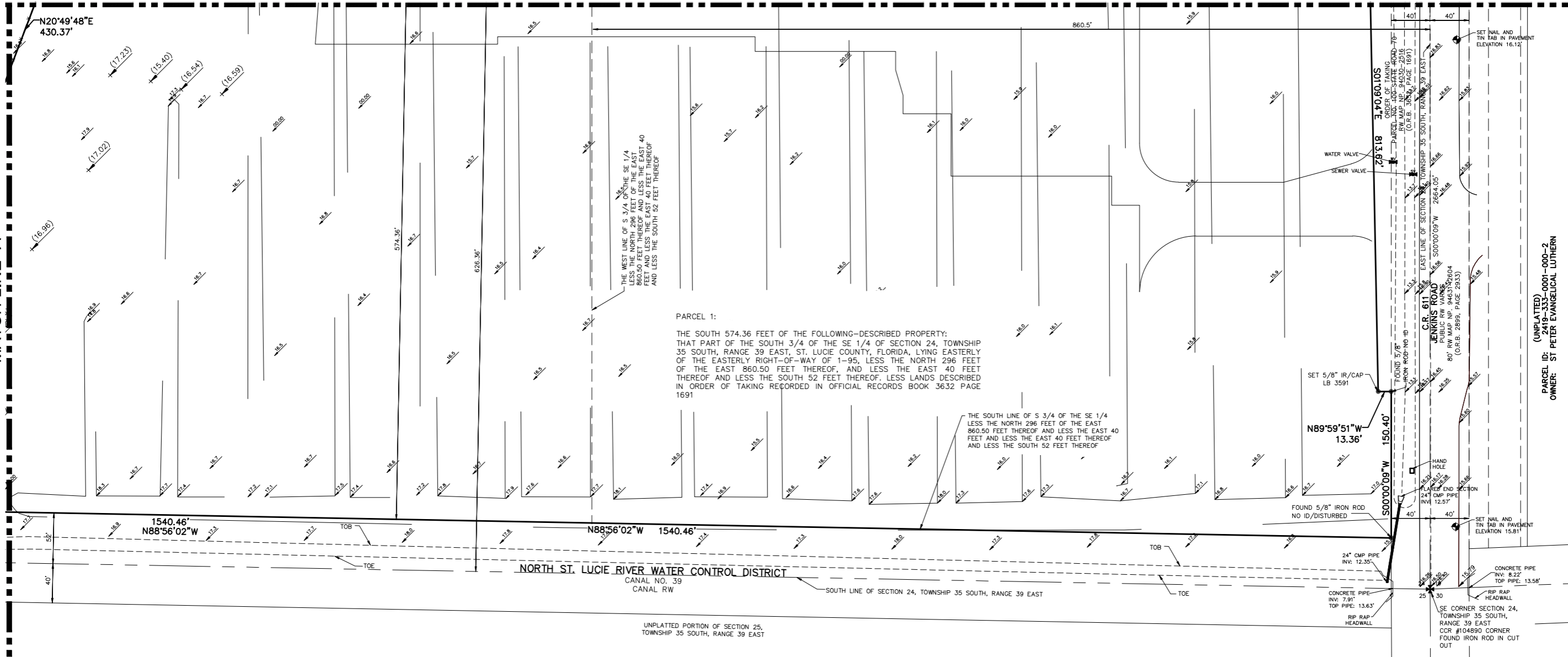
DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



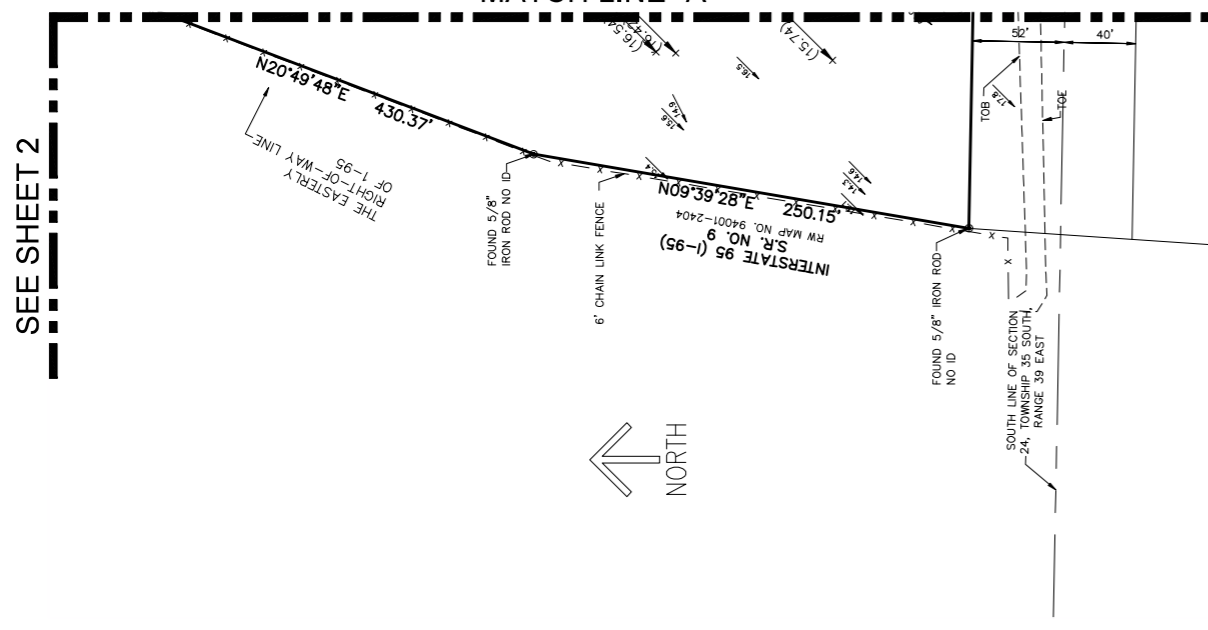
JOB # 10108
SHT. NO.
2
OF 3 SHEETS

SEE SHEET 2

MATCH LINE "A"



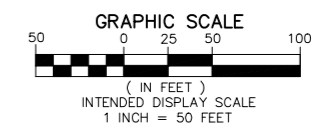
MATCH LINE "A"



SEE SHEET 2

NORTH

NORTH



(UNPLATTED)
 PARCEL ID: 2419-333-0001-000-2
 OWNER: ST PETER EVANGELICAL LUTHERN

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
 A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
 DRAWN BY RLF
 F.B./ PG. ELECT
 SCALE AS SHOWN

JOB # 10956
 SH.T.NO.
 3
 OF 3 SHEETS

REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

FILE NAME: 10956-ALTA-BNDY-TOPO.dwg

This Instrument Prepared By:
Record and return to:
David M. Shaw, Esquire
HAILE, SHAW & PFAFFENBERGER, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Tax Folio Nos. 2324-413-0000-000/9
2324-414-0000-000/2
2324-413-0001-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 5th day of January, 2007, between FP LAND, LTD., a Florida limited partnership, with an address of 599 NW 82nd Avenue, Plantation, Florida 33324, hereinafter called the Grantor, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns, and CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company, with an address of c/o Cornerstone Real Estate Advisers, LLC, 180 Glastonbury Boulevard, Suite 401, Glastonbury, Connecticut 06033, and whose Taxpayer Identification Number is 56-2630592, hereinafter called the Grantee, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns.

WITNESSETH:

That for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee all that certain piece of property and tract of land situate in the County of St. Lucie and State of Florida, described on Exhibit "A" attached hereto as a part hereof.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT HOWEVER to those matters designated on Exhibit "B" hereto, the provisions of which are not reimposed hereby.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

Grantor does hereby specially warrant the title to the Property, subject only to those matters set forth herein, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Description of Land

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof and LESS the South 52 feet thereof.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way line of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof, and LESS the South 626.36 feet thereof.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, LESS AND EXCEPTING THEREFROM the East 40 feet thereof as right-of-way for Jenkins Road, all lying and being in St. Lucie County, Florida.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.
2. Resolution No. 96-101 of the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records book 997, Page 2176.
3. Ordinances No. K-251 and No. K-261 of the City Commission of the City of Fort Pierce, recorded in Official Records Book 1948, Page 1790, respectively.
4. Right of way of Jenkins Road.
5. Matters as disclosed on that certain survey prepared by Manucy Land Surveyors, Inc., dated September 22, 2006, as Order No. 150-608, which discloses, among other matters, the following encroachments:
 - a. by a 6-foot chain link fence onto adjoining property along the westerly property line of the subject property;
 - b. by mail boxes, asphalt drives, a sign, a dirt drive, and wood poles at the northeasterly corner of the subject property;
 - c. by a concrete drive and a dirt drive along the East property line; and
 - d. by irrigation ditches onto adjoining property along the South property line.



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Office	GC	C-3
South	Proposed Residential Subdivision	RM	R-4
East	Residential Subdivision	RM/GC	E-3, R-2, PD
West	I-95	I-95	I-95

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	COM	C-3	150 DU & 1,739,508 sf	49.917	X
**Proposed	RM	PD	749	49.917	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 256,438 gal.
**Proposed Zoning/FLU	Total gallons per day 194,646 gal.
**Change in Demand	Total gallons per day 61,762 gal. REDUCTION

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 212,951 gal.
**Proposed Zoning/FLU	Total gallons per day 194,676 gal.
**Change in Demand	Total gallons per day 18,274 gal. REDUCTION

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	44,617	46,174	31.14 ac inc.
Urban District	5 acres per 1,000 people	44,617	46,174	7.78 ac. inc.
Community	2.5 acres per 1,000 people	44,617	46,174	3.89 ac. inc.
Neighborhood	1.36 acres per 1,000 people	44,617	46,174	2.12 ac. inc.

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	43	18
**Proposed Zoning/FLU Enrollment Demand	212	91
**Change in Demand	169 student increase	73 student increase

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	13 8-yds.
**Proposed Zoning/FLU	5 8-yds.
*Change in Demand	8 8 yds, REDUCTION

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

Impact	See attached Drainage analysis
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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	LUC 820 - 45,436	LUC 820 - 1,027/3,742
**Proposed Zoning/FLU	LUC 210 - 5,340	LUC 210 - 388/546
*Change in Demand	Trips 40,086 REDUCTION	Trips 639/3,196 REDUCTION
Impact to Capacity	LOS is maintained on the surrounding roadway network	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
None proposed					

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: N/A

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



DISTRICT
PLANNING
GROUP

Historical Report

Cornerstone by Pulte

PID 2324-413-0000-000-9 & 2324-431-0001-000-2

There are no known historical resources present on the subject property.

Leslie Olson, AICP

Principal



September 3, 2024

To: Aimee Carlson

From: Susan O'Rourke

Re: Cornerstone Site

O'Rourke Engineering & Planning (O'REP) is pleased to provide a land use plan amendment analysis of the 51.11 acre planned development to be located west of Jenkins Road and south of Okeechobee Road in Fort Pierce, St Lucie County, Florida. The project site plan and location are provided in **Attachment A**.

Existing Land Use Description

The existing land use is categorized as General Commercial. This land use allows for a maximum of either 15 dwelling units per acre or a 1.0 floor area ratio (FAR). With the site consisting of 51.11 acres, 1.0 FAR allows for 2,226,351 square feet of commercial space and a trip generation of 45,436 daily trips, 1,027 AM peak hour trips with 687 entering and 340 exiting and 3,742 PM peak hour trips with 1,766 entering and 1,976 exiting. The existing trip generation is shown in **Table 1a, 1b, and 1c**.

Proposed Land Use Description

The future land use is proposed to be classified as Residential Medium with a Planned Development zoning. The land use allows for a maximum of 12 dwelling units per acre. With the site consisting of 51.11 acres, the maximum proposed land use allows for 613 dwelling units and has a trip generation of 5,350 daily trips, 388 AM peak hour trips with 97 entering and 291 exiting and 546 PM peak hour trips with 344 entering and 202 exiting. The proposed trip generation is shown in **Table 2a, 2b, 2c**.

Conclusion

The proposed land use will result in a decrease in trips and therefore further analysis of the land use change is not required.

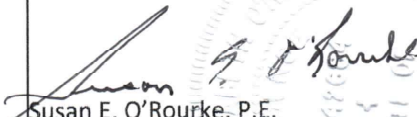
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Boulevard Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 9/3/2024 License #: 42684
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Table 1 – Trip Generation - Existing General Commercial

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$T = 26.11(X) + 5863.73$	50%	50%	31,997	31,997	63,994	-	-	-	31,997	31,997	63,994	9,279	9,279	18,558	22,718	22,718	45,436
TOTALS							31,997	31,997	63,994	-	-	-	31,997	31,997	63,994	9,279	9,279	18,558	22,718	22,718	45,436

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$T = 0.59(X) + 132.55$	62%	38%	897	550	1,447	-	-	-	897	550	1,447	210	210	420	687	340	1,027
TOTALS							897	550	1,447	-	-	-	897	550	1,447	210	210	420	687	340	1,027

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center (C-150B)	820	2,226,351	SF	$Lar(T) = 0.72Ln(X) + 3.02$	48%	52%	2,530	2,740	5,270	-	-	-	2,530	2,740	5,270	764	764	1,528	1,766	1,976	3,742
TOTALS							2,530	2,740	5,270	-	-	-	2,530	2,740	5,270	764	764	1,528	1,766	1,976	3,742

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Trip Generation - Proposed Residential Medium

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.92\ln(X) + 2.68$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	613	DU		50%	50%	2,675	2,675	5,350	-	-	-	0.0%	2,675	2,675	5,350	-	-	-	0.0%	2,675	2,675	5,350
TOTALS							2,675	2,675	5,350	-	-	-	0.0%	2,675	2,675	5,350	-	-	-	0.0%	2,675	2,675	5,350

Source: ITE 11th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.91\ln(X) + 0.12$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	613	DU		25%	75%	97	291	388	-	-	-	0.0%	97	291	388	-	-	-	0.0%	97	291	388
TOTALS							97	291	388	-	-	-	0.0%	97	291	388	-	-	-	0.0%	97	291	388

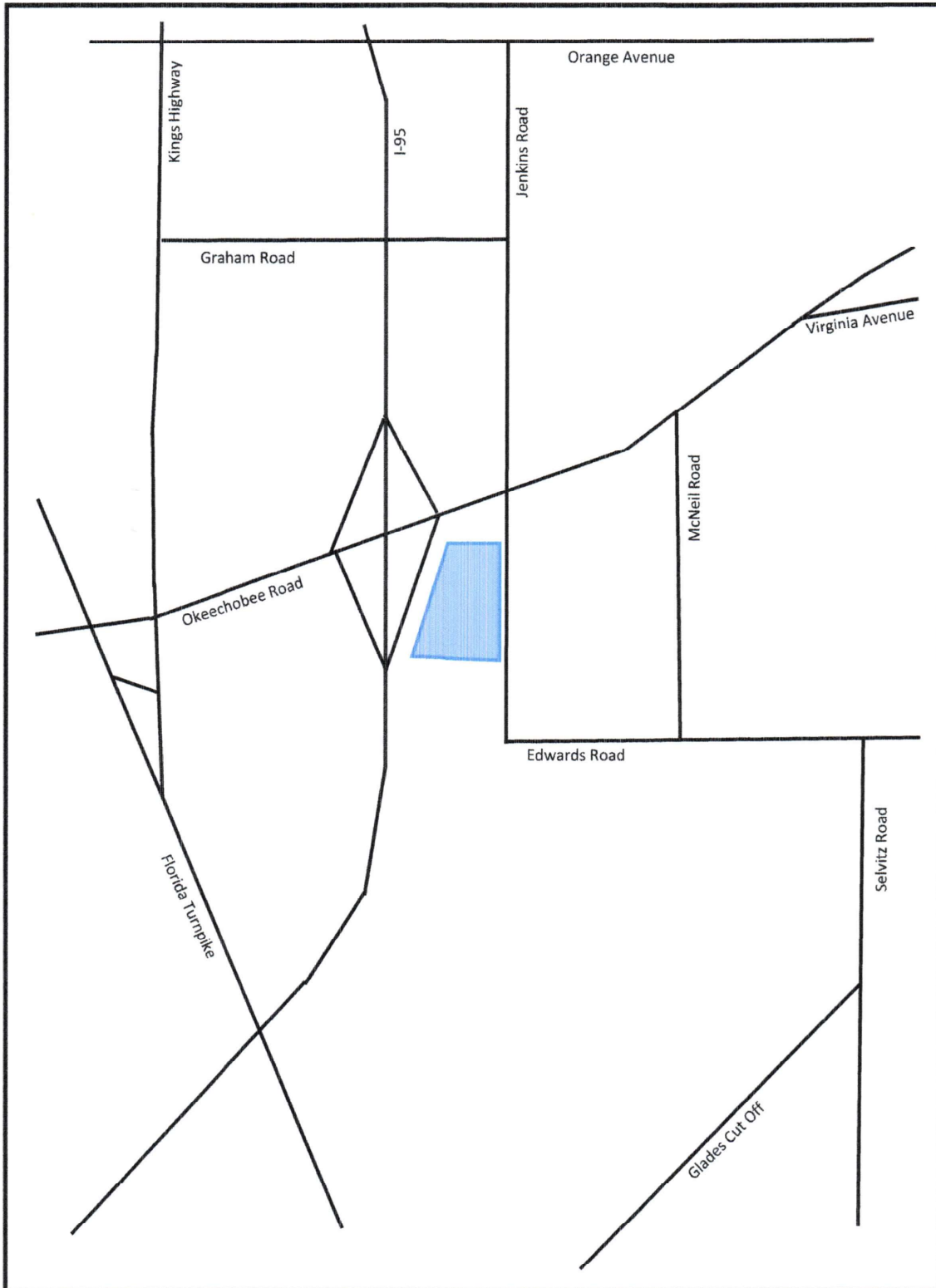
Source: ITE 11th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate $\ln(T) = 0.94\ln(X) + 0.27$	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	613	DU		63%	37%	344	202	546	-	-	-	0.0%	344	202	546	-	-	-	0.0%	344	202	546
TOTALS							344	202	546	-	-	-	0.0%	344	202	546	-	-	-	0.0%	344	202	546

Source: ITE 11th Edition Trip Generation Rates

ATTACHMENT A
Project Location






ATMC Company
 NTS 3725 S. East Ocean Blvd
 Stuart, Fl, 34996 Suite 201

Legend


 = Project Location

Figure 1

Project Location
 Cornerstone Site

Job #: _____ Date: _____



Drainage Statement:

Cornerstone – City of Fort Pierce

Date: September 6, 2024

K&A Project No. 24-1479

Location

The 49.9 acre project site is located on the west side of Jenkins Road south of Okeechobee Road (S.R. 70) and immediately east of Interstate 95 in the City of Fort Pierce (Saint Lucie County) Florida. The project site is located within the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD) and will discharge stormwater to the NSLRWCD Canal No. 39 located along the south boundary of the property.

FEMA Flood Data

The project site is located within flood zone X based on the current FEMA Flood Insurance Rate Map (FIRM) panel number 12111 C0167J, effective February 16, 2012. Flood zone X is defined as areas of minimal flood hazards. There is not a base flood elevation (BFE) assigned to flood zone X.

Existing Conditions

The project site was previously used for agricultural purposes and contains irrigation/drainage ditches throughout the site. There are two 18” RCP culverts hydraulically connecting the project site the drainage ditch along the west side of Jenkins Road. The ditch along the west side of Jenkins Road runs south and connects to the NSLRWCD Canal No. 39 with a 24” CMP.

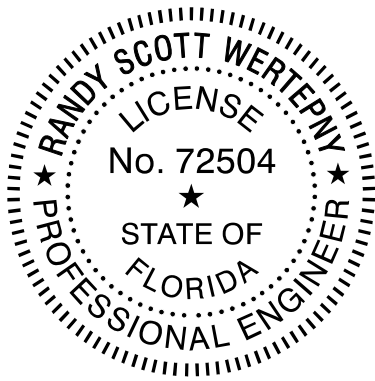
The existing ditches run in the north-south direction and connect to a larger ditch on the south boundary parallel to the NSLRWCD Canal No. 39. The Northeast corner of the property previously contained two residential homes that have been removed.

In 2008, an Environmental Resource Permit with SFWMD was obtained for the project site, SFWMD Permit No. 50-02924-P for the construction of a surface water management system for commercial development; however, this permit expired in 2013.

Proposed Improvements

The proposed project is for the development of a single-family residential community including building, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce.

The post development runoff from the site will be reduced to meet the SFWMD allowable discharge for the project site of 2” per acre per day or 4.19 cfs. Storm sewer mains will be designed to convey the runoff generated from a 5 year – 1 day storm event.



Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Certificate of Authorization No. 4897

Randy Wertepny, P.E.
Florida License No. 72504
September 6, 2024

This item has been electronically signed and sealed by Randy Wertepny on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services



CONSULTANTS, INC.

PULTE GROUP

CORNERSTONE

Environmental Assessment Report

Prepared For:

Pulte Group

Prepared By:

EW Consultants, Inc.

August 2024

INTRODUCTION

This Environmental Assessment Report documents and summarizes the natural resource characteristics of the Pulte Group Cornerstone property. The 49.9 +/- acre Cornerstone property is located in Section 24, Township 35 South, Range 39 East within the City of Ft. Pierce, St. Lucie County, Florida. The property is bounded to the north by undeveloped land and a residential home, to the west by I-95 and the State Road 70 interchange, to the south by the NSLRWCD Canal No. 39, and to the east by Jenkins Road.

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the Cornerstone property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATION COMMUNITIES

The following is a summary of the land cover types found on the Cornerstone property site. Land cover classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the land cover types on the subject property.

The vegetative community descriptions include general discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections. Application of categories described as wetlands and ditches provides an approximation of the wetland areas or ditch classifications that remain subject to verification by SFWMD and, under current circumstances, the U.S. Army Corps of Engineers (USACE) for Section 404 purposes.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included in the Appendix of this report. The communities observed on the property are described as follows:

191 – Undeveloped Land Within Urban Areas –

This land cover is located within the northern and western portions of the property. The vegetation assemblage within these areas is dominated by non-native invasive species, ruderal weeds, and non-native pasture grasses. Vegetation includes Brazilian pepper, Australian pine, guava, smut grass, cogon grass, guinea grass, Caesar weed, and castor bean. Scattered occurrences of native laurel oak, slash pine, cabbage palm, and wax myrtle are also present.

510 – Ditches –

The property contains two man-made ditches that were created in support of the former agricultural practices on the property. The northern of the two ditches is shallow and is vegetated predominantly with non-native invasive species including torpedo grass, limpo grass, Peruvian primrose willow, and Caesar weed. Scattered occurrences of native species including broomsedge, spadeleaf and pennywort are also present. The southern ditch, located near the southern property boundary is a deep, steep sided ditch that contains scattered occurrences of non-native invasive Peruvian primrose willow and native Carolina willow.

643 – Wet Prairie –

There is one area located near the western property boundary that meets the criteria to be considered a wet prairie wetland. Vegetative cover in this area includes native grape vine, Virginia chain fern, and broomsedge, and non-native invasive old-world climbing fern and Peruvian primrose willow.

740 – Disturbed Lands –

This is the predominant land cover type on the subject property, and was previously improved for agricultural use. The vegetation assemblage is currently dominated by non-native invasive Brazilian pepper with scattered occurrences of native laurel oak, cabbage palm, and wax myrtle.

WILDLIFE

Wildlife Observations –

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site is summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Table 1. Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					<i>State/Federal</i>
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon’s crested caracara	<i>Caracara cheriway</i>	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	L	No longer listed Nest trees protected

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida bonneted bat	<i>Eumops floridanus</i>	A diversity of forested habitats	Acoustic and roost surveys	L	FE
Florida burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	L	ST
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	L	ST
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Xeric oak scrub and scrubby flatwoods on sandy ridges and dunes	Pedestrian and vehicular transects	L	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	ST
Little blue heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	<i>Egretta rufescens</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	<i>Ajaia ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and	Pedestrian and vehicular transects	L	ST

EW Consultants, Inc.
 Natural Resource Management, Wetland, and Environmental Permitting Services

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Tricolored heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Wood stork	<i>Mycteria americana</i>	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	M	FT

O* = Observed; ¹ Observed transient; ² Observed nesting and/or resident
 Probability of Occurrence: H= High; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the on-site ditches.

The subject site is within the consultation area of Audubon’s crested caracara. The subject site; however, does not contain suitable nesting or foraging habitat and no crested caracara or caracara nests were observed during site reconnaissance conducted in June and July of 2024.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. The property does not contain any suitable nesting or foraging habitat for bald eagles and no bald eagles or bald eagle nests were observed on site.

A reptile species that was not observed but has potential to occur on the site is the federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

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The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounds, fence posts, or short shrubs. The site does not contain suitable habitat for burrowing owls, thus there is a low potential for this species to occur. No burrowing owls or burrowing owl burrows were observed on the property.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species. The property does not contain any suitable habitat for this species, thus the potential for this species to occur is considered low and no Florida pine snakes were observed during field reconnaissance.

No Florida sandhill crane nests were observed on the site; however, this species is relatively common within the region. The preferred nesting habitat for sandhill cranes is freshwater herbaceous marsh wetland which does not occur on site and no sandhill cranes or sandhill crane nests were observed during field reconnaissance.

The Florida scrub-jay is a Federally threatened species that inhabits xeric oak and scrubby flatwoods habitats along sandy ridges and dunes. The subject property does not contain any suitable habitat for this species and no Florida scrub-jays were observed or heard during field reconnaissance.

In July 2024, a representative habitat survey was conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify any occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat survey was conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023).

There were no gopher tortoises, potentially occupied gopher tortoise burrows, or other indicators of the presence of gopher tortoises observed on the property during field reconnaissance and the representative habitat survey conducted in July 2024. In accordance with FFWCC gopher tortoise permitting guidelines, prior to any land clearing or site work, a 100% habitat survey for this species must be completed. A gopher tortoise relocation permit will need to be obtained through FFWCC for any gopher tortoise burrows that cannot be avoided from impacts by a radius of at least 25 feet from a burrow's entrance.

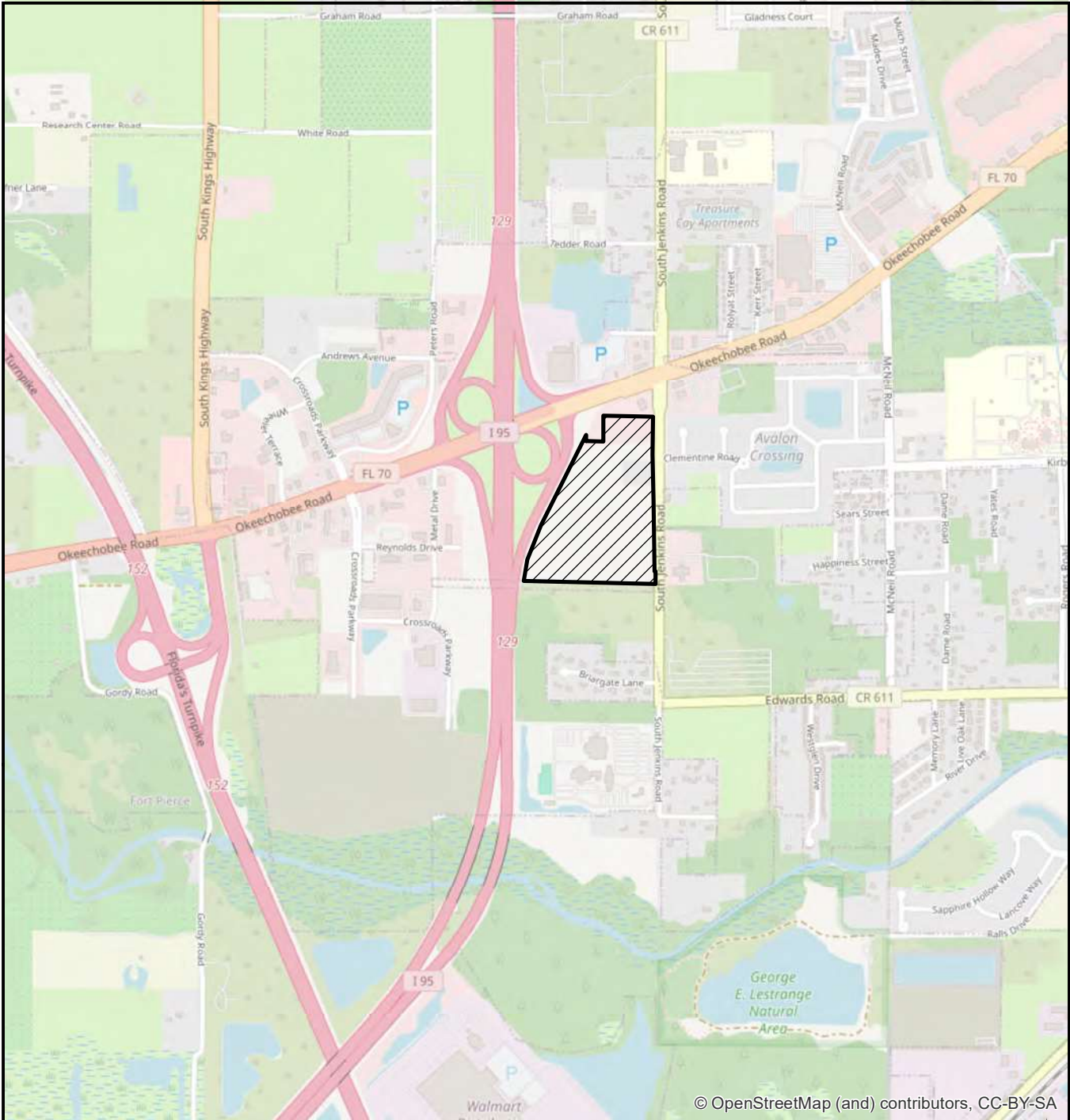
The presence of surface water (ditches) and a wet prairie wetland indicates a moderate potential for occurrence of State-designated threatened wading bird species including the little blue heron, tricolored heron, and roseate spoonbill, and the Federally-designated threatened wood stork. The property does not contain suitable nesting habitat for any of these species and no such nesting activity was observed. Therefore, any occurrence of these wading bird species on the property would be for the purpose of transient foraging.

WETLANDS AND WATERBODIES

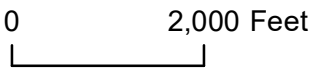
Preliminary field evaluation has identified an area within the property boundaries that may be considered state-jurisdictional wetlands. However, this opinion has not yet been verified by the South Florida Water Management District (SFWMD) for the proposed project. The review of the SFWMD online e-permitting database for publicly available permitting files revealed that a permit (permit 56-02924-P) authorizing construction and operation of a surface water management system on the subject property was previously issued by SFWMD on August 16, 2013. The previously issued permit includes a statement that no wetlands were present on the property at the time of permit issuance. A site review with SFWMD staff to verify whether wetlands are present, and the extent of any wetlands identified will be required upon submittal of a new Environmental Resource Permit (ERP) application.


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APPENDIX



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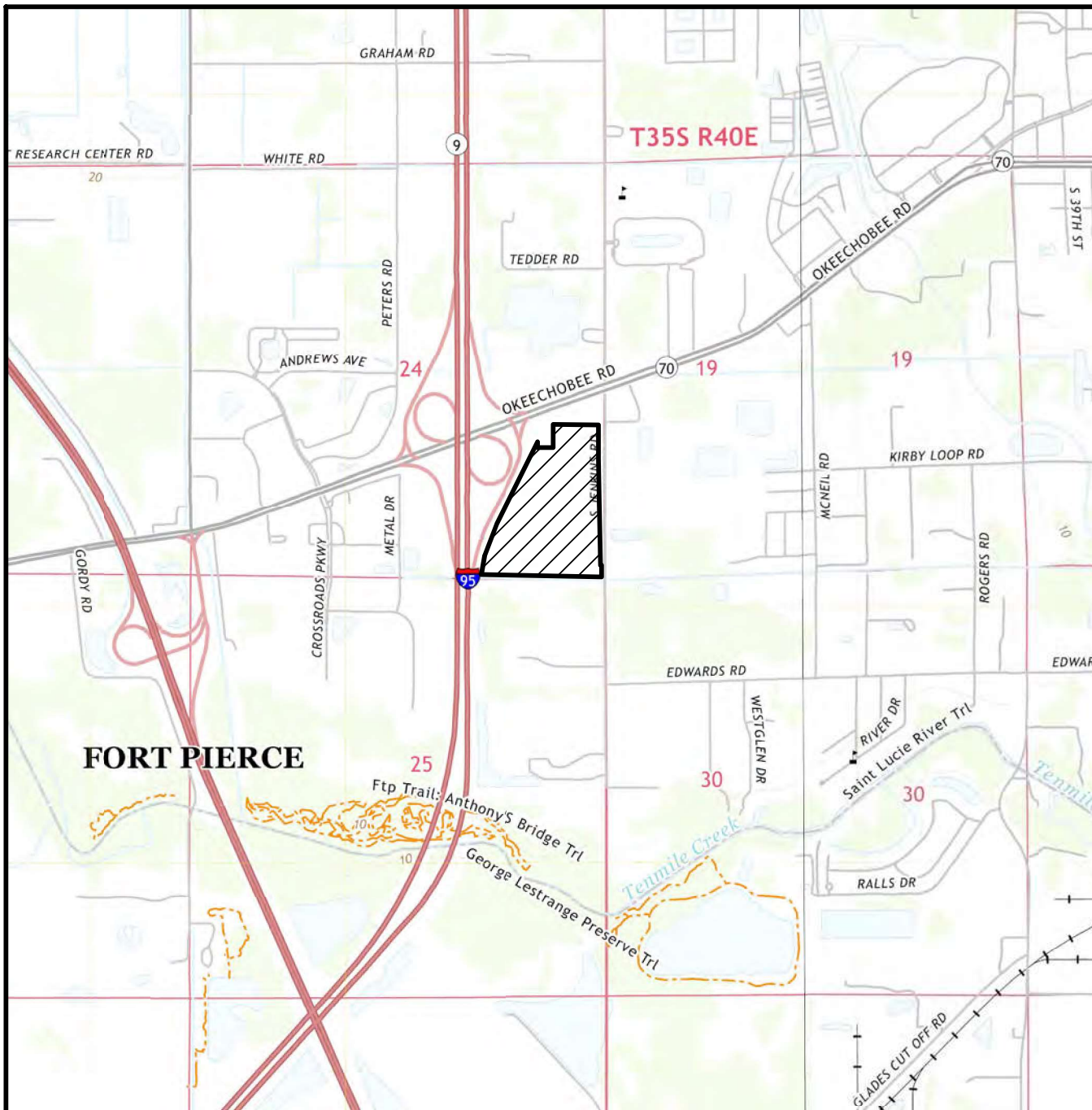
LEGEND
 - SITE (49.9+/- AC)

**CORNERSTONE
 LOCATION MAP**



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 STUART, FL 34996
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 FIGURE
1



USGS QUAD "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27°04'47" LONGITUDE -80°23'06"

LEGEND

 - SITE (49.9± AC)



**CORNERSTONE
QUAD**

Cornerstone.dwg QUAD



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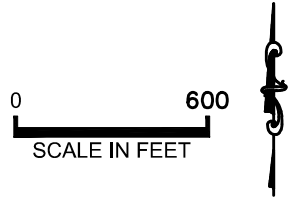
AUG 2024

FIGURE

2



FDOT AERIALS DATED 2024



CORNERSTONE AERIAL

Cornerstone.dwg AERIAL



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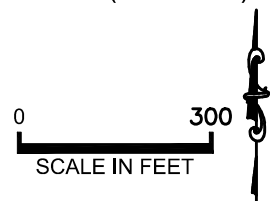
AUG 2024
FIGURE
3



FDOT AERIALS DATED 2023

LEGEND

- 191 - UNDEVELOPED LAND WITHIN URBAN AREAS (12.4± AC)
- 510 - DITCH (0.6± AC)
- 643 - WET PRAIRIE (0.1± AC)
- 740 - DISTURBED LANDS (36.8± AC)
- TOTAL SITE (49.9± AC)



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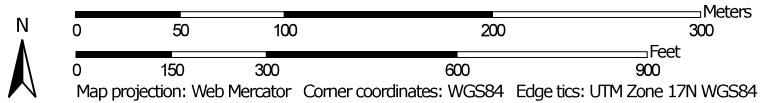
AUG 2024
FIGURE
4

Soil Map—St. Lucie County, Florida
(CORNERSTONE)



Soil Map may not be valid at this scale.


Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.



Soil Map—St. Lucie County, Florida
(CORNERSTONE)


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

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
2	Ankona and Farnton sands	0.9	1.8%
25	Nettles and Oldsmar sands	49.0	98.2%
Totals for Area of Interest		49.9	100.0%