C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, October 6, 2025 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER - Pastor Candice Star - C. Star Ministry Inc.**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   A. Approval of minutes from the September 2, 2025 regular meeting.

   B. Approval of minutes from the September 8, 2025 Special Budget Hearing.

   C. Approval of the minutes from the September 15, 2025 regular meeting.

6. **PROCLAMATIONS**

   A. Omicron Tau Chapter's 65th Year

   B. Red Ribbon Week

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

A. Approval of Letter of Engagement with GrayRobinson, P.A. for Governmental Consulting Services in the amount of $60,000.00.

B. Approval of expenditure for the installation of holiday lighting at Marina Square by Lighting by Design from West Palm Beach Florida, in the amount of $63,347.00.

C. Approval of expenditure in the amount of $296,976.00 for the purchase of the Glance Emergency Vehicle Preemption System.

D. Approval for City Manager Richard D. Chess to attend the International City/County Management Association 2025 Annual Conference in Tampa, Florida, from October 26 to October 29, 2025, at a cost of $2,129.06.

E. Approval for City Manager Richard D. Chess to attend the Florida Redevelopment Association 2025 Annual Conference in West Palm Beach, Florida, from October 14 to October 17, 2025, at a cost of $2,100.00.

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. SECOND READING

B. Legislative Hearing - Ordinance 25-028 establishing Mayor and City Commission compensation and providing for cost of living increases commensurate with non-bargaining city employees each year as part of the annual budget adoption. SECOND READING

C. Legislative Hearing - Ordinance 25-029 Deleting Chapter 103, Article VII Coastal Construction Code. FIRST READING

D. Legislative Hearing - Ordinance 25-030 Amending Chapter 103, Article II Building Code, and Amending Chapter 109, Article I Floodplain Management. FIRST READING

E. Quasi-Judicial Hearing - Ordinance 25-031 - Review of an application to approve a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road, containing approximately 88.5 acres of land, more or less, plus additional right-of-way; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. - FIRST READING.

F. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use with New Construction by J Conroy LLC, located at 1606 Surfside Drive, Parcel Control Number: 2412-501-0131-000-6

13. **CITY COMMISSION**

A. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

B. Resolution 25-R70 adopting precinct polling places for the Special Election

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

A. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 5:05 PM **5. A.**

Meeting Date: 10/06/2025

Re:

SUBJECT:

Approval of minutes from the September 2, 2025 regular meeting.

Attachments

09.02.2025 Minutes

Form Review

Form Started By: Linda Cox Started On: 09/18/2025 05:21 PM

Final Approval Date: 09/18/2025

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, SEPTEMBER 2ND, 2025.

1. CALL TO ORDER

Mayor Hudson called the September 2nd, 2025 Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Chaplin Belinda Pizarro - River of Life Fellowship

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Staff Present: City Manager Richard Chess
Senior Assistant City Attorney Camille Wallace
City Clerk Linda Cox

5. APPROVAL OF MINUTES

A. Approval of Minutes from August 18, 2025 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the Minutes of the September 2nd, 2025 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

A. Letter from Charlie Hayek thanking Robert Lutjen for chronicling the Great American Raft Race, a collaboration between the Fort Police Police Department, Project Lift, United Against Poverty and several other groups. Bobby's video showcased Fort Pierce's community service and involvement, making this a great place to live.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to pull Item 12B

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

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No comments

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

A. Approval of contract with Airstron, LLC for the Sunrise Theatre Chiller Replacement in the amount of $242,320.00 in response to RFP 2025-007 as approved by City Commission on 5/5/2025.

B. Approval of expenditure in the amount of $79,539.00 for the emergency replacement of a structurally damaged traffic mast arm currently situated at the intersection on the west side of SR A1A and Binney Drive and the work will be performed by AUM Construction, Inc.

C. Approval of construction contract with Pav-Co Contracting, Inc. for Surfside Neighborhood Roadway Improvement Phase II, Bid No. 2025-014, in the amount of $3,469,267.18.

D. Approval to award Bid No. 2025-024 for the Avenue D Resurfacing from 29th Street to US 1 project to C. W. Roberts Contracting, Inc. in the amount of $4,072,873.50.

E. Approval of Amendment No. 1 to the Amended Continuing Services Agreement for a One-Year Renewal with Architects Design Collaborative, LLC for Professional Architectural and Landscape Architectural Services

F. Approval of Amendment No. 1 to Continuing Services Agreement for a One-Year Renewal with BCER Engineering, Inc.

G. Approval of Amendment No. 1 to Amended Continuing Services Agreement for a One-Year Renewal with Cotleur & Hearing, LLC for Professional Architectural Services

H. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with Cape Design Engineering Co. for Professional Engineering Services

I. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with SGM Engineering, Inc. for Professional Engineering Services.

J. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with Inspire Placemaking Collective, Inc. for Landscape Architectural Services

K. Approval of Amendment No. 1 to the Amended Continuing Services Agreement for a One-Year Renewal with Don Bergman Architecture, LLC for Professional Architectural Services

L. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with GFA International, Inc. d/b/a Universal Engineering Sciences for Professional Engineering Services

M. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with Royal Consulting Services, Inc. for Professional Engineering Services

N. Approval of Amendment No. 1 to the Amended Continuing Services Agreement for a One-Year Renewal with MBV Engineering, Inc.

O. Approval of Amendment No. 1 to the Continuing Services Agreement for a One-Year Renewal with TLC Engineering Solutions, Inc. for Professional Engineering Services

P. Approval of Amendment No. 1 to the Amended Continuing Services Agreement for a One-Year Renewal with EXP U.S. Services, Inc. for Professional Architecural and Engineering Services

Q. Approval of Continuing Services Agreement with D & R Landscapes, Inc. for Nuisance Abatement Services, RFP No. 2024-048, in the amount of $75,000.

R. Approval of Continuing Services Agreement with Mow 4 Less, LLC. for Nuisance Abatement Services, RFP No. 2024-048, in the amount of $75,000.

S. Approve the Release and Satisfaction of Unity of Title in respect of parcels 2412-501-0123-000-7 (1860 Surfside Drive) & 2412-501-0124-000-4 (1840 Surfside Drive).

T. Approval of Letter of Support for the Fort Pierce Housing Authority's to complete a Rental Assistance Demonstration Section 18 blend conversion of the Buell Brown Center.

U. Approval of Letters of Support for Superintendent Jon Prince Recognition as Superintendent of the Year 2026

V. Approval of the expenditure in the amount of $96,176.00 for a 2026 Ford F550 Water Truck pursuant to the Florida Sheriff's Association Contract No. FSA 23-VEH-21-RO (bid effective from 10/01/23 through 9/30/25), Specification No. 26; contract approval anticipated at a later date as required.

W. Approve the Mutual Benefit and Use Agreement with Bergeron Emergency Services, Inc. for emergency debris removal services for the 2025 Hurricane Season

X. Approve the Mutual Benefit and Use Agreement with Ceres Environmental Services,
Inc., for Emergency Debris Removal Services for the 2025 Hurricane Season.

Y. Approve the Mutual Benefit and Use Agreement with Custom Tree Care,
Inc., for Emergency Debris Removal Services for the 2025 Hurricane Season.

Z. Approve the Mutual Benefit and Use Agreement with DRC Emergency Services, LLC., for Emergency Debris Removal Services for the 2025 Hurricane Season.

ZZ. Approve the Mutual Benefit and Use Agreement with True North Emergency Management, LLC., for Disaster Debris Monitoring Management and Consulting Services for the 2025 Hurricane Season.

Commissioner Broderick pulled item 11C.
Commissioner Gaines pulled item 11 D.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Consent Agenda items A-B, E-ZZ.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

As to Item 11 C, Commissioner Brokerick pulled this item because he thought that the public needed to know where the funds were coming from for a contract of this value. He called on the City Engineer for clarification. The City Engineer confirmed that the funds were from the Stormwater Fund, which is a self generating fund for projects like these.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the construction contract with Pav-Co Contracting, Inc.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

As to item 11D, Commissioner Gaines also wanted to let the public and residents know where the money was coming from for this contract and also why they were stopping at 29th St. The City Engineer explained that the funds were coming from Surtax, FPRA funding and some state grants. The funds are not coming out of the General Fund.
Commissioner Johnson asked about the timeframe for the completion of the project. City Engineer responded that they estimate November or December to start. Concerns were raised since this timeframe is near the holidays and this is a primary thoroughfare. He called on the City Manager to update the public and set expectations of major disruptions around the holidays, since this is a pathway that usually has a Christmas tree and lights.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve item D to award Bid No: 2025-024 for Avenue D Resurfacing.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-023 - Review and approval of Voluntary Annexation by owner Troil South, LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at 1903 S. 37th Street. The proposed City Future Land Use designation is General Commercial (GC) and Zoning classification of General Commercial (C-3). Parcel ID: 2417-331-0001-000-0. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT 1903 S. 37th STREET AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2026; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE FORT PIERCE ZONING DESIGNATION; ESTABLISHING THE FORT PIERCE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 23-023.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. PULLED AT STAFF'S REQUEST. Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. SECOND READING

C. Quasi-Judicial Hearing - Ordinance No. 25-025. An Ordinance amending the King's Landing Planned Development in respect of (8) eight parcels and representing approximately 7.50 acres of land generally located at or near 322 North 2nd Street, as established by Ordinance 20-012 and amended by Ordinance 22-003 and the associated conceptual site plan(s) thereto; approving a final site plan; approving a planned development zoning agreement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith and providing for an effective date. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-025 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE KING'S LANDING PLANNED DEVELOPMENT IN RESPECT OF EIGHT (8) PARCELS AND REPRESENTING APPROXIMATELY 7.50 ACRES OF LAND GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET AS ESTABLISHED BY ORDINANCE NO. 20-012 AND AMENDED BY ORDINANCE 22-003 AND THE ASSOCIATED CONCEPTUAL SITE PLAN(S) THERETO; APPROVING A FINAL SITE PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Linda Hudson asked all present to listen carefully to what Senior Assistant City Attorney Camille Wallace would read regarding Quasi-Judicial Hearings.
Camille Wallace, Senior Assistant City Attorney, reviewed the quasi-judicial hearing rules and procedures.
Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.
Ex parte communications:
Commissioner Broderick – Yes, met with developer and attended planning board
Commissioner Gaines – Yes, met with developer and watched planning board
Commissioner Johnson – Yes, met with developer
Mayor Hudson – Yes, met with developer and watched planning board

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation:

Kev Freeman, Planning Director presented the application for a major amendment to a previously approved site plan for the Kings Landing project. This application includes design elements presented and approved by the Planning Board at its July 14, 2025 meeting. Changes included additional parking and redesigned building footprints and site layout. Historic Presentation Board also approved the revised site plan at its July 28, 2025 meeting. Access points within the development have been refined providing better flow. The project phases remain in compliance with the existing development agreement. Staff recommends **Approval** of the amendment to the Kings Landing PD site plan subject to the six (6) attached conditions: 1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG. 2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;

- Phase 1 to be completed no later than July 11, 2028.
- Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.
- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.

3. All required roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement. 4. A Plat shall be required prior to the application for building permits in respect of vertical construction. 5. A Street Lighting Plan shall be submitted and approved prior to first certificate of occupancy in respect of a vertical construction building permit within each phase. 6. A Landscape maintenance agreement shall be submitted and approved prior to first certificate of occupancy in respect of a vertical construction building permit within each phase. Commission questions of Staff:

Mayor Hudson asked Mr. Freeman to confirm that all Engineering comments raised at the Planning Board had been resolved; the comments raised have been resolved.

Commissioner Broderick asked if the development team complied with everything they were looking for and if there were any substantive issues that remained; Mr. Freeman confirmed that there were no outstanding issues, not only with planning, but building and engineering as well. Commissioner Broderick commended staff and their teamwork on this project.

Applicant presentation:

David Baggett, Haley Ward had no questions of staff. Mr. Baggett expressed his appreciation to staff for the collaborative effort to make the right changes for this project to keep the original vision and make the project better along the way.

Bill Ware, Live Oak and Developer, emphasized his positive experience with staff throughout his work on this project. They discussed the potential for conference space on the top floor of the hotel and the idea of rooftop access, clarifying that is being accommodated at the restaurant building next door.

Public comment:
Marcia Baker
Pete Tesch

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-025 with 6 staff conditions.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

D. Quasi-Judicial Hearing - an application for Major Site Plan with innovative designs has been submitted by property owner, Arrow Investment Group, LLC and Representative WGI, Inc., to construct a 106 apartments on 6.87 acres, located at 3000 Okeechobee Rd., Fort Pierce, FL. The properties are zoned Medium Density Residential (R-4). Parcel ID is 2417-504-0020-0001-6.

Linda Cox, City Clerk, introduced the quasi-judicial hearing on an application for Major Site Plan located at 3000 Okeechobee Road.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.

Ex parte communications:
Commissioner Broderick – Yes, met with development team.
Commissioner Gaines – Yes, met with development team.
Commissioner Johnson – Yes.
Mayor Hudson – Yes, received an email.

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation:

Kerry Driver, Senior Planner.
The applicant is requesting the review and approval of a Major Site Plan (Innovative Community Development); to develop 106 apartment units at 3000 Okeechobee Rd. The three (3) multi-level, multi-family buildings proposes to offer community amenities and resources, unique architectural designs, enhanced landscaping and transit-oriented design features.

Staff confirmed that the enhanced architectural design features and community amenities align with the city's expections as referred to in Sec. 125-143. Staff's recommendations is APPROVAL with the following seven conditions: 1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a.All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

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

ii.Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance 2. A 5-foot sidewalk along S. 31st Street to provide site connectivity to the existing Okeechobee Road sidewalk 3. A 12.5 ft. right-of-way donation on S. 31st Street 4.

Prior to the CO, a maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same 5. Sign permits shall be filed separately during the permit process 6. An updated Environmental Assessment shall be required prior to land clearing and development 7. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity
Commission questions of Staff:

Commissioner Johnson inquired about the ownership of the adjacent canal. The canal will need to be maintained. Commissioner Johnson also inquired about the school bus stop. Ms. Driver explained the bus stop will be located just outside of the development with a covered waiting area; the location has been approved by the school district. There was significant discussion about the school bus stop by all.

Applicant presentation:

Jerrod Purser, Applicant Representative, had no questions of staff. They have worked closely with staff and are looking forward to bringing this much needed project to the city. With regard to the bus stop, they worked closely with the school district to come to the determination that the bus stop on Okeechobee was the best solution.

Commission questions of applicant:

Sean Wilson, President of Blue Sky, they share the concern regarding the safety of the children; they do their own in-house management and will do their best to discourage unsafe behavior.

Jane Calvera, Traffic Engineer, discussed the basis for the traffic study.

Jerrod Purser, Applicant described the fencing along the property lines. They additionally described the definition of affordable housing for this project; an example being the maximum income for a 3-person household being $51,180.00.

Public comment:

Andrea Byer-Thomas
Richard Haisley

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Commissioners discussed concerns with the bus stop and the potential need for a school crossing guard.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12D with the 7 Staff Conditions and an 8th condition that the developer shall provide confirmation that child safety, including the potential need for a crossing guard, has been discussed with the School Board and the appropriate law enforcement agencies.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

E. Quasi-Judicial Hearing - Review and approval of an application (PZCON2025-00007) for a Conditional Use to increase the occupancy of an existing Detox Facility from fourteen (14) to sixteen (16) clients 912 Avenue I, Fort Pierce, FL. The property is zoned Medium Density Residential (R-4). Parcel ID: 2403-707-0009-000-6.

Linda Cox, City Clerk, introduced the application for a Conditional Use to increase the occupancy of an existing Detox Facility from fourteen (14) to sixteen (16) clients at 912 Avenue I, Fort Pierce, FL.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.
Ex parte communications:

Commissioner Broderick – No
Commissioner Gaines – No
Commissioner Johnson – No
Mayor Hudson – No

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation:

Vennis Gilmore, Historic Preservation Officer/Senior Planner. The owner, Haley Neeley, is seeking to increase the occupancy of an existing detox facility from 14 to 16 clients. Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. The facility provides medical detoxification and individualized and group-based therapeutic support during the initial stabilization period of recovery from substance use. The facility is licensed under the Florida Department of Children and Families (DCF), accredited by The Joint Commission, and intends to be compliant with all State and City regulations. The original conditional use was approved on February 16, 2016.

Staff recommends approval with the condition that additional parking requirements are waived if the use and business are continuously maintained.

Commission questions of Staff:

All conditions imposed in 2016 have been complied.

Applicant presentation:

Cody Neeley was present to answer any questions.

Public comment: No public comment.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve conditional use with staff condition.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

13. CITY COMMISSION

14. COMMENTS FROM THE PUBLIC

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No comments from the public.

15. COMMENTS FROM THE CITY MANAGER

Mr. Chess gave some clarity to a few statements made at the last meeting by a union representative for the police officers. It was stated that the three positions mentioned were making substantially more than the interim police officers and that statements were inaccurate and misinformation.
Job Posting for the new Police Chief is on the website under the latest news section. There is also a link posted for the three public survey questions. There is also a survey link for the police department specifically. The public will be able to chime in on their desires from the police department.

Ms. Cox gave an update on the qualifying for the special election. There were three candidates that qualified for District 2. Only registered voters in District 2 can vote on November 4th.

Ms. Wallace had no comments.

A. Reports

No reports by the Legal Department

16. COMMENTS FROM THE COMMISSION

Commissioner Johnson commended the City Manager's report and highlighted that the public must be encouraged to use the See, Click, Fix App. The City Manager stated that with the See, Click, Fix App there is a better tracking of the responses in resolving any issue reported with the app. Departments can be held responsible.

Commissioner Broderick praised the City of Fort Pierce staff for their outstanding cooperation and teamwork in successfully advancing a $100 million project within six months—a timeline he initially doubted due to the complexity of the process. He highlighted the collaboration among various departments, including building, engineering, and planning, as a powerful example of what the city can achieve when focused and motivated. He urged staff to maintain this level of cooperation on all projects, regardless of size, and expressed hope to continue recognizing such efforts in the future, emphasizing the importance of teamwork moving forward. Commissioner Broderick also commended the City Manager for taking the initiative to walk through the downtown area with department heads and personally engage with business owners, despite the 95-degree heat. This unannounced outreach was seen as going above and beyond official duties, creating a strong connection with the business community. The speaker noted that business owners were impressed and appreciative, and he personally applauded the effort and thanked the City Manager for the meaningful engagement.

Commissioner Gaines shared that both he and Commissioner Broderick serve on the retirement board, and he was recently selected as one of 25 members in the second class of the Trustee Leadership Council, a step above standard certification. He will begin this role in October, aiming to gain more knowledge and better represent retirees.

The Mayor said that Sailfish Brewing Company is having a reception on September 3rd for the launch of the anti-litter campaign titled “Our City Our Responsibility”. This also ties in with the see, click, fix. She also publicly thanked Mr. Bruce Murray, A volunteer for the police department who was honored last week for his dedication and commitment to the police advisory committee and the city of Fort Pierce.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

The meeting was adjourned at 7:25 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **5. B.**

Meeting Date: 10/06/2025

Re: Budget Hearing Minutes

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the September 8, 2025 Special Budget Hearing.

Attachments

Budget Hearing Minutes

Form Review

Form Started By: Linda Cox Started On: 09/11/2025 11:30 AM

Final Approval Date: 09/11/2025

MINUTES OF A SPECIAL BUDGET MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, SEPTEMBER 8, 2025.

1. CALL TO ORDER

Mayor Pro Tem Johnson called the meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Mayor Pro Tem Curtis Johnson, Jr.

Absent: Mayor Linda Hudson

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

Linda Cox, City Clerk, announced that Mayor Hudson let her know that she was unable to attend the meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to excuse Mayor Hudson's absence.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

4. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick approve agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

5. BUDGET HEARING

A. Proposed 2025-26 General Fund Budget and Millage Rate for the City of Fort Pierce. The City of Fort Pierce is proposing a millage rate of 6.9 and tax rate exceeds the roll-back rate of 6.6109 mills by 4.37%.

Mayor Pro Tem Johnson announced the proposed millage rate of 6.9 exceeds the roll back rate of 6.619 mills by 4.37%. He asked Johnna Morris, Finance Director, to present the proposed 2025-26 proposed budget.

Ms. Morris gave a brief overview of the proposed budget. The budget is balanced at $67,787,211. We had an increase of 10.46% increase in taxable property values. The City of Fort Pierce is 28% of the total annual tax bill. The budget includes two new general fund positions, the City Engineer and a Deputy City Manager. There is a 5% cost of living increase for all bargaining and non-bargaining employees and step + 6% for sworn officers. The police budget is 33.7% of our total budget. The operating budget of each department was decreased by 3% and capital costs for building improvements and replacement of

equipment is funded at $1,148,026. Spending plans for the enterprise funds were reviewed and explained along with the special revenue funds.

Mayor Pro Tem Johnson opened the public hearing.

Svetlana Sena

Seeing no one else, Mayor Pro Tem Johnson closed the public hearing.

1. Consider any proposed amendments to the 2025-26 General Fund Budget

There are no proposed changes to the 2025-26 budget.

2. Adopt proposed Millage Rate of 6.9 and recompute if necessary.

There are no changes to the millage so no recomputation is necessary.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to adopt millage rate.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

3. Adoption of tentative 2025-26 General Fund Budget

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to adopt tentative budget.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

6. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-026 providing for the levying and collecting of taxes for the City of Fort Pierce for Fiscal year beginning October 1, 2025 and ending September 30, 2026 and adopting the final millage rate of 6.9. FIRST READING

Linda Cox, City Clerk, introduced Ordinance 25-026, read in its entirety into the record.

ORDINANCE NO. 25-026 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2025-26 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for

the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 is hereby levied at the rate of 6.9000 per thousand-dollar valuation for general City purposes, which is greater than the roll-back rate of 6.6109 mills by 4.37%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand-dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2025, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2025.

Mayor Pro Tem Johnson opened the public hearing, seeing no one, he closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to adopt Ordinance 25-026.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

B. Legislative Hearing - Ordinance 25-027 adopting the final budget for the City of Fort Pierce for fiscal year beginning October 1, 2025 and ending September 30, 2026. FIRST READING

Linda Cox, City Clerk, introduced Ordinance 25-027, read in its entirety, into the record.

ORDINANCE NO. 25-027 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the estimates made by the City Manager of said City presented to the City Commission on September 08, 2025, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2025.

Mayor Pro Tem Johnson opened the public hearing. Seeing no one, he closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Ordinance 25-027.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Mayor Pro Tem Curtis Johnson, Jr.

Passed

7. CITY COMMISSION

There were no comments from the Commission.

8. COMMENTS FROM THE PUBLIC

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

Fabian Zamora
Svetlana Sena

9. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Meeting adjourned at 5:36 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **5. C.**

Meeting Date: 10/06/2025

Re: Minutes

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the minutes from the September 15, 2025 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 09/30/2025 05:22 PM

Final Approval Date: 09/30/2025

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, 15TH SEPTEMBER 2025.

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:05 p.m.

2. **OPENING PRAYER** - Bishop Stafford Fisher - New Covenant Prayer Center

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Staff Present: City Manager Richard Chess
Senior Assistant City Attorney Camille Wallace
City Clerk Linda Cox

5. APPROVAL OF MINUTES

No minutes to approve.

6. **PROCLAMATIONS**

A. Constitution Week

B. Surgical Technologists Week

7. **LETTERS TO COMMISSION**

A. Letter from Bodin Construction thanking Fort Pierce Building Department, especially Elizabeth Beck, for helping resolve a property lien after a fire-related demolition.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Staff asked that items 12C and 13A be removed. Commissioner Johnson requested that we hear from the Police Department about the recent activation of the U.S. Court House and related security measures as the addition of item 10D

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines as amended with the removal of items 12C and 13A and the addition of 10A.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments from the public.

10. MISCELLANEOUS REPORTS

A. ADDED ITEM: Renée Narloch, S. Renée Narloch & Associates to provide a brief update on Chief of Police search

Ms. Narloch introduced herself and provided a brief update on the status of the search for the new police chief. She was encouraged by the participation in the community survey that was completed and anticipate having recommendations back to the Mayor and Commission in early October.

B. ADDED ITEM: Update from the Police Department regarding recent U.S. Court House activation and related security measures and costs.

Major Santiago said that once they were notified that they were going to use the Fort Pierce venue by U.S. Courts for the trial, they began communicating with the sheriff's office and other agencies that are taking part in ensuring the protection and security of everyone. Once an event gets closer to the time, they would start ramping up by having additional meetings and delineating roles and responsibilities as to who is doing what. Both data and real time intelligence are being used to analyze things that are going on a day-to-day basis.

11. CONSENT AGENDA

A. Approval of the Highwaymen Museum Artist Services Agreement with Street Art Revolution LLC in the amount of $25,000 to install a pre-selected image on the east elevation of 1234 Avenue D.

B. Approval for Mayor to execute participation and waiver forms for the settlement of Opioid Litigation.

C. Approval for travel for Commissioner Gaines to attend Florida League of Cities IEMOII in Orlando, Florida October 23 through October 25, 2025 in the amount of $927.55.

D. Approval of travel for Commissioner Johnson to attend the Florida League of Cities Policy Committee Meeting in Orlando, Florida from September 25, 2025 to September 26, 2025, in the amount of $ 451.06.

E. Approval of travel for Commissioner Gaines to attend the Florida League of Cities Policy Committee Meeting in Orlando, Florida from September 25, 2025 to September 26, 2025, in the amount of $ 451.06.

F. Approval of Continuing Services Agreement with GFA International, Inc. dba Universal Engineering Sciences for Professional Plan Review Services, RFP No. 2025-012, in the amount of up to $100,000 annually.

G. Approval of Continuing Services Agreement with GFA International, Inc. dba Universal Engineering Sciences for Professional Inspection Services, RFP No. 2025-011, in the amount of up to $100,000 annually.

H. Approval of an additional $50,000.00 to purchase order 250160 with Elpex Tire, Fort Pierce, FL for refuse truck tire services.

I. Approval to increase Purchase Order No. 250011 with The Peterbuilt Store, Fort Pierce, FL, to provide parts and repairs for Solid Waste refuse trucks in an amount not exceeding $45,000.00.

J. Approval of an additional $19,200.00 to purchase order 250159 with The Tailor Group, Fort Pierce, FL for public restroom cleanings city-wide.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the consent agenda as presented.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-026 providing for the levying and collecting of taxes for the City of Fort Pierce for Fiscal year beginning October 1, 2025 and ending September 30, 2026 and adopting the final millage rate of 6.9. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 25-026 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2025-26 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA. SECOND READING

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 is hereby levied at the rate of 6.9000 per thousand-dollar valuation for general City purposes, which is greater than the roll-back rate of 6.6109 mills by 4.37%.
SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand-dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2025, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.
SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.
SECTION 4. This ordinance shall be and become effective October 1, 2025.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 25-026.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. Legislative Hearing - Ordinance 25-027 adopting the final budget for the City of Fort Pierce for fiscal year beginning October 1, 2025 and ending September 30, 2026. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 25-027 AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA. SECOND READING.

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the estimates made by the City Manager of said City presented to the City Commission on September 08, 2025, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.
SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.
SECTION 3. This ordinance shall be and become effective October 1, 2025.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 25-027.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

C. Continued from July 21, 2025 and PULLED AT STAFF'S REQUEST.
Quasi-Judicial Hearing - Ordinance 25-020 - Review and approval of an application to rezone a single parcel containing approximately 11.54 acres and being located at or near 3804 Sunrise Boulevard in Fort Pierce, from Single Family Low Density (R-1) zoning to Planned Development (PD) together with a Planned Development Final Site Plan for fifty (50) single-family residences. The application is submitted by applicant Blaine Bergstresser, KMA Engineering & Surveying, on behalf of owner DT VENTURES 1 LLC. More specifically at Parcel ID#: 2433-123-0001-000-1 - FIRST READING.

This item was not heard.

D. Legislative Hearing - Ordinance 25-015 - An Ordinance amending the City's Comprehensive Plan Infrastructure Element at Policy 3.12.7, to adopt the FPUA 10-Year Water Supply Facilities Work Plan by reference (Adoption and submittal to Florida Commerce). SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-015 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE; ADOPTING AN AMENDMENT THE CITY'S COMPREHENSIVE PLAN AT POLICY 3.12.7 OF THE PLAN'S INFRASTRUCTURE ELEMENT TO ADOPT THE 2024-2034 FPUA 10-YEAR WATER SUPPLY FACILITIES WORK PLAN BY REFERENCE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL OTHER ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to adopt Ordinance 25-015.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

E. Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-024 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449; PROVIDING FOR A TITLE IN SECTION 103-425; PROVIDING FOR APPLICABILITY IN SECTION 103-426; PROVIDING FOR DEFINITIONS IN SECTION 103-427; PROVIDING FOR A TIMEFRAME TO SCHEDULE AND COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428; PROVIDING FOR ENFORCEMENT IN SECTION 103-429; PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Paul Thomas, Director of Building, clarified that this Ordinance was basically the same as what was presented before except the language was reworded just a bit to exactly mirror the state statute regarding structural inspections for condominiums and cooperative buildings.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Ordinance 25-024.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

F. Legislative Hearing - Ordinance 25-025 - An Ordinance amending the King's Landing Planned Development in respect of (8) eight parcels and representing approximately 7.50 acres of land generally located at or near 322 North 2nd Street, as established by Ordinance 20-012 and amended by Ordinance 22-003 and the associated conceptual site plan(s) thereto; approving a final site plan; approving a planned development zoning agreement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith and providing for an effective date. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-025 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE KING'S LANDING PLANNED DEVELOPMENT IN RESPECT OF EIGHT (8) PARCELS AND REPRESENTING APPROXIMATELY 7.50 ACRES OF LAND GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET AS ESTABLISHED BY ORDINANCE NO. 20-012 AND AMENDED BY ORDINANCE 22-003 AND THE ASSOCIATED CONCEPTUAL SITE PLAN(S) THERETO; APPROVING A FINAL SITE PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance 25-025.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

G. Legislative Hearing - Ordinance 25-028 establishing Mayor and City Commission compensation and providing for cost of living increases commensurate with non-bargaining city employees each year as part of the annual budget adoption. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-028 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II – CITY COMMISSION, DIVISION 1 – GENERALLY, SECTION 2-19 – COMPENSATION OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines adopt Ordinance 25-028.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

13. CITY COMMISSION

A. CONTINUED FROM SEPTEMBER 8, 2025 AND PULLED AT REQUEST OF APPLICANT. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

This item was not heard.

B. Resolution 25-R66 Entering an Interlocal Funding Agreement Between the FPRA and the City of Fort Pierce for the Indian River Drive Corridor Improvements Project

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R66 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FPRA AND THE CITY OF FORT PIERCE FOR THE INDIAN RIVER DRIVE CORRIDOR IMPROVEMENTS PROJECT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-R66.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

C. Resolution 25-R68 establishing a Canvassing Board for the Fort Pierce Special Election

City Clerk Linda Cox introduced the resolution, read by title only. Discussion took place on the expectations of the Canvassing Board.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING MEMBERS OF THE CANVASSING BOARD FOR THE FORT PIERCE SPECIAL ELECTION AND RUN-OFF ELECTION**; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to appoint Mayor Linda Hudson and City Clerk Linda Cox as regular members and Commissioner Curtis Johnson and Asst. City Clerk Tina Rel as alternate members of the Canvassing Board.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

D. Resolution 25-R69 accepting and adopting the City of Fort Pierce Comprehensive Safety Action Plan

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA **APPROVING AND ADOPTING THE COMPREHENSIVE SAFETY ACTION PLAN** FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

The Comprehensive Safety Action Plan was presented by Selena Griffett. Ms. Griffett stated that the United States Department of Transportation announced the

Safe Streets 4 All discretionary grant known as the SS4A. The goal is to eliminate or reduce fatal and serious injuries in our transportation systems. In January 2023, the city was notified of an award of $240,000 in an SS4A grant to create a Comprehensive Safety Action Plan or a CSAP.
She stated that The City of Fort Pierce is committed to eliminating transportation-related serious injuries and fatalities and that this Comprehensive Safety Action Plan (CSAP) has been developed to make significant progress towards this goal of improving transportation safety. The purpose of the program is to reduce and eliminate serious injuries and fatalities on the nation's roadways, and the target is zero fatalities and serious injuries. The Fort Pierce Comprehensive Safety Action Plan (CSAP) uses a Safe Systems Approach to identify projects, policies, and programs to improve transportation safety in the city, and a total of 20 projects have been identified.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the adoption of the City of Fort Pierce Comprehensive Safety Action Plan Resolution 25-R69.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

Annie Crumbo

15. COMMENTS FROM THE CITY MANAGER

There were no comments from the City Manager, City Clerk, nor Senior Assistant City Attorney.

16. COMMENTS FROM THE COMMISSION

Commission expressed concern about the delay with the Highwaymen Museum construction progress and requested an update from the project staff. An onsite construction inspection has also been scheduled.

Commissioner Gaines called on leaders and elected officials to do better and take a stand and unite for our country, in light of the killing of the young man in Utah.

Mayor Linda Hudson said that the County is considering a drastic increase in impact fees, with some as high as 400%–1000%, which could severely affect Fort Pierce.
A meeting is scheduled for 9:00 AM tomorrow to discuss the issue and Commissioners expressed their intention to attend.
Legal counsel advised that while multiple City Commissioners can attend the meeting, they must not communicate with each other about matters that could come before them for action, to avoid Sunshine Law violations.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 6:40 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. A.**

Meeting Date: 10/06/2025

Re:

SUBJECT:

Omicron Tau Chapter's 65th Year

Attachments

Proclamation

Form Review

Form Started By: Linda Cox Started On: 09/10/2025 01:38 PM

Final Approval Date: 09/10/2025

WHEREAS, the Omicron Tau Chapter has been a pillar of excellence, leadership, and service since its founding 65 years ago; and

WHEREAS, the chapter has consistently demonstrated a commitment to fostering academic achievement, personal growth, and civic responsibility among its members; and

WHEREAS, throughout its history Omicron Tau Chapter has contributed positively to the community through mentorship, outreach programs, and various philanthropic initiatives; and

WHEREAS, the 65th anniversary of the Omicron Tau Chapter is an occasion to celebrate its legacy of excellence, honor its achievements, and reaffirm its continued commitment to service and leadership.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of May as:

Omicron Tau Chapters 65th Year

in the City of Fort Pierce and encourage all citizens to celebrate and honor the Chapter's enduring impact on the history, culture, and progress of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 6th day of October 2025.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. B.**

Meeting Date: 10/06/2025

Re:

SUBJECT:

Red Ribbon Week

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Red Ribbon Week 2025

Form Review

Form Started By: Lisa Gittens Started On: 10/02/2025 02:09 PM

Final Approval Date: 10/02/2025

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, alcohol and drug abuse are particularly damaging to one of our most valuable resources, our children, and affects individuals, families, and communities across the nation; and

WHEREAS, it is imperative that visible, unified efforts by community members be launched to prevent alcohol and drug abuse; and

WHEREAS, it is the goal of Red Ribbon Week Campaign to be celebrated in communities across the nation between October 23rd and 31st; and

WHEREAS, businesses, government, law enforcement agencies, media, healthcare providers, religious institutions, schools, parents and other community-based organizations and service organizations, will demonstrate their commitment to Drug-Free lifestyles by wearing red ribbons and participating in drug prevention awareness and education activities; and

WHEREAS, the City of Fort Pierce further commits to support the health and wellness of our citizens, residents and visitors.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim October 23-31, 2025 as:

National Red Ribbon Week

in the City of Fort Pierce and encourage everyone to participate in drug prevention education and awareness activities during Red Ribbon Week and throughout the year, making a visible statement that we are strongly committed to a drug-free lifestyle.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 6th day of October 2025.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **11. A.**

Meeting Date: 10/06/2025

Re: Approval of Letter of Engagement with GrayRobinson, P.A. for Governmental Consulting Services

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

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SUBJECT:

Approval of Letter of Engagement with GrayRobinson, P.A. for Governmental Consulting Services in the amount of $60,000.00.

SUMMARY:

The original agreement between the City and GrayRobinson, P.A. to provide governmental consulting services is up for renewal. The renewal letter of engagement has the same terms as agreed upon last year. The monthly fee of $5,000 has increased by $250 per month. The agreement has been approved by the City Attorney as to form and correctness.

RECOMMENDATION:

Staff recommends approval of the Letter of Engagement with GrayRobinson for Governmental Consulting Services.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Audria Moore, Special Projects Coordinator

COORDINATED WITH:

City Manager's Office
City Attorney's Office
GrayRobinson, P.A.

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2026
Account:	0016000-534900
Amount:	$60,000

OTHER INFORMATION:

In exchange for providing Governmental Consulting Services, the City will agree to pay GrayRobinson, PA $5,000.00 per month for a period of twelve (12) months beginning with an initial payment of $5,000.00 on October 1st, and on the first day of each month thereafter.

Attachments

Letter of Engagement
City Attorney Memorandum

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/25/2025 05:03 PM
Finance Department	Johnna Morris	09/30/2025 03:40 PM
City Manager	Richard Chess	10/01/2025 09:13 AM
Form Started By: Audria Moore		Started On: 09/18/2025 01:46 PM
Final Approval Date: 10/01/2025		

Ryan Matthews | Ryan.Matthews@gray-robinson.com | **T** 850.577.9090
301 South Bronough Street, Suite 600, Tallahassee, Florida 32301 | **F** 850.577.3311

August 27, 2025

Mr. Richard D. Chess, MBA | City Manager
The City of Fort Pierce, City Manager
P.O. Box 1480
Fort Pierce, FL 34954
Via email: *rchess@cityoffortpierce.com*

Re: Engagement with GrayRobinson, P.A.

Dear Mr. Chess:

Thank you very much for your interest in GrayRobinson, P.A. ("GrayRobinson" or "the Firm"). We appreciate the opportunity to provide governmental consulting services to the City of Fort Pierce ("the City"). The Firm is committed to providing the highest level of service in furtherance of your goals. This letter will describe the terms under which that representation will occur, disclose the Firm's reporting responsibilities under the law, and summarize the nature of government consulting services as compared to legal services.

Firm Contacts for Your Representation

You have asked that we represent the City before the State of Florida on issues related to the executive and legislative branches of government. This work will include identification of legislative priorities, formulation of strategy, research, providing testimony or other information to committees or officials, communications with elected officials and staff on behalf of the City and reporting on the status of work and pending issues to the City for the 2026 Legislative Session. The entire team of GrayRobinson's lobbyists will be available to advance your interests. However, in order to ensure that your needs are efficiently and fully addressed, I will be the primary contact for this representation. If I should ever be unavailable, I would encourage you to contact Angela Drzewiecki or Robert Stuart, who will serve as secondary contacts for this representation.

Fees, Costs and Terms

In exchange for these services, the City has agreed to pay the Firm $5,000.00 per month for a period of twelve (12) months beginning with an initial payment of $5,00.00 on October 1, 2025, and on the first day of each month thereafter. Documented, out-of-pocket costs directly attributable to the performance of this work will be billed in addition to the monthly retainer, and these costs may include travel and other expenses incurred on the City's behalf but will not exceed the maximum allowed travel budget of $1,500. All payments should be remitted to 301 East Pine Street #1400, Orlando, FL 32801 or via ACH transfer or other electronic transfer upon receipt of invoice. Both the City and the Firm have the right to terminate this contract with or without cause with thirty (30) days' notice given.

Lobbyist Registration

Florida law requires that GrayRobinson's lobbyists must register with the state prior to engaging in lobbying activity. Lobbyist registrations are effective when they are received by the state, and lobbying may not occur prior to proper registration. The registration and fee cycle is a calendar year beginning January 1 and ending December 31. Therefore, the City consents for the firm's lobbyists to register to represent the City, and the City agrees to reimburse the Firm for the cost of lobbyist registrations.

Lobbyist registration fees are:

- **Legislature:** $20 for each person from the point of registration until December 31; then renewed in January each calendar year thereafter.
- **Executive**: $25 for each person from the point of registration until December 31; then renewed in January each calendar year thereafter.

Similarly, local governments, before which we may need to appear on your behalf, may also have their own lobbying registration and/or reporting requirements. GrayRobinson will comply with any such jurisdictional ordinances or policies, and will not commence any representation in those jurisdictions until all necessary disclosures or authorizations are filed. You agree to facilitate any required registrations with appropriate paperwork, documentation, and payment of costs associated with such compliance.

Compensation Reporting

Florida law requires that the fees and costs invoiced by Gray Robinson for lobbying services are reportable to the state on a quarterly basis to both the Florida Legislature and the Florida Commission on Ethics. Therefore, the City consents to the quarterly disclosure of compensation paid or owed to GrayRobinson for lobbying activity as required by Chapter 2005-359, Laws of Florida. Such consent is granted so that GrayRobinson may file the specified quarterly reports, disclosing only the information required by Chapter 2005-359, Laws of Florida, and shall remain in effect as long as any GrayRobinson lawyer or non-lawyer lobbyist serves as the client's registered representative before the Legislature and any executive branch agency.

Unless you direct otherwise, the Firm will attribute and report 50% of our fees and reimbursements as legislative branch lobbying fees, and 50% of our fees and reimbursements as executive branch lobbying fees, subject to periodic adjustment by us to reflect our best professional judgment regarding allocation of our efforts associated with this representation.

Confidentiality

In order to ensure the candor and trust in our relationship that forms the basis of effective representation, it is the policy of the Firm to keep strictly confidential all information about your interests and strategies. Because information is our stock in trade and because advancing your interests may depend on it, we ask that you also keep confidential any information we may share with you regarding political strategy, insight, information, or analysis.

Generative Artificial Intelligence

As part of our commitment to providing efficient and high-quality services, the Firm may use advanced technologies, including generative artificial intelligence (AI), to assist in research, drafting, and other related tasks. The use of such technologies is supervised by our lobbyists and is intended to enhance, not replace, the judgment and expertise that we bring to this representation.

Please be advised of the following:

- **Human Oversight**: All work products generated by the Firm using AI tools are carefully reviewed and validated by responsible individuals in our Firm. We do not rely on content we generate using AI without human oversight.
- **Confidentiality**: We take your privacy and confidentiality seriously. Any information shared with or processed by AI tools is subject to the same rigorous confidentiality and data protection standards as all other information handled by our Firm.
- **Limitations of AI**: While AI tools can assist in streamlining certain processes, they are not infallible. The final responsibility for the accuracy, relevance, and appropriateness of any advice, document, or strategy we develop rests with us.
- **Client Consent**: By engaging our services, you acknowledge and consent to the use of generative AI tools as part of our services. If you have any concerns about the use of AI in your representation, please inform us, and we will discuss alternative approaches to meet your needs.

Distinguishing Between Lobbying and Legal Services; Conflicts

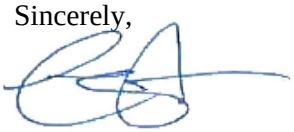
GrayRobinson offers not only legal services but also lobbying services. The Florida Bar treats legal services differently than non-legal services, which includes lobbying and consulting. It is important to understand the distinction between those services relative to conflicts, and the scope of this representation. *This lobbyist engagement does not create an attorney/client relationship between you and our firm*. If legal services are required by the City, we will enter into a separate engagement.

Both lobbyists and lawyers must avoid conflict of interest. Lawyers may not accept a legal client adverse to another legal client in a legal matter, and our lobbyists will decline to accept a lobbying client involved in legal action against an existing legal or lobbying client of the Firm. However, legal services and lobbying are separate and distinct services for the purposes of evaluating conflicts, and, because lobbying frequently involves advocating for potential changes to existing law within the legislative branch or application of the law by the executive branch, the positions advanced on behalf of lobbying clients may or may not differ from legal positions taken on behalf of clients in judicial proceedings. In some instances, lobbying clients may not have a legal conflict, but they may be marketplace competitors, or they may take inconsistent positions on one or more lobbying issues. We will bring any such situations to your attention immediately upon discovery and we likewise ask you to contact us immediately if you have similar concerns at any time. Whenever conditions merit, we will implement and maintain an "ethics wall" to maintain complete separation of information, strategy, and personnel associated with the affected lobbying clients.

Under the scope of representation outlined above we know of no lobbying conflicts with our current lobbying clients, and we have discussed our plan for protecting your interest from marketplace competitors via an ethics wall. If you ever have a concern about a perceived or potential conflict, or any other issue we ask that you alert us immediately so we can address it in a mutually acceptable fashion. We will do the same.

I believe the above reflects our understanding. If it does, please sign this agreement and return it to me. I appreciate your attention to this matter and look forward to working with you. Please never hesitate to contact me if we can assist you in any way.

Sincerely,



Ryan Matthews

_____ _____

For: City of Fort Pierce Date

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: AUDRIA MOORE, SPECIAL PROJECTS COORDINATOR, CITY MANAGER

FROM: CAMILLE WALLACE, ESQ., SENIOR ASSISTANT CITY ATTORNEY CAW

THROUGH: SARA HEDGES, CITY ATTORNEY CAW FOR

RE: RENEWAL LETTER OF ENGAGEMENT WITH GRAY ROBINSON, P.A. FOR LOBBYIST SERVICES

CAO RLS#: 25-290

DATE: SEPTEMBER 17, 2025

I have reviewed the above Request for Legal Services (RLS) related to the renewal letter of engagement for lobbying services on behalf of the City of Fort Pierce. **The Renewal Letter of Engagement is approved as to form and correctness**. If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

City Commission Regular Meeting - 5:05 PM **11. B.**

Meeting Date: 10/06/2025

Re: Holiday Lighting for Marina Square 2025

Submitted For: Jason Atkinson, Director of Public Works, Public Works

---

SUBJECT:

Approval of expenditure for the installation of holiday lighting at Marina Square by Lighting by Design from West Palm Beach Florida, in the amount of $63,347.00.

SUMMARY:

The Public Works Department is seeking approval to begin the installation of holiday lights at Marina Square for the 2025 holiday season. The proposal includes the following:
1. **Develop a design plan** for the lighting, music, electrical system, and sound system to be used for the holiday display at Marina Square Plaza.
2. **Install lights** in multiple colors, including holiday colors (red, green, white) and patriotic colors (red, white, blue), as well as strobes. This includes the installation of the electrical and sound systems.
3. **Prepare a cost estimate** that covers the installation, maintenance, and programming of music (a minimum of five songs per event), as well as expenses for damage or theft, ongoing checks of equipment, troubleshooting and on-call support, as well as the takedown and storage of materials.
4. **Provide cost estimates** for purchasing the lights, electrical, and sound systems, along with spare parts, and assess the projected lifespan of the entire light display in an oceanfront environment.
5. **Identify any permit requirements** and obtain necessary permits for installation.
6. **Coordinate the installation** with the appropriate City Departments and Public Works, if necessary.

This service, Holiday Lighting for Marina Square, was successfully awarded to Lighting by Design, West Palm Beach, FL, through a competitive bidding process for a three-year term. Although the approved contract period has expired, we are presented with an opportunity to maintain the excellent service that has come to define our Holiday Season festivities at the Marina Square Plaza, which enhances our historic waterfront. Given the time constraints, it is not practical to issue a new solicitation at this juncture. Therefore, staff propose that we move forward with Lighting by Design, utilizing the previously established terms and pricing for the 2025 Holiday Season. This approach will ensure continuity and quality in our holiday celebrations.

RECOMMENDATION:

The Public Works Department recommends approving the expenditure for holiday lights at Marina Square for the 2025 holiday season, provided by Lighting by Design, West Palm Beach, FL, for the amount of $63,347.00.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Finance Department
Purchasing Division

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025/2026
Account:	0016000583940
Amount:	63347.00

OTHER INFORMATION:

This expenditure is funded through the General Fund Account 0016000-583940. A 50% deposit ($31,673.50) is required for installation, with the remaining balance ($31,673.50) due upon removal.

Attachments

2025 PROPOSAL

COI - Lighting by Design

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	09/12/2025 09:23 AM
Finance Department	Karen Logue	09/15/2025 01:56 PM
Finance Department	Karen Logue	09/22/2025 12:36 PM
Finance Department	Karen Logue	09/22/2025 06:14 PM
Finance Department	Karen Logue	09/22/2025 07:18 PM
City Manager	Richard Chess	09/23/2025 11:47 AM
Form Started By: Tanya White		Started On: 09/04/2025 04:21 PM
Final Approval Date: 09/23/2025		

2025 Holiday Lighting
Proposal and Contract

PO Box 213455, Royal Palm Beach, FL 33421
Phone: 561-714-4233**/Email:** admin@lightdesignfl.com**/Web:** www.lightdesignfl.com

June 25, 2025

Mr. Rick Stauffer
Fort Pierce
1 Avenue A
Ft Pierce, FL 34950

Re: Fort Pierce

Dear Mr. Rick Stauffer and Board Members:

Thank you for the opportunity to propose Holiday Lighting Fort Pierce again this year. We are happy to have you as a loyal customer since 2018. If you choose to contract with us, and we hope that you do, we request to receive this signed contract within 30 days. This will secure your place on our Installation Calendar to accommodate your requested turn-on date. If you are requesting changes, please reach out to us as soon as possible to discuss.

Lighting by Design has been serving customers in Palm Beach, Broward, and the surrounding counties for over 22 years. We pride ourselves in providing beautiful holiday lighting designs and outstanding customer service as evidenced by the fact that, on average, **95% of our customers renew** with Lighting by Design every year.

A few communities that we light are listed below, and more are available upon request. We are happy to provide you with contact information or feel free to reach out to them directly to secure a reference.

- Zoo Miami
- Traditions (Pt. St. Lucie)
- Tivoli Lakes
- Harbourside Place (Jupiter)

Thank you for your consideration and we look forward to creating an attractive entry, one that may bring a little cheerfulness to those as they cone home or receive visitors during the festive season.

Prices quoted below include the following:

- **Materials:** Commercial-grade LED lighting & Decorations; cords, clips and timers used throughout the display
- **Installation & Take Down**
- **Maintenance of the entire display.** Repair or replace lights within 48 hours of notification and many times the same day.

Tristan Arjoon
Lighting by Design of Florida
561-714-4233

PO Box 213455, Royal Palm Beach, FL 33421
Phone: 561-714-4233**/Email:** admin@lightdesignfl.com**/Web:** www.lightdesignfl.com

Additional Services Provided by Lighting by Design

Lighting by Design is proud to offer a range of additional services to complement our holiday lighting solutions. Our expertise extends beyond seasonal decorations, allowing us to enhance your property's aesthetic appeal year-round.

Custom Bow Manufacturing

Add a personal touch to your decorations with our custom-made bows. Our skilled artisans can create bows in various sizes, colors, and materials to perfectly match your holiday theme or corporate branding.ows in various sizes, colors, and materials to perfectly match your holiday theme or corporate branding.

Custom Holiday Décor Items

Let your imagination run wild with our bespoke holiday décor items. From unique ornaments to specially designed displays, we can bring your vision to life, creating one-of-a-kind pieces that will make your property stand out.

Year Round/Landscape Lighting

Illuminate your outdoor spaces with our year round and professional landscape lighting services. We design and install lighting systems that enhance the beauty of your property, improve safety, and create a welcoming ambiance after dark.

Tree Trimming

Maintain the health and appearance of your trees with our expert tree trimming service. Our trained arborist along with our tree trimming specialists ensure your trees are properly pruned, promoting growth and preparing them for holiday lighting installations.

Contact us today to learn more about how these additional services can enhance your property and complement your holiday lighting display.

A. Fort Pierce	Item	Color	TL Qty	Price
<u>51 Royal Palms</u>				
Spiral wrap trunks with 4 sets each red, warm white, green per tree at 4" spacing.	6" Mini Light	Warm White	612 sets	$15,300.00
Spiral wrap trunks with 4 sets each red, warm white, green per tree at 4" spacing.	6" Mini Light	Red	612 sets	$15,300.00
Spiral wrap trunks with 4 sets each red, warm white, green per tree at 4" spacing.	6" Mini Light	Green	612 sets	$15,300.00
<u>2 Oak Trees</u>				
Spiral wrap trunks and branches with 10 sets each red, warm white, green per tree	6" Mini Light	Warm White	20 sets	$500.00
Spiral wrap trunks and branches with 10 sets each red, warm white, green per tree	6" Mini Light	Red	20 sets	$500.00
Spiral wrap trunks and branches with 10 sets each red, warm white, green per tree	6" Mini Light	Green	20 sets	$500.00
Install Warm White canopy 300 bulbs at 24" spacing (600 ft wire)	Canopy G50	Warm White	600 ft	$1,980.00
Install Green canopy 300 feet at 24" spacing.	Canopy G50	Red	600 ft	$1,980.00
Install Red canopy 300 feet at 24" spacing.	Canopy G50	Green	600 ft	$1,980.00
<u>6 Ligustrum Trees (3 on right; 3 on left) -Shared Canopy</u>				
Install 2 lines of 150' in canopy	Canopy G40	Warm White	300 ft	$900.00
Install 2 lines of 150' in canopy	Canopy G40	Red	300 ft	$900.00
Install 2 lines of 150' in canopy	Canopy G40	Green	300 ft	$900.00
<u>AV Show</u>				
Audio Visual Show	AV Show	N/A	1 piece	$7,553.00
	Adjustment	N/A	-1 pcs	($246.00)
Total				**$63,347**

Proposal valid for 30 days.

The Pictures above are for visual purposes only.

PLEASE COMPLETELY FILL OUT THIS PAGE

Signed contract due: As soon as possible in order to accommodate your requested turn on date.

Option A. 1 Year Contract. **Deposit of 50% due upon contract signing. Balance is due upon completion of installation.**

2025 $63,347

*Plus tree trimming if necessary

2025 holiday pricing may be subject to change to reflect the real-time impact of tariff policies in effect when goods clear U.S. Customs. If tariffs assessed at that time increase or decrease, any resulting charges or refunds will be reflected and adjusted accordingly on the final invoice.

I hereby accept and authorize the work set forth above or attached hereto:

Signed:_____Date:_____

Tristan Arjoon Date: 6/25/2025

Tristan Arjoon, Lighting by Design of Florida

*Trees must be substantially pruned by **September 1st.** Failure to do so:

- may delay your installation which could affect your turn on date
- will result in additional tree trimming charges that will be billed separately

---

2025 Turn On Date (unless otherwise specified): **12/8/2025** (based on 2024 Turn On Date) _____

Turn Off Date Range between _____ and _____. Takedown of lights may occur up to 30 days after the requested Turn Off date. Lights remaining on after 1/31 will required an Extended or Annual Use Contract in place.

Timer Settings (if applicable) On 5:00 pm Off 2:00 am (unless otherwise specified).

Please specify if other: _____to_____

Gate Code (if applicable) or contact at property: _____

Not providing this could delay your installation and affect your turn on date.

Onsite contact/Holiday Lighting Liaison: (Name and Phone)

_____

_____

ADDITIONAL INFORMATION

Termination of Contract

If customer terminates a multi-year contract prior to completion of term, all discounts taken in each of the years that holiday lighting was installed, will be returned to Lighting by Design as liquidated damages. Cancellation must occur in writing no later than January 31st of the current year. If written cancellation is not received, the customer will also be responsible for prior year's discounts and the full contract amount in the current year.

Installation and Takedown of Lights

Installation dates are booked upon receiving your signed contract and 50% deposit. Installation can occur any time after September 1st. Takedown of lights may occur up to 30 days after the requested Turn Off date.

Maintenance of Materials

Lighting by Design owns all materials. We will repair and/or replace any materials that malfunction from November 1st through January 31st with the exceptions noted below. Any lights left up after January 31st will incur additional charges.

Lighting repairs needed, beyond the control of Lighting by Design, i.e., 'acts of nature', electrical outages, vandalism, theft, damage from lawn maintenance equipment, electrical surges, not pruned palm fronds, etc. will be charged hourly and invoiced separately.

Maintenance

Lighting by Design understands that your holiday lighting is lit for a limited amount of time and that you want service issues to be addressed as quickly as possible. We have taken several steps to help minimize service issues, however, if service is required, please EMAIL admin@lightdesignfl.com so that we can address your needs as quickly as possible. Emailing is the most efficient way to report your repair.

Tree and Hedge Trimming

To ensure that your holiday lighting and decorations are installed properly, your trees must be substantially pruned by **September 1st**. Failure to do so will result in pruning charges.

GFCI (Ground Fault Circuit Interrupter)

Customers are responsible for resetting GFI's. When your holiday lights or outlets get wet from rain or sprinkler systems while they are on, your GFI will trip. There is no way to avoid this. **Please have your sprinkler times changed to a time when your holiday lighting is off.** To reset your GFI outlet simply depress the red *reset* button. This can only be done when lights and outlets are dry and power to the outlet is on. **Lighting by Design is not responsible for resetting the GFCI outlets and may result in additional charges.**

Photos

Lighting by Design reserves the rights to use pictures of the customer lights and décor in promotional material.

Hold Harmless

Lighting by Design takes the utmost care and precaution to protect your premises and property. Customer hereby authorizes Lighting by Design to install and take down all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Lighting by Design from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arriving out of the installation and/or takedown or location of materials, unless such damage or loss is a result of the gross negligence of Lighting by Design.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
BB Insurance Marketing Inc
10167 W Sunrise Blvd
3rd Floor
Plantation FL 33322

CONTACT NAME: CERTIFICATES@BBIMI.COM
PHONE (A/C, No, Ext): 888-728-0817 **FAX (A/C, No):** 954-452-0450
E-MAIL ADDRESS: certificates@bbimi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : FCCI Insurance Co.	2952
INSURER B : Monroe Guaranty Insurance Co.	32506
INSURER C : Brierfield Insurance Co.	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED LIGHBYD-01
Lighting By Design of Florida LLC
PO Box 213455
Royal Palm Beach FL 33421

COVERAGES **CERTIFICATE NUMBER:** 1282305294 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		GL100095042-01	9/5/2025	9/5/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y		CA 100095122 01	9/5/2025	9/5/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED X RETENTION $ 10,000			UMB 100095127 01	9/5/2025	9/5/2026	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC0 100092455 01	5/13/2025	5/13/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Lighting contractor.

CERTIFICATE HOLDER

City of Fort Pierce
Attn: Purchasing Department
PO Box 1480
Fort Pierce FL 34954-1480

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City Commission Regular Meeting - 5:05 PM **11. C.**

Meeting Date: 10/06/2025

Re: Approval of the Purchase of the Emergency Vehicle Preemption System, Sole Source Purchase

Submitted For: Mark Zrallack, City Engineer , Engineering

SUBJECT:

Approval of expenditure in the amount of $296,976.00 for the purchase of the Glance Emergency Vehicle Preemption System.

SUMMARY:

The Engineering Department is requesting approval for the purchase of the Glance TIMM 500 Preemption System to be installed at 46 intersections maintained by the City of Fort Pierce, in accordance with the attached quote, for the amount not to exceed $296,976.00. Each unit integrates preemption and priority technology using AI-driven, video-capable controllers to enhance emergency response vehicles. The Glance Priority and Preemption system allows emergency vehicles to reach citizens in need by clearing the traffic ahead of them, giving them green lights at intersections, while bringing all other traffic safely to a stop. This system is already in use within St. Lucie County Fire Rescue and will be installed by the staff within the Engineering Department Traffic Division. The expense will be fully reimbursed by a Community Development Block Grant.

The Glance system is currently utilized by St. Lucie County and the City of Port St. Lucie. This system will enable the existing equipment installed in St. Lucie County Fire Department vehicles to work with the preemption system in Fort Pierce. No other brands or equipment are compatible with this system. For this reason, the Purchasing Manager recommends waiving competitive procurement and classifying the above item as a 'Sole Source' commodity.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and not install the system.

RESPONSIBLE STAFF:

Engineering Department

COORDINATED WITH:

Purchasing Department
Finance Department
Grants Division

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2026
Account: 1039002-563200
Amount: $296,976.00
FISCAL IMPACT:

The initial funding will be encumbered from the CDBG Other Improvements Account No. 139002-563200 and subsequently fully reimbursed from the CDBG Grant.

Attachments

Memorandum of Understanding
Intersection Map
Glance System Information
Glance Controller Information
Sole Source Letter from Temple
Sole Source Justification Form

Form Review

Inbox	Reviewed By	Date
Finance Department	Karen Logue	09/24/2025 05:51 PM
City Manager	Richard Chess	09/25/2025 04:00 PM
Form Started By: Mark Zrallack		Started On: 09/18/2025 02:22 PM
Final Approval Date: 09/25/2025		

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

MEMORANDUM OF UNDERSTANDING
FOR THE EMERGENCY VEHICLE PREEMPTION SYSTEM

1. Purpose

This Memorandum of Understanding (MOU) outlines the roles and responsibilities between the City of Fort Pierce's Grants Administration Division and the Engineering Department for the implementation of the Emergency Vehicle Preemption System Initiative utilizing CDBG funds.

2. Scope of Work

The project involves procurement and installation of 46 Glance TIMM 500 Preemption Systems at designated intersections within the city. Each unit integrates preemption and priority technology using AI-driven, video-capable controllers to enhance emergency response capabilities.
A detailed scope is included as Attachment A.

3. Budget

The estimated budget for the project includes two potential configurations as outlined below. A final configuration will be selected based on funding and operational needs: A full breakdown is included in Attachment B.

- 10-Year Data Plan: 46 units $6,456.00 each = $296,976.00
- 5-Year Data Plan: 46 units $5,414.00 each = $249,044.00
- Budget line references: Line Item 934, 663-01-011-a, Page 70/121 and Page 57/121.

4. Responsibilities

1. ***Grants Administration Division:***

    - Oversight of CDBG compliance
    - Coordination with HUD reporting and legal review
    - Disbursement of funds upon invoice approval

2. ***Engineering Department:***

    - Project scoping, procurement, and vendor coordination
    - Technical review and site installation oversight
    - System testing and closeout coordination

5. Reporting & Documentation

Monthly project status updates, progress documentation, and a final project closeout report shall be submitted to the Grants Administration Division.

6. Term

This MOU shall be effective upon signature and remain in effect through project completion and closeout certification.

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the dates written below:

CITY OF FORT PIERCE, FLORIDA
A Florida Municipal Corporation

Richard D. Chess
City Manager
Date: 8/29/2025

Donnella Clarke
Manager, Grants Administration Division
Date: 8/28/25

Mark Zrallack
Director, City Engineer
Date: 8/28/25

SCOPE OF WORK:
Emergency Vehicle Preemption System

Project Location**:** Various Intersections in Fort Pierce, Florida

Scope of Work

Project Overview: This project involves the procurement and installation of 46 Glance TIMM 500 Preemption Systems at designated intersections within the City. Each unit integrates preemption and priority technology using AI-driven, video-capable controllers to enhance emergency response capabilities. The units will be installed by the City's Engineering Department Traffic Division Staff.

PHASE 1: Procurement

1.1 Purchase

- Purchase the forty-six (46) Glance TIMM Preemption units from the supplier.

PHASE 2: Installation and Testing

2.1 Installation

- Install and integrate the units into the existing traffic controller units, which are to be installed by the Engineering Department Traffic Division Staff.
    - 46 intersections in Fort Pierce (See attached map for locations)

2.2 Field Testing

- Once the units have been installed, staff will begin testing the units to ensure seamless operation once the system goes live.

2.3 Project Updates

- Provide updates and documentation to the appropriate divisions for compliance with grant requirements.

PHASE 3: Coordination and Project Closeout

3.1 Coordination

- Inform the various agencies of the completed installation so that they may begin utilizing the equipment.
- Project closeout

TEMPLE, INC.

P.O. Box 2066 / 50 Davis Street
Decatur, AL 35602
Phone: Main Office Toll Free 800/633-3221
Local 407-701-4646

1954 - 2025
Serving the South's Traffic Needs for Over 70 Years

TO: City of Fort Pierce

Glance System

DATE: **31-Jan-25**

TERMS: Net 30 Days, FOB Shipping Point, Prepaid and Allowed

DELIVERY: **4 to 6 Weeks ARO**

SALESPERSON: **Sheldon Pafford**

QUOTE #: Fort Pierce Glance APL R2 1-31-25

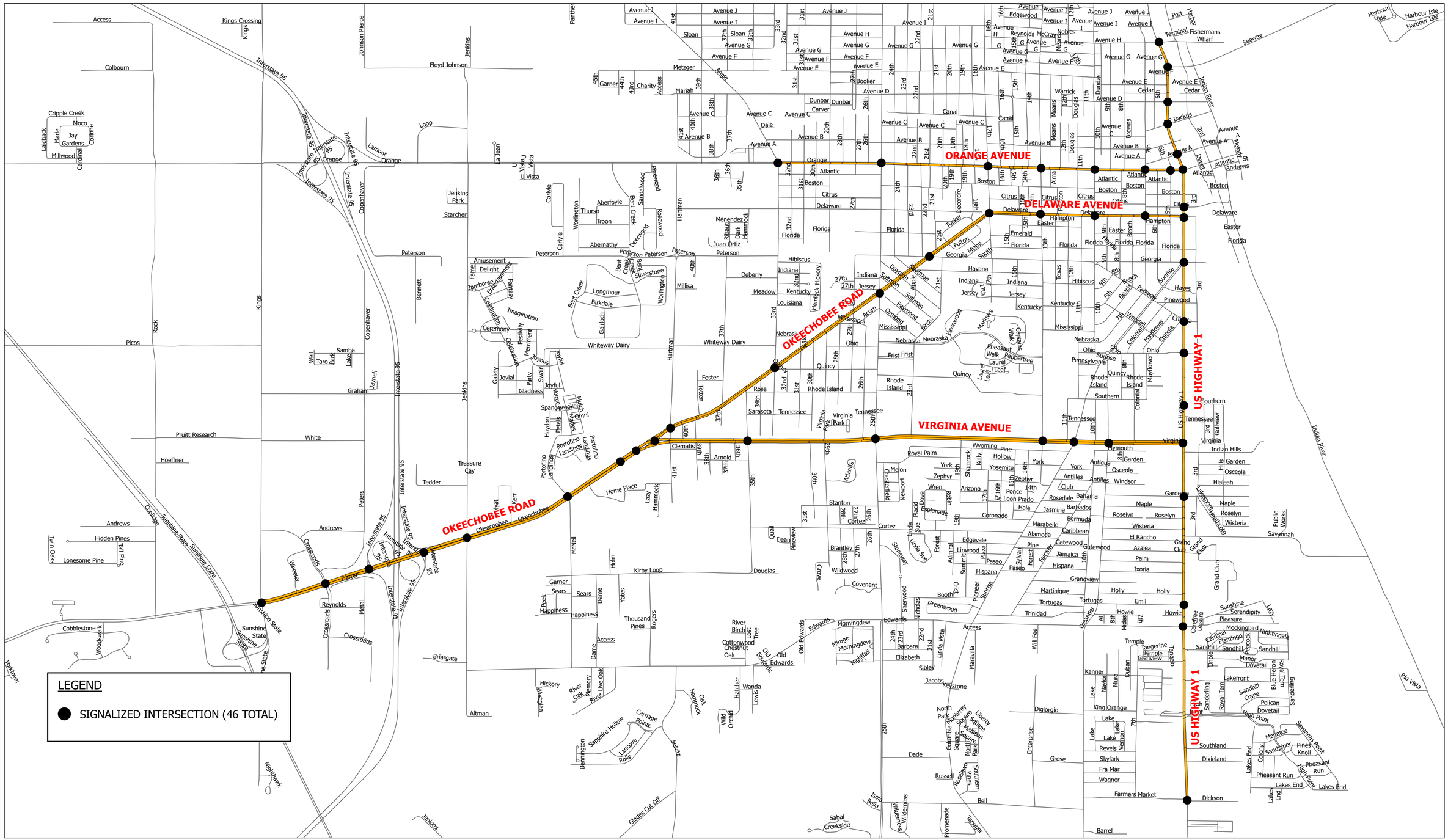
CONDITIONS: The prices and terms on this quotation are subject to verbal changes or other agreements unless approved in writing by Temple, Inc.. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on cost and conditions existing on the date of the quotation and are subject to changes by Temple, Inc. before final acceptance.

Quantity	Description	Price	Extended
46	Glance TIMM 500 Preemption System **Ten Year Data Plan** Line Item 934, 663-01-011-a , Page 70/121 Intersection Equipment	$ 6,456.00	$296,976.00
46	Glance TIMM 500 Preemption System **Five Year Data Plan** Line Item 934, 663-01-011 , Page 57/121 Intersection Equipment	$ 5,414.00	$249,044.00

DOT-ITB-24-9098-SJ

Quote Valid for 30 Days

Sheldon Pafford
Account Representative



This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from the City of Ft Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey.

TRAFFIC SIGNAL PREEMPTION SYSTEM

N W E S

applied
INFORMATION



Emergency Vehicle Preemption System

POWERED BY APPLIED INFORMATION

applied
INFORMATION

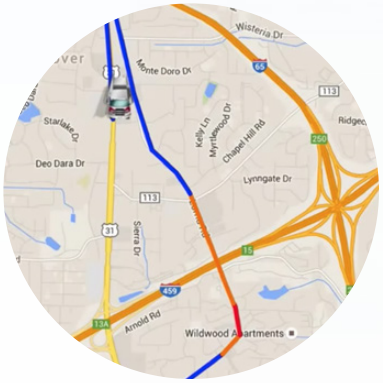
CLEAR THE WAY FOR PRIORITY & PREEMPTION

The Glance™ Priority and Preemption suite of products makes it easier and safer for emergency vehicles to reach citizens in need by clearing the traffic ahead of them, giving them green lights at intersections, and bringing all other traffic safely to a halt.

Improve Safety & Expedite Response Times

In most American cities, emergency response times are only increasing as traffic gets worse. The Glance preemption system is an efficient and cost-effective way to take action. By giving preemptive green lights to emergency responders, you can clear the traffic blocking their route and get emergency responders to their destination faster and more safely.

- The Glance priority and preemption system is simple to install and uses a map-based application to configure the priority and preemption zone.
- The integrated devices work over both 900MHz radio and cell, ensuring that if one form of communication is unavailable, the other will still work.
- The GPS used in our in-vehicle units is enhanced with “dead reckoning,” so the device can still calculate and track the vehicle’s locations even in places like road tunnels or under overpasses.









“The drivers know they’ve got a green light in front of them, they know that everyone else has a red light, and they know the traffic is going to move ahead of them. ***This is the biggest improvement to response times that I’ve seen in my career.”***

- Chief Gibbs, Marietta, GA

Save time. Save lives. Get connected.

EXPERIENCE THE GLANCE SYSTEM

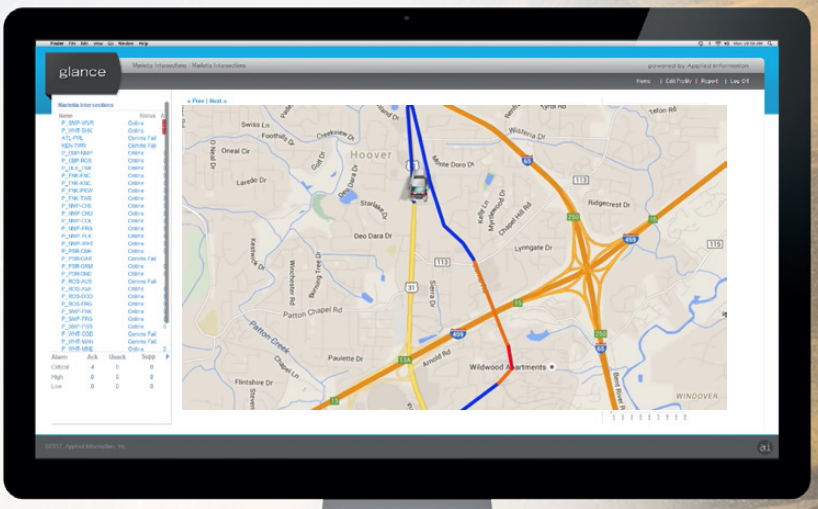
Green to Scene™
Vehicle crashes accounted for over 25% of firefighter fatalities in 2017. Proactively clearing traffic and bringing the rest of the intersection to a halt can help prevent these crashes.

Faster Response Times
Adaptive preemption and priority systems clear traffic ahead of a vehicle's arrival, which can reduce response times by as much as 20% .

Easy Install
The Glance system is easy to install and maintain. Hardware retrofits into existing cabinets and self-locates for quick set-up.

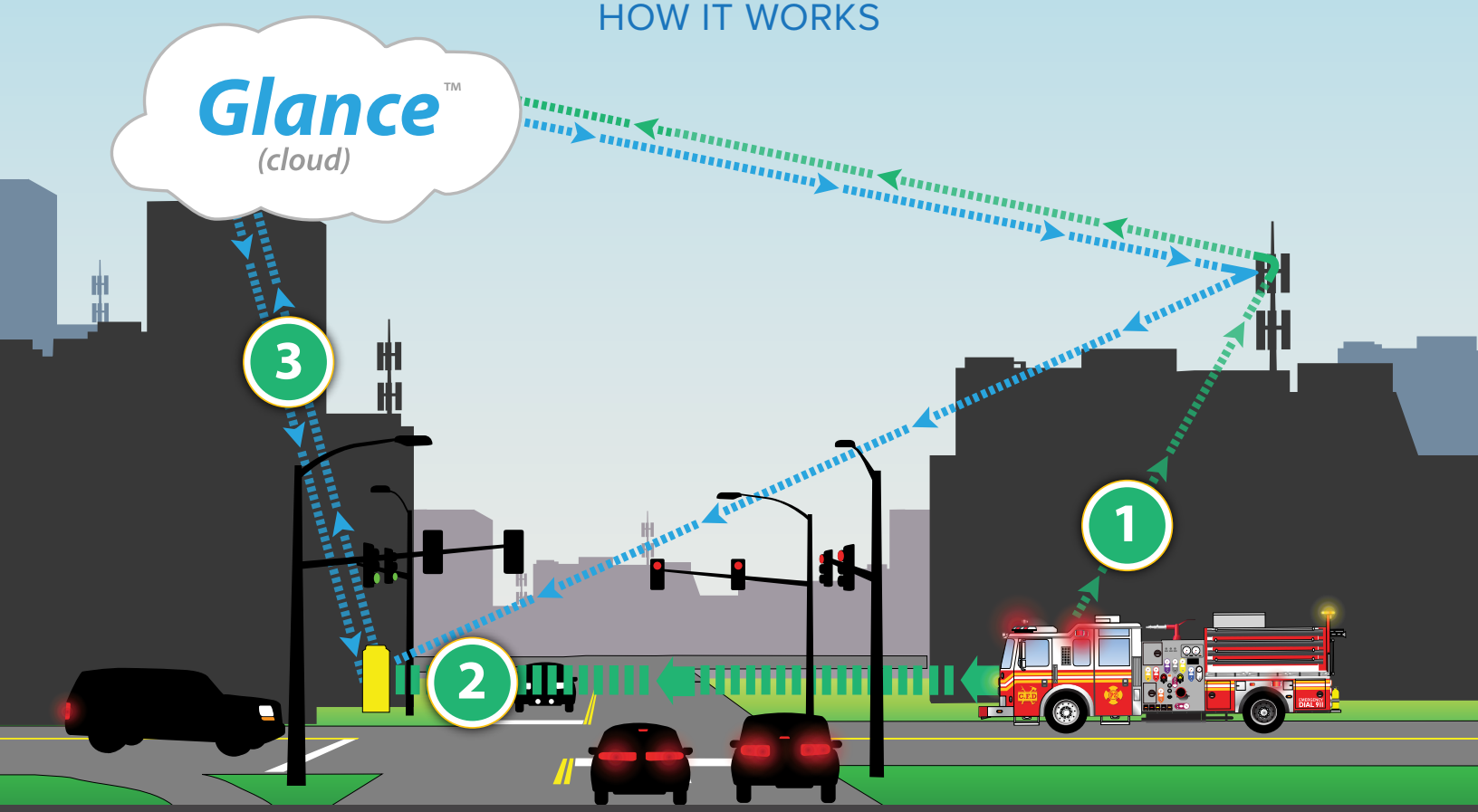
Next Generation Technology
Glance powers the system with a combination of cellular and GPS technology, making it more efficient than optical systems.

Improve Your ISO Rating
Response times are a critical component of ISO ratings. With Glance, you can help improve your score to benefit citizens and fire departments alike.



Glance tracks all emergency response trips and automatically calculates the average response time, 90th percentile response time, and availability of every vehicle.

HOW IT WORKS



1. Notify

The moment a route starts, the in-vehicle unit uses a cellular signal to alert Glance of the emergency call.

2. Preempt

Glance processes the route and communicates wirelessly with the traffic cabinet to clear traffic ahead of the vehicles arrival.

3. Adapt

Glance monitors route progress in real time and dynamically adapts preemption requests as the situation changes.

Powering the Smart City

Applied Information seamlessly links all your wired, wireless and cellular ITS devices. The Glance Smart City Supervisory platform connects intersection controllers, preemption systems, school beacons, road signage, live video and more into a single, easy-to-use web-based application. Partner with Applied Information and let our team of experts connect your organization so your transportation system can save lives, improve traffic and drive commerce.

applied INFORMATION

678.830.2170
www.appinfoinc.com
info@appinfoinc.com

2018 BUSINESS MEMBER
PROUD SUPPORTER OF
GEORGIA'S
FIRE SERVICE

applied INFORMATION

Turning data into information...

www.appinfoinc.com

AI-500-085-02 Series Glance Preempt & Priority

Overview

The AI-500-085 Glance Preempt & Priority Video Capable FMU series of controllers provides a cost-effective, easy to integrate means of adding priority & preemption, video streaming as well as monitoring traffic intersections status and health. The unit has a build in high speed Cellular, GPS and 900MHz radio to make priority and preemption easy to configure and simple to set up. The 19-inch rack mounted device is capable of remotely switching NEMA 5-15 power outlets inside the ITS cabinets. It is designed for extreme temperature applications and has low power requirements, making it suitable for solar powered applications.

The unit comes standard with a built in 4 port Ethernet switch, Cellular Modem, GPS and 900MHz radio. All units come with multiple digital and analog IO as well as 8 relay contacts to trigger preemption commands to the traffic signal controllers. The unit is also capable of sending priority requests directly to the traffic controller using ethernet communications.

The unit works in conjunction with the Glance Platform, providing connectivity to the cloud-based Glance solution.



Features

- Low cost Internet connectivity solution
- 19 inch rack mount 1 U high
- 4 Port Ethernet Swtich
- Remotely switchable outlets
- On demand wireless video streaming
- GPS enabled for self-locating
- Passthrough Communications
- Redundant communications supporting both 900MHz radio and Cellular communication
- Simple to configure priority and preemption zone using map based configurator.
- Integrated battery back-up for power fail reporting

Call us today to get started at **678.830.2170** or email us at **sales@appinfoinc.com!**

4411 Suwanee Dam Road, Suite 510, Suwanee, GA 30024 • 678.830.2170
appinfoinc.com • sales@appinfoinc.com

Hardware Specification

applied INFORMATION

	AI - 500-085
Connectivity	
Cell Modem	Yes, 4G LTE
Ethernet Ports	4 Ethernet Ports
900 MHz Radio	Yes
GPS	Yes
Connected Vehicles	Yes, Cellular & DSRC Ready
Industrial I/O	
Analog Inputs	8 (4 as 120VAC/12-28VDC selectable, 4 as 12-28VDC only)
Digital Inputs	8 (4 as 120VAC/12-28VDC selectable, 4 as 12-28VDC only)
Digital Outputs	10 (2 as NO/NC Relay, 8 as 24VDC ground true)
Power	
Outlets	NEMA 5-15 (2x 120V, remotely switchable rated 15 amp total load)
Miscellaneous	
Operating Systems	µC/OS-II
Manual Preempt Selector	Yes
Operating Temperature	-40°C to 80°C
Humidity	5-95% non-condensing
Dimensions	17.5" W x 1.75" H x 7.5" D
Mounting	19 inch rack mount 1U
Input Voltage	120V AC
Real Time Clock	Yes
Flash Disk	Yes
Battery Backup	Yes
Also suitable for…	
Intersection Monitoring	Yes
Scheduling	Yes

** Custom configurations available for volume orders



4411 Suwanee Dam Road, Suite 510, Suwanee, GA 30024 • 678.830.2170
appinfoinc.com • sales@appinfoinc.com

Temple

April 22, 2025

RE: Glance Preemption/Priority System
Model Number: Glance TIMM 500 Preemption System
APL Number: 663-001-011
Specification: Signal Priority and Preemption System
Product Type: Preemption System
BABA Eligible: Eligible

To whom it may concern:

This letter confirms that the Glance Preemption/Priority System is a sole source product That is manufactured, assembled, and tested by Temple, Inc. Temple is also the sole provider of any Data Plan that is purchased with these units

There are no agents or dealers that are authorized to represent or sell this product in the state of Florida.

If you desire additional information, please contact me at the toll free number below or email forrest.temple@temple-inc.com.

Sincerely,

Forrest Temple
President

Temple, Inc.
P.O. Box 2066 • Decatur, AL 35602-2066
(256) 353–3820 •(800) 633–3221
Sales/Customer Fax (256) 353–4578 • *Accounting Fax* (256) 353–3351

PURCHASING DIVISION

SOLE /SINGLE SOURCE OR PIGGYBACK PURCHASE JUSTIFICATION FORM

To ensure transparency and compliance, Sole/Single Source and Piggyback purchase requests must be approved in advance and accompanied by appropriate written documentation. This form, along with the required supporting materials, satisfies that requirement.
Purchases up to $50,000 may be approved by the City Manager. Any purchase exceeding $50,000 requires Commission approval.
Piggyback contracts are awarded for the full duration of the original agreement and are available for use by all City departments.

Requested By	Mark Zrallack
Department	Engineering
Purchase Requisition No.	
Supplier Name	Temple, Inc.
Price	$296,976.00

Please check the appropriate section and provide detailed justification along with department head approval.

X **Sole Source** The specified supplier is the ONLY provider or products/service as described on the purchase requisition. A quotation MUST be attached, and the prices/terms set forth are deemed reasonable for the values presented.
Justification for Sole Source. Attach vendor documentation certifying that the vendor is the only source for the products or services in question and /or holds the production, copyrights, trademark, and/or holds production, copyrights, trademark, and/or patent to the item, and check the following applicable statements:

____ The vendor holds the exclusive distribution rights for the item in question.

☐ The item/service to be purchased is the only item/service compatible with existing equipment owned by the City of Fort Pierce.

☑ The vendor is the single provider of goods or services which have unique characteristics essential to the needs of the program to perform the intended function AND no other product will be suitable for use by the City of Fort Pierce.

Describe what is unique about the product, service or source and steps taken to confirm unavailability of competition as appropriate:

The Glance system is currently in use by St. Lucie County and the City of Port Saint Lucie. This will allow the existing equipment already installed in Saint Lucie County Fire Department vehicles to utilize the preemption system in Fort Pierce. No other brands or equipment will work with this system.

☐ **Single Source.** The specified supplier was selected to complement/support the following business decision. A quotation MUST be attached, and the prices/terms set forth are deemed reasonable for the values presented. Please check the appropriate box and provide additional information:

☐ Standardized System ☐ Parts provided by "OEM" ☐ Other (Please explain below):

What steps were taken to verify that these features are not available elsewhere?

☑ Other brands/manufactures were examined (please list names and phone numbers and explain why they are not suitable for use by the City - attach additional pages as necessary):

According to the manufacturer of the Glance System, they are the sole provider of this equipment and no other brands of equipment will work with the equipment already installed in Saint Lucie County and the City of Port Saint Lucie.

☐ Other vendors were contacted (please list names and phone numbers and explain why those contacted would not meet the needs of the City-attach additional pages as necessary).

☐ **Piggy-back –** "Piggy-back" purchase on another government entity's contracts, provide public agency's name, contract or bid number, contact information, contract start & expiration date, proof of publication, notice of award. Contract no:_____

Check on of the following:

☑ The undersigned requests procurement from the vendor identified as the sole/single source supplier of the material/service described in this sole/single source justification and is authorized as a sole/single source for the material/service.

☐ The undersigned requests procurement from the vendor identified by way of Piggyback described in this justification.

Requestor Signature_____ Date 9/24/25

Department Head Signature_____ Date 9/24/25

The Purchasing Division has reviewed the request and has completed the required due diligence per the Purchasing Ordinances, Section 2-439(a)(5). The Purchasing Division recommends the following:

☐ Sole Source ☐ Single Source ☐ Piggyback

Purchasing Agent/Specialist

Name_____ Signature_____ Date_____

Purchasing Manager

Name Gelencia Carter Signature Gelencia Carter Date 9-24-25

City Commission Regular Meeting - 5:05 PM **11. D.**

Meeting Date: 10/06/2025

Re: ICMA 2025 Annual Conference

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

Approval for City Manager Richard D. Chess to attend the International City/County Management Association 2025 Annual Conference in Tampa, Florida, from October 26 to October 29, 2025, at a cost of $2,129.06.

Attachments

Travel Statement

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/30/2025 11:33 AM

Form Started By: Jennifer Robinson Started On: 09/30/2025 11:10 AM

Final Approval Date: 09/30/2025

REGISTRATION INFORMATION
ICMA
777 North Capitol Street, NE, Suite 500
Washington, DC 20002-4201
800-745-8780

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Embassy Suites Tampa Downtc
513 South Florida Avenue
Tampa FL 33602
813-769-8310

DATE: **9/29/2025 Revision**

1. TRAVELER'S NAME:	Richard D. Chess	DEPARTMENT:	City Manager
2. DEPARTURE DATE:	10/26/2025	DEPARTURE TIME:	12:00 PM
3. RETURN DATE:	10/29/2025	RETURN TIME:	5:00 PM
4. DESTINATION:	Tampa, FL	PURPOSE:	Attend 2025 ICMA Annual Conference
5. CODE CHARGE:	**0011300-540200**		
6. AMT BUDGETED:	2,129.06		

7. BALANCE AVAILABLE: **$4,739.27**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:		665.00		
* HOTEL BILL: Confirmation # 98041035		984.05		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 297.5			208.25	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES		135.00		
* MISC. EXPENSES				
MEALS				
3 BREAKFAST @ $8.00			24.00	
3 LUNCH @ $8.00			24.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			7.56	
15% GRATUITIES			16.20	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

TOTALS	0.00	1,784.05	345.01		

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____ 9/30/2025
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

THE SUNRISE CITY
FORT PIERCE
Florida

REQUEST FOR LEAVE OF ABSENCE (220 FORM)

***NOTE TO ALL DEPARTMENT HEADS: ALL REQUESTS FOR LEAVE OF ABSENCE IN A PAY PERIOD SHOULD BE IN YOUR OFFICE NO LATER THAN THE MONDAY FOLLOWING THE END OF THE PAY PERIOD.**

NAME OF EMPLOYEE:	TITLE:
DEPARTMENT:	DIVISION:
EFFECTIVE DATE:	TIME:
TERMINATION DATE:	TIME:

TYPE OF LEAVE	TOTAL HOURS	TYPE OF LEAVE	TOTAL HOURS
VACATION WITH PAY (AL)		ADMIN LEAVE WITH PAY	
SICK LEAVE WITH PAY (SL)		CIVIL LEAVE (COURT DUTY)	
LEAVE WITHOUT PAY (LW)		COMPENSATORY TIME OFF	
INJURY LEAVE (LP)		OTHER (EXPLAIN BELOW)	

COMMENTS:

_____ DATE
EMPLOYEE SIGNATURE

_____ DATE_____/_____/_____
SUPERVISOR SIGNATURE

_____ DATE _____/_____/_____
DEPARTMENT HEAD SIGNATURE

_____ DATE 8/22/2025
CITY MANAGER SIGNATURE
(for travel approval)

Revised 3/17/23 JDR

Outlook

Fw: ICMA 2025 Annual Conference {ICM251:8365}

From Richard Chess <rchess@cityoffortpierce.com>
Date Mon 9/29/2025 4:42 PM
To Megan LeGrand <mlegrand@cityoffortpierce.com>
Cc Jennifer Robinson <jrobinson@cityoffortpierce.com>

FYI.

Richard D. Chess, MBA | City Manager
City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950
772.465.4170

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: 2025 ICMA Annual Conference <email_confirm@exl.eventshq.com>
Sent: Monday, September 29, 2025 4:41 PM
To: Richard Chess <rchess@cityoffortpierce.com>
Subject: ICMA 2025 Annual Conference {ICM251:8365}

City of Fort Pierce

Warning: The sender email_confirm@exl.eventshq.com might be a spam sender.

This is SPAM: Block Not a Spam Sender

powered by Graphus®

You don't often get email from email_confirm@exl.eventshq.com. Learn why this is important

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***** Please do not reply to this e-mail. It was sent from an automated system. *****

ATTENDEE CONFIRMATION

Profile

Confirmation ID: 8365
Richard Chess
City Manager
City of Fort Pierce
100 North US Highway 1
Suite 305
Fort Pierce, FL 34947

Thank you for registering for the 2025 ICMA Annual Conference October 25-29, 2025, at the Tampa Convention Center in Tampa, FL.
We are excited to announce that the 2025 ICMA Annual Conference Mobile App is now available to download! By downloading the Conference Mobile App, you can begin to create your own personal schedule, connect with other attendees, and start preparing for your onsite experience in Tampa. **Please Note:** There will not be a final printed program available in Tampa. You are strongly encouraged to download the app as your resource during the conference. A help desk will be available onsite for those needing assistance with accessing the conference app.

Here are the easy steps to download the app:

1. Scan the QR code listed above.
2. Open the app and click on the 2025 ICMA Annual Meeting tile towards the bottom left-hand corner.

3. Click the log-in button, then enter the email address you used to register and your Confirmation ID Number which is located above your name on this confirmation.
If you need any assistance, please contact Conferenceteam@icma.org.

The registration area at the Tampa Convention Center will feature self-service kiosks stations, where you will scan the QR code below to print your badge. You can print this email, scan the QR code from your mobile device, or enter your name at the self-service station to print your badge on-site in Tampa.

If you have not already reserved your hotel room, we advise you to do so as soon as possible as rooms are booked on a first-come, first-served basis, and rooms sell out quickly. Please visit our website to secure your hotel room today. If you have any questions or experience any issues with housing, please contact icma@maritz.com.
If you would like to add any tickets to your registration in the future, please click the URL below and on the dashboard click "Add Events" and proceed through the checkout as normal.

CLICK HERE TO VIEW YOUR RECORD

Bring this QR code to the registration area to scan and print your badge.

8365

PREVIEW THE MEETING

REVIEW SCHEDULE AT A GLANCE

CHECK OUT THE EXHIBIT FLOORPLAN

ATTENDEE EXPERIENCES

SEARCH FULL SCHEDULE OF EVENTS

MEET OUR SPONSORS AND SUPPORTERS

MEET OUR ANNUAL PARTNERS

REGISTRATION DETAILS

Richard Chess

Registration Type: First Time in Conference Region Registration, Best Value

Description	Item Total
Registration (Qty: 1)	$665.00

Total Registration Fees:	$665.00
Total Registration Paid:	($665.00)
Current Balance:	**$0.00**

HOUSING DETAILS

EMBASSY SUITES TAMPA DOWNTOWN

513 South Florida Avenue
Tampa, FL 33602

Phone: 813-769-8300
Fax: 813-769-8310

Status	Category	Occupancy
CONFIRM	STANDARD ROOM	Adults: 1
Arrival	**Departure**	**Guests in Room**
26 October 2025	29 October 2025	Richard Chess
Daily Rate	**Room Tax**	**Deposit**
$289.00	13.50%	Credit Card Guarantee Johnna Morris **********0438
Resort Fee	**Occupancy Tax**	
$0.00	$0.00	Note: Taxes and fees are subject to change without notice
Estimated Reservation Charges		
$984.05		
Hotel Cancellation Policy		
All reservations must be guaranteed with a credit card. A deposit of one night's room and tax may be charged by the hotel on or after October 1, 2025. Rooms may be canceled from this site up until September 30, 2025. For cancellations after September 30, 2025, you must contact your hotel directly, however the hotel may not have record of your reservation until after October 2, 2025. Failure to arrive on your scheduled arrival date or canceling your reservation within 72 hours of arrival will result in the forfeiture of the deposit.		

Status	Category	Occupancy
Comments		
Bedding Request: Two Bed two queens		
Total Charges	**Paid**	**Balance Due**
$0.00	$0.00	$0.00

CANCELLATION AND SUBSTITUTION POLICY

REGISTRATION CANCELLATION:
Cancellations must be sent in writing to conferenceteam@icma.org by **Wednesday, October 1st, 2025**. No refunds will be issued or cancellations accepted after **Wednesday, October 1st, 2025**. If applicable, all cancellations will have a $75 processing fee deducted from their refund.

SUBSTITUTIONS
Substitutions may be made without a processing fee. You will either be charged or refunded the difference between the two registration fees. Substitutions must be sent in writing to conferenceteam@icma.org by **Wednesday, October 1st, 2025**.

If you have any questions, please contact Customer Service at 219-354-6679, or icma@maritz.com. Customer Service is open Monday - Friday from 9:00am to 5:00pm EST.

PAYMENT HISTORY

Payment #1	
08/22/2025 — $665.00 [Payment] Dana Neville / Visa / **********2499	
Payment Allocation	
08/22/2025 — Applied: Richard Chess's Registration	$665.00
Total Amount Applied:	$665.00
Total Amount Not Used:	$0.00
Payment Totals	
Total Payments:	$665.00
Total Refunds:	$0.00
Total Net Paid:	$665.00

Financial Summary

Total Housing Fees:	$0.00
Total Amount Applied to Housing:	$0.00
Housing Balance:	$0.00

Total of All Fees:	$665.00
Total Amount Applied to All Fees:	($665.00)
Total Balance Due:	$0.00

QUESTIONS?

If you have any questions about registration, or programs offered at the Annual Conference, please contact Customer Service at icma@maritz.com or call 219-354-6679.

Keep up with us on Facebook, YouTube, X, Instagram, and Linked In.

Photography| Video| Audio Recording Policy
During the annual meeting, photos may be taken of attendees for use in either publicizing the conference and activities that ensued, or for used in the ICMA promotional materials. Photos may be available in the public domain and accessible via the ICMA website, social media, and photo sharing sites.

We look forward to seeing you in Tampa.

Thank you,

International City/County Management Association

Maritz Privacy Policy | Maritz Terms of Use

City of Ft Pierce
to **Tampa Convention Center**

2 hr 38 min (148.74 miles)

via SR-60

Start
City of Ft Pierce

Head toward Avenue A on N US Highway 1 (US-1 N).

Go for 262 ft.

Make a U-Turn at Avenue A onto N US Highway 1 (US-1 S).

Go for 466 ft.

Turn right onto Orange Ave (SR-68 W) toward I-95.

Go for 3.9 mi.

Take ramp onto I-95 N (SR-9).

Go for 15.6 mi.

Take exit 147 toward SR-60 W.

Go for 0.3 mi.

Turn left onto 20th St (SR-60 W).

Go for 86.5 mi.

Turn left onto E Van Fleet Dr (US-98 N).

Go for 0.6 mi.

Continue on W Van Fleet Dr (SR-60 W).

Go for 31.3 mi.

Take ramp onto SR-618-TOLL W (Selmon Expy) toward I-75 S/Naples/Selmon Expressway Toll West/Tampa/Port of Tampa.

Go for 9.9 mi.

Take exit 7 toward Downtown-West.

Go for 0.3 mi.

Keep right onto E Brorein St.

Go for 0.2 mi.

Turn left onto S Franklin St.

Go for 0.1 mi.

End at
Tampa Convention Center
333 S Franklin St, Tampa, FL 33602

2025 ICMA ANNUAL CONFERENCE
TAMPA/ HILLSBOROUGH COUNTY
OCTOBER 25 - 29, 2025



DISTANCE FROM TAMPA CONVENTION CENTER

1. **Tampa Marriott Water Street** (Adjacent) **$280**
2. **JW Marriott Tampa Water Street** (Adjacent) **$340**
3. **Embassy Suites Tampa Downtown** (Connected) **$289**
4. **The Westin Tampa Waterside** (1 Block) **$249**
5. **Hilton Tampa Downtown** (3 Blocks) **$269**
6. **Aloft Tampa Downtown** (3 Blocks) **$199**
7. **Hotel Tampa Riverwalk** (3 Blocks) **$210**
8. **Hyatt Place / Hyatt House Tampa Downtown** (6 Blocks) **$279**
9. **Le Méridien Tampa Downtown** (6 Blocks) **$252**
10. **Courtyard by Marriott** (8 Blocks) **$267**
11. **Residence Inn by Marriott** (8 Blocks) **$279**
12. **Hotel Flor** (8 Blocks) **$239**
13. **SpringHill Suites Tampa Downtown** (9 Blocks) **$199**
14. **The Barrymore Hotel Tampa Riverwalk** (10 Blocks) **$207**
15. **Hampton Inn by Hilton Channel District** (10 Blocks) **$199**
16. **Home2Suites by Hilton Channel District** (10 Blocks) **$225**
17. **Hotel Haya** (15 Blocks) **$245**
18. **Hampton Inn Ybor City** (15 Blocks) **$169**
19. **Hilton Garden Inn Ybor City** (18 Blocks) **$219**

EVENT LOCATIONS

20. **Sparkman Wharf**
21. **The Florida Aquarium**

Monday, October 27

Time	Event Type
7:00 a.m. – 5:00 p.m.	Registration Open
7:00 a.m. – 5:00 p.m.	Speaker Ready Room Open
7:00 a.m. – 5:00 p.m.	The Bay Attendee Lounge Open
7:45 a.m. – 9:45 a.m.	Skill-Building Workshops
8:00 a.m. – 9:45 a.m.	Exhibit Hall Open
8:30 a.m. – 9:30 a.m.	Education Sessions/Discussions
10:00 a.m. – 11:30 a.m.	General Session
11:30 a.m. – 5:00 p.m.	Headshot Lounge
11:30 a.m. – 1:30 p.m.	Lunch in the Exhibit Hall
11:30 a.m. – 3:00 p.m.	Exhibit Hall Open
11:45 a.m. – 1:15 p.m.	SheLeadsGov Luncheon – Ticketed Event
11:45 a.m. – 5:00 p.m.	Mobile Workshops – Ticketed Event, Offsite Locations
12:00 p.m. – 12:30 p.m.	Product Theater Session in the Exhibit Hall

Time	Event Type
12:45 p.m. – 1:15 p.m.	Product Theater Session in the Exhibit Hall
12:45 p.m. – 2:45 p.m.	Skill-Building Workshops
1:30 p.m. – 2:00 p.m.	Product Theater Session in the Exhibit Hall
1:30 p.m. – 2:30 p.m.	Education Sessions/Discussions
2:15 p.m. – 2:45 p.m.	Product Theater Session in the Exhibit Hall
2:45 p.m. – 2:55 p.m.	Passport to Prizes Drawing
2:45 p.m. – 3:45 p.m.	Education Sessions/Discussions
3:00 p.m. – 5:00 p.m.	Skill-Building Workshops
4:00 p.m. – 5:00 p.m.	Education Sessions/Discussions
5:15 p.m. – 6:15 p.m.	ICMA Local Government Awards and Recognition Reception
5:15 p.m.	Open Evening for Exhibitor/Sponsor/Affiliate Events

Tuesday, October 28

Wednesday, October 29

Monday, October 27

Tuesday, October 28

Time	Event Type
7:00 a.m. – 5:00 p.m.	Registration Open
7:00 a.m. – 5:00 p.m.	Speaker Ready Room Open
7:00 a.m. – 5:00 p.m.	The Bay Attendee Lounge Open
8:00 a.m. – 9:00 a.m.	Education Sessions/Discussions
8:00 a.m. – 10:00 a.m.	Skill-Building Workshops
8:00 a.m. – 1:00 p.m.	Mobile Workshops – Ticketed Event, Offsite Locations
9:15 a.m. – 10:15 a.m.	Education Sessions
10:15 a.m. – 1:00 p.m.	Exhibit Hall Open
10:30 a.m. – 11:00 a.m.	Product Theater Session in the Exhibit Hall
10:30 a.m. – 11:30 a.m.	Education Sessions/Discussions
10:30 a.m. – 12:30 p.m.	Skill-Building Workshops
11:00 a.m. – 12:30 p.m.	Lunch in the Exhibit Hall
11:30 a.m. – 5:00 p.m.	Headshot Lounge

Time	Event Type
11:30 a.m. – 1:00 p.m.	Assistant's Luncheon – Ticketed Event
11:30 a.m. – 12:00 p.m.	Product Theater Session in the Exhibit Hall
12:15 p.m. – 12:45 p.m.	Product Theater Session in the Exhibit Hall
12:45 p.m. – 12:55 p.m.	Passport to Prizes Drawing
1:15 p.m. – 4:15 p.m.	An Afternoon with ICMA: General Session and ICMA Annual Business Meeting
6:30 p.m. – 9:00 p.m.	ICMA Closing Party – Ticketed Event, Florida Aquarium

Wednesday, October 29

Monday, October 27

Tuesday, October 28

Wednesday, October 29

Time	Event Type
7:00 a.m. – 10:00 a.m.	Speaker Ready Room Open
7:30 a.m. – 11:45 a.m.	Registration Open
7:30 a.m. – 11:45 a.m.	The Bay Attendee Lounge Open
8:00 a.m. – 9:00 a.m.	Education Sessions
8:00 a.m. – 10:00 a.m.	Skill-Building Workshops
9:15 a.m. – 10:15 a.m.	Education Sessions
10:30 a.m. – 11:45 a.m.	Closing General Session

City Commission Regular Meeting - 5:05 PM **11. E.**

Meeting Date: 10/06/2025

Re: FRA 2025 Annual Conference

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

Approval for City Manager Richard D. Chess to attend the Florida Redevelopment Association 2025 Annual Conference in West Palm Beach, Florida, from October 14 to October 17, 2025, at a cost of $2,100.00.

Attachments

Travel Statement

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/30/2025 11:33 AM

Form Started By: Jennifer Robinson Started On: 09/30/2025 10:52 AM

Final Approval Date: 09/30/2025

REGISTRATION INFORMATION

Florida Redevelopment Association

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

The Hilton West Palm Beach
600 Okeechobee Blvd.
West Palm Beach, FL 33401

DATE:

1. TRAVELER'S NAME:	Richard Chess	DEPARTMENT:	Community & Economic Development
2. DEPARTURE DATE:	10/14/2025	DEPARTURE TIME:	1:00 PM
3. RETURN DATE:	10/17/2025	RETURN TIME:	2:00 PM
4. DESTINATION:	West Palm Beach	PURPOSE:	FRA Conference
5. CODE CHARGE:	**1049400-540200**		600 Okeechobee Blvd
6. AMT BUDGETED:	**$2,100.00**		West Palm Beach, FL 33401

7. BALANCE AVAILABLE: **$13,153.65**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:		445.00		
* HOTEL BILL: Confirmation #3309444211		867.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)				
* COMMUNICATION:				
CRA 101 Course		495.00		
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 134			94.00	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			75.00	
* MISC. EXPENSES - Tours		50.00		
MEALS				
1 BREAKFAST @ $8.00			8.00	
1 LUNCH @ $8.00			8.00	
2 DINNER @ $20.00			40.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			3.92	
15% GRATUITIES			8.40	
TOTALS	0.00	1,857.00	237.32	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: _____
DEPARTMENT SUPERVISOR

_____ 8/6/2025
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

THE SUNRISE CITY
FORT PIERCE
Florida

REQUEST FOR LEAVE OF ABSENCE (220 FORM)

***NOTE TO ALL DEPARTMENT HEADS: ALL REQUESTS FOR LEAVE OF ABSENCE IN A PAY PERIOD SHOULD BE IN YOUR OFFICE NO LATER THAN THE MONDAY FOLLOWING THE END OF THE PAY PERIOD.**

NAME OF EMPLOYEE:	TITLE:
DEPARTMENT:	DIVISION:
EFFECTIVE DATE:	TIME: 8:00 am
TERMINATION DATE:	TIME: 5:00 p.m.

TYPE OF LEAVE	TOTAL HOURS	TYPE OF LEAVE	TOTAL HOURS
VACATION WITH PAY (AL)		ADMIN LEAVE WITH PAY	
SICK LEAVE WITH PAY (SL)		CIVIL LEAVE (COURT DUTY)	
LEAVE WITHOUT PAY (LW)		COMPENSATORY TIME OFF	
INJURY LEAVE (LP)		OTHER (EXPLAIN BELOW)	

COMMENTS:

_____ DATE
EMPLOYEE SIGNATURE

_____ DATE_____/_____/_____
SUPERVISOR SIGNATURE

_____ DATE _____/_____/_____
DEPARTMENT HEAD SIGNATURE

_____ DATE 8/6/2025
CITY MANAGER SIGNATURE
(for travel approval)

Revised 3/17/23 JDR

THE FLORIDA REDEVELOPMENT ASSOCIATION

Sign out Richard D. Chess, MBA Cart

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Order Confirmation

Florida League of Cities
PO Box 1757 301 S Bronough St Suite 300 Tallahassee, FL 32302-1757

Order number
164786.00

Order date
Thursday, August 7, 2025

Bill to
Richard D. Chess, MBA

Payment method
Visa 4715********2499

Name on card
Dana Neville

Sold to
Richard D. Chess, MBA
100 N US Highway 1
Fort Pierce, FL 34950-4205

Item	Quantity	Price	Total
FRA 2025 Annual Conference **When:** 10/14/2025 8:00 AM - 10/17/2025 11:59 AM	1	445.00	445.00

Item	Quantity	Price	Total

Where: Hilton West Palm Beach
600 Okeechobee Blvd.
West Palm Beach, FL 33401 United States
Registration Option: Full Conference Registration
Program Items: 10/14/2025

- Tour (Bus) - West Palm Beach / Riviera Beach
  10/15/2025 7:15 AM

Item total	445.00
TRANSACTION GRAND TOTAL	445.00
Payment amount	445.00
Balance due	0.00

A confirmation is being sent to: rchess@cityoffortpierce.com **Send another copy to**

Send

Statement of Accessibility

The Florida Redevelopment Association ("FRA") is committed to ensuring accessibility of its website. To report an accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please complete our Accessibility Feedback Form. We will make reasonable efforts to accommodate all needs.

© Florida Redevelopment Association.

THE FLORIDA REDEVELOPMENT ASSOCIATION

CRA 101 registration

10/14/2025

Richard D. Chess, MBA (Richard)

City Manager
Fort Pierce
Fort Pierce FL

Status	Registered on	Registered by
Registered	8/7/2025	Shyanne Harnage, FRA-RP

Total charges
495.00

Balance
0.00

Bill to
Shyanne Harnage, FRA-RP

Registration option

Administrator Designation - Member

Invoices

Export

Invoice Number	Invoice Date	Bill To	Description	Amount	Balance
R134691	8/7/2025	Shyanne Harnage, FRA-RP	CHESS, RICHARD, CRA 101	495.00	0.00

Statement of Accessibility

The Florida Redevelopment Association ("FRA") is committed to ensuring accessibility of its website. To report an accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please complete our Accessibility Feedback Form. We will make reasonable efforts to accommodate all needs.

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Outlook

The Hilton West Palm Beach Reservation Confirmation

From The Hilton West Palm Beach Team <info@cvent.com>
Date Thu 8/7/2025 2:16 PM
To Dana Neville <dneville@cityoffortpierce.com>

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Florida Redevelopment Association Annual Conference

Hilton West Palm Beach
Oct 12, 2025 to Oct 18, 2025

RESERVATION CONFIRMATION

We are pleased to confirm your reservation at Hilton West Palm Beach. Our staff is looking forward to your arrival for Florida Redevelopment Association Annual Conference. Below you will find details of your reservation. If your travel plans change and you need to modify your reservation, please click here.

Hotel Confirmation	3309444211
Date Booked	Aug 7, 2025
Reservation Name	Richard Chess
Arrival Date	Oct 14, 2025
Departure Date	Oct 17, 2025
Room Type	2 Deluxe Queen City View High Floor

Number of Guests	1

Night by Night Rate

Date	Guests	Status	Rate
Oct 14, 2025	1	Confirmed	289.00
Oct 15, 2025	1	Confirmed	289.00
Oct 16, 2025	1	Confirmed	289.00

Additional Guest	Rate
Second Guest	0.00
Third Guest	20.00
Fourth Guest	20.00

Total Charge 867.00

Tax Disclosure: Room rate shown may not include 13.00% Room Tax Per Night (subject to change). Total charges will include all applicable taxes.

Add-Ons

Cancel Policy: 1 night room and tax deposit is due at time of booking. Standard cancellation policy is 72 hours before arrival. Reservations cancelled within 72 hour time frame will be subject to a 1st night's room and tax charge. Cancellations may vary depending on the rate or dates of your reservation. Please refer to your reservation confirmation letter to verify your cancellation policy. If you need further assistance please call the hotel directly.

Hilton

600 Okeechobee Blvd I West Palm Beach, FL I 33401
t: 561 231-6000 I f: 561-231-6010

This transmission is not a digital or electronic signature and cannot be used to form, document, or authenticate a contract. Hilton accepts no liability arising in connection with this transmission



THE FLORIDA REDEVELOPMENT ASSOCIATION

2025 FRA ANNUAL CONFERENCE

October 14-17, 2025
Hilton West Palm Beach

#FRA2025

REGISTRATION INFORMATION

The **2025 Florida Redevelopment Association Annual Conference** will be held on **October 14-17, 2025**, at the **Hilton West Palm Beach** in West Palm Beach.

The conference is an opportunity for redevelopment professionals, elected officials, and appointed officials who oversee administering redevelopment (economic development) programs in Florida cities and counties and community redevelopment agencies (CRAs) who have separate, dedicated trust funds that can be spent on redevelopment projects to meet in person. Attendees at the conference will have opportunities to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future, and hear about the latest in products and services for redevelopment projects.

Don't miss this opportunity to learn, network, and share!

DEADLINES

- **September 12, 2025:** Last day to reserve hotel accommodation with group block.
- **September 26, 2025:** Conference registration fee increases by $100.00 after 5:00 p.m.
- **October 10, 2025:** Online registration closes.

REGISTRATION FEES

Full Registration (October 14-17, 2025)
Member: $395.00; Nonmember: $495.00
(Late registration fee applied September 27, 2025)
Member: $495.00; Nonmember: $595.00

CRA Board Training Course (October 15, 2025)
$50.00

Tours (October 15, 2025)
$50.00 per tour (1 tour per person)

Academy Graduation and Awards Banquet
(October 16, 2025)
$75.00 Guest Ticket

Guest/Spouse Registration (October 14-17, 2025)
(Nonprofessional relations only)
$325.00

Full registration and **guest/spouse** registration fee covers your name badge and admission to all conference sessions and the exhibit hall, refreshment breaks, light continental breakfasts each day, Wednesday's Welcome Luncheon in the exhibit hall, Wednesday's Welcome Reception in the exhibit hall, Thursday's Networking Luncheon in the exhibit hall, and Thursday's Academy Graduation and Awards Banquet. Tours are an additional fee. NOTE: Registration fees will increase by $100.00 per registration/guest for all registrations made after 5:00 p.m. on September 26, 2025.

CANCELLATION POLICY

Conference registration cancellation requests must be emailed to ***mmontgomery@flcities.com*** no later than 5:00 p.m. on September 26, 2025, to be eligible for a conference registration refund. A $50.00 cancellation fee will be applied to all cancellations. Refunds will be issued after the conference. **No refunds will be made after September 26, 2025, or for early departure from the conference.**

REGISTRATION INFORMATION

Online Registration – Credit Cards Only
Click here to register online and pay with a credit card. The FRA accepts Visa, Mastercard, or American Express.

Mail Registration – Checks Only
Complete the registration on page 9 if you are paying by check. Mail the registration form and check to the Florida Redevelopment Association Annual Conference, P.O. Box 1757, Tallahassee, FL 32302 by **October 10, 2025.**

HOTEL INFORMATION

The Hilton West Palm Beach, 600 Okeechobee Boulevard, West Palm Beach, is the conference venue and is not accepting reservations at this time. Your paid registration confirmation will include the hotel booking link for you to secure a reservation. The cutoff date for reservations is **September 12, 2025**. The FRA has secured the special rate of $289/night + 13% tax. The FRA room block tends to fill up quickly, so reserve your room once your registration is complete. The FRA will never call you to book a room; nor does the FRA use a third party for hotel reservations. These calls and third-party operators are not authorized by the FRA and are not part of the room block. Self-Parking is not available at this property. However, valet services are offered to our group at the discounted rate of $25/night plus tax. This rate also applies to those who are not staying on property but are attending the conference daily.

SPECIAL NEEDS

If you are physically challenged and require special services, or if you have special dietary restrictions (e.g., specific allergies, kosher and vegetarian requests), please attach a written description to your registration form.



QUESTIONS? Contact Meredith Montgomery, Meeting Planner, Florida Redevelopment Association/Florida League of Cities, Inc., 850.701.3636; ***mmontgomery@flcities.com***

TENTATIVE PROGRAM

(Schedule and speakers subject to change)

TUESDAY, OCTOBER 14, 2025

1:00 p.m. - 5:00 p.m.
Registration Desk Open

3:00 p.m. - 5:00 p.m.
FRA Board of Directors Meeting

WEDNESDAY, OCTOBER 15, 2025

7:30 a.m. - 6:00 p.m.
Registration Desk Open

7:15 a.m. - 12:00 p.m
Tour (bus): West Palm Beach/Riviera Beach
(Additional fee of $50.00; pre-registration required)
Attendees will explore the transformation of West Palm Beach and Riviera Beach, starting with the Historic Northwest District, where cultural heritage and modern development converge. Highlights include the iconic Sunset Lounge, Styx Promenade, and Heart and Soul Park, all key to the district's revitalization. The tour continues to the Riviera Beach Marina Village, a reimagined waterfront offering recreation, culture, and economic opportunity. Finally, attendees will visit the NORA (North Railroad Avenue) district, a sustainable, mixed-use development that blends adaptive reuse with modern design. Each stop showcases how public-private partnerships (P3s) are reshaping neighborhoods, preserving heritage, and driving dynamic growth, all while fostering a stronger sense of community.

7:15 a.m. - 12:00 p.m.
Tour (bus): Delray Beach/Boynton Beach
(Additional fee of $50.00; pre-registration required)
Join us for a dynamic and immersive tour that will showcase two of Palm Beach County's charming – and growing! – coastal towns: Delray Beach, affectionately known as the "Village by the Sea," and Boynton Beach, the "Gateway to the Gulf Stream." This informative guided tour highlights key investments both communities are making to ensure community-centered, inclusive growth that supports both people and place. In Delray Beach, visit affordable and workforce housing developed in partnership with local nonprofits, new commercial spaces in The Set that support small businesses while preserving the neighborhood's cultural identity, and strategic CRA investments in downtown infrastructure that have played a pivotal role in enhancing the area's vibrancy and appeal. In Boynton Beach, visit the new Town Square complex, view active development sites along East Ocean Avenue and Boynton Beach Boulevard, and tour the Boynton Harbor Marina, a key anchor for downtown activity and recreational experiences. The tour concludes in the Heart of Boynton with an inside look at vital affordable housing developments and a mixed-use project that is shaping the community.

7:15 a.m. - 12:00 p.m..
Tour (bus): Lake Worth/West Gate
(Additional fee of $50.00; pre-registration required)
Explore innovative housing, infrastructure, and redevelopment projects in the Westgate and Lake Worth Beach CRAs. The tour begins in Westgate, just west of downtown West Palm Beach, with a visit to the Dennis P. Koehler Preserve— a 7.5-acre lake serving as a park and stormwater mitigation site. Next, see the $11M Westgate Avenue Streetscape Project and other key CRA-led improvements like South Westgate Estates' cottage housing, Oswego Oaks Park, and Westgate Dog Park. The tour continues past new multifamily developments along Congress Avenue, the future 47-acre Palm Beach Kennel Club redevelopment, and The Hangar—a luxury car storage facility with community space. In Lake Worth Beach, visit vibrant mixed-use developments like Deco Green and the MID, as well as the transit-oriented Lake Worth Station. Stroll through the historic district to see charming Lake Worth Cottages, then visit Downtown Lake Worth Beach and the iconic Gulfstream Hotel, now under restoration. The tour concludes with stops at major redevelopment sites including The Bohemian, a Brightline-connected residential project, and Madison Terrace, a planned affordable senior housing community, before returning to West Palm Beach.

7:15 a.m. - 12:00 p.m..
Tour (walking): City Place/Downtown
(Additional fee of $50.00; pre-registration required)
Get your steps in on this up-close and personal walking tour of the streetscapes and real estate developments along the Rosemary Avenue and Clematis Street corridors! We'll start walking from the Hilton West Palm Beach lobby past the Restoration Center hardware anchor store on Okeechobee Boulevard into the heart of City Place, where you'll hear brief presentations from the developer as well as the design team that helped bring their vision to life. After a quick presentation, we'll have breakfast at Maman and continue our walk to Clematis Street, the nightlife hub of downtown West Palm Beach! We'll continue our tour walking east on Clematis Street, hearing from the design team and the West Palm Beach CRA about streetscape planning, design, and implementation. You'll also hear from the contractor about how the corridor was kept accessible during construction to keep pedestrian traffic flowing through the area. Once we reach the waterfront at Flagler Drive and Clematis Street, you'll get to listen to a presentation from the CRA about how they activate the waterfront for events and the exciting future the City/CRA has in store for the area. After the waterfront presentation, we'll start to head back to the hotel, but make one more stop at the Chase/Trinity streetscape project, where attendees will get to see a full streetscape project in action. Please wear comfortable shoes and bring a bottle of water. Total distance will be between 2 and 2.5 miles!

8:00 a.m. - 12:00 p.m.
CRA Board Training Course
Presented by: Jeff Burton, Ph.D., FRA-RA, Executive Director, City of Bradenton CRA

This is a general educational session designed for CRA staff, elected and appointed officials, volunteers, and advisory board members. It provides a succinct overview of what you need to know that you don't know in the universe of CRAs. Learn some helpful, practical, legal, and administrative best practices for CRA policymaking success.

11:30 a.m. - 6:30 p.m.
Exhibit Hall Open

12:00 p.m. - 1:15 p.m.
Welcome Luncheon in the Exhibit Hall

1:15 p.m. - 2:15 p.m.
Welcome and Keynote Address

Keynote Presentation:The Walkable City



Keynote Speaker: *Jeff Speck,* Partner, Speck Dempsey LLC

Jeff Speck is a city planner and author who advocates internationally for more walkable cities. As Director of Design at the National Endowment for the Arts from 2003 through 2007, he presided over the "Mayors' Institute on City Design" and created the Governors' Institute on Community Design. Prior to his federal appointment, Speck spent 10 years as Director of Town Planning at DPZ & Co., the principal firm behind the New Urbanism movement. Since 2007, he has led Speck & Associates (now Speck Dempsey), an award-winning urban planning firm serving public and private clients around the world.

With Andres Duany and Elizabeth Plater-Zyberk, Speck is the co-author of "Suburban Nation," which the Wall Street Journal calls "the urbanist's bible." His 2012 book "Walkable City" was the best-selling city planning title of the past decade and has been translated into eight languages. He is also the principal author of "The Smart Growth Manual and Walkable City Rules."

Speck has been named a fellow of both the American Institute of Certified Planners and the Congress for New Urbanism. In a recent Planetizen poll, he was voted one of the ten "most influential urbanists of all time." Speck was the 2022 recipient of the Seaside Prize, whose former awardees include Jane Jacobs and Christopher Alexander. His TED talks and YouTube videos have been viewed more than six million times.

2:15 p.m. - 2:30 p.m.
Refreshment Break in the Exhibit Hall

2:30 p.m. - 3:30 p.m.

Redefining Redevelopment: Overcoming Red Tape with Innovation

A dynamic discussion on innovative approaches to redevelopment that break through traditional bureaucratic barriers, focusing on collaboration with communities and unconventional partnerships to create impactful projects.

2:30 p.m. - 3:30 p.m.

Part 1: Securing Legacies: Overcoming Barriers to Increase Generational Wealth in Redevelopment Areas

This session will explore critical strategies for preserving communities and preventing displacement. Key topics include heirs' property, vacancy prevention, and community stability. The discussion will also delve into the preservation of residential properties including title continuance and estate planning and their impact on home valuation. Attendees will gain insights into how these tools can be leveraged to maintain community cohesion and ensure long-term housing preservation.

Part 2: Starve the Crisis, Feed the Vision

Explore how strategic planning, collaboration, and innovative funding can address housing challenges, showing affordable housing as the catalyst for community growth.

2:30 p.m. - 3:30 p.m.

Leveraging Brownfields Resources to Inspire CRA Revitalization

This session will explore state, federal, and local grants, incentives, and resources to jump-start the reuse of environmentally stigmatized properties within CRAs. Brownfields practitioners, including active CRA managers/consultants and environmental legal counsel, will discuss layering incentives and resources to increase the tax base and inspire community and economic development within CRAs. Multiple case studies of successful CRA Brownfields projects will also be discussed.

3:30 p.m. - 3:45 p.m.

Refreshment Break in the Exhibit Hall

3:45 p.m. - 5:00 p.m.

Informed Decision-Making for CRAs: The Power of Data Gathering and Analysis

This panel will discuss the triad of meaningful data gathering and analysis from community engagement, economic trends, and parcel data related to CRAs. Learn how leveraging data can help ground and target your agency's goals, actions, and benchmarks, leading to informed and measurable plans.

3:45 p.m. - 5:00 p.m.

The Business of the CRA vs. the CRA Brand

This session will focus on understanding the critical difference between what a Community Redevelopment Agency (CRA) does and what it means to the people it serves. CRAs are tasked with revitalizing communities, attracting investment, and improving quality of life, but their impact isn't just measured in projects and policies. It's also shaped by public perception, stakeholder trust, and the agency's ability to communicate its value effectively. In this session, we'll explore the fundamentals of CRA operations vs. CRA identity, unpacking the psychology of how residents, business owners, elected officials, and developers interpret the agency's work. Participants will learn how to align redevelopment efforts with a compelling brand narrative.

3:45 p.m. - 5:00 p.m.

Reimagining Public Parks: Transforming Spaces for Communities of Tomorrow

Discover practical methods to adapt to changing CRA rules, streamline management, and sharpen communication. Drawing on real-world experiences in Tampa's CRAs—including management restructuring, consolidating multiple districts, and brand migration—this session presents proven tactics to bolster local government and redevelopment efforts.

5:00 p.m. - 6:30 p.m.

Welcome Reception in the Exhibit Hall

THURSDAY, OCTOBER 16, 2025

8:00 a.m. - 3:00 p.m.
Registration Desk Open

8:00 a.m. - 1:00 p.m.
Exhibit Hall Open

8:00 a.m. - 9:00 a.m.
***Light* Continental Breakfast in the Exhibit Hall**

9:00 a.m. - 10:15 a.m.
It Takes a Village: How Successful Communications Can Lead to Transformations
This session aims to inspire other organizations to prioritize community communications and highlights the importance of adaptive strategies in grant management.

9:00 a.m. - 10:15 a.m.
Part 1: Transforming Urban Mobility: Leveraging Mobility Plans
Street design mobility is one of the most critical aspects of redevelopment and one that CRAs can affect. This presentation highlights how mobility plans can be used to transform local roadways by integrating land use, redevelopment, and multimodal transportation strategies to create safer, more connected, and vibrant urban environments.

Part 2: Smart Streetscapes for Safer, Smarter Communities
Explore how smart cities technology and data-driven tools can be used to monitor mobility patterns, improve operations, and measure the impact of public investments, providing a consistent framework to guide future infrastructure decisions and redevelopment efforts.

9:00 a.m. - 10:15 a.m.
Navigating Evolving CRA Requirements and Effective Communication
This session will explore ways to utilize free or affordable tools and ideas for turning your projects into exciting posts, to share the great work that your CRA is doing to improve your redevelopment area.

10:15 a.m. - 10:30 a.m.
Refreshment Break in the Exhibit Hall

10:30 a.m. - 11:30 a.m.
The Final Countdown: Transitioning Beyond CRA
As the sunset of your Community Redevelopment Area (CRA) approaches, redevelopment professionals must navigate a complex landscape to ensure that ongoing projects are completed, funding is appropriately allocated, and community goals are met. This session will provide vital strategies, tools, and insights for professionals working within CRAs to manage the transition effectively and with minimal disruption to redevelopment efforts.

10:30 a.m. - 11:30 a.m.
The Pond Awakens: From Stormwater Pond to Strolling Paths
Learn how to work together with various agencies (FDOT & City) and multiple departments in the city (CRA, Parks and Rec, Public Works, Utilities) to redevelop an area, and talk with the adjacent private property owners for their buy-in and support of a project.

10:30 a.m. - 11:30 a.m.
A Tale of Two CRAs: Using the Federal Brownfields Program to Boost Redevelopment
In 2023, the Cities of Apopka and Kissimmee joined the East Central Florida Regional Planning Council's Resilient Corridors Brownfields Coalition to fund redevelopment projects within their CRAs. Learn how both cities have used this program to boost the redevelopment of catalyst sites and attract new investment within their districts.

11:30 a.m. - 1:00 p.m.
Networking Luncheon in the Exhibit Hall

1:00 p.m. - 2:30 p.m.
Keynote Address

Keynote Presentation: Inclusive Transportation: A Manifesto for Repairing Divided Communities



Keynote Speaker: *Veronica O. Davis,* PE, Director, Cities Program, AtkinsRéalis

Veronica O. Davis, PE, is a self-described transportation nerd and author of "Inclusive Transportation: A Manifesto for Repairing Divided Communities." She believes everyone should have access to safe, reliable, and affordable transportation.

She is currently the Director of Cities Program for AtkinsRéalis. She has over 20 years of experience in civil engineering and planning. Under the Mayor Turner Administration, she was the Director of Transportation and Drainage Operations for the City of Houston. She is also the co-founder and former Managing Partner at Nspiregreen LLC. She is one of the co-founders of Black Women Bike (BWB). She was the Vice President and City of Houston representative on the National Association of City Transportation Officials.

She earned her dual Master's Degrees (engineering management and regional planning) from Cornell University and a Bachelor of Science in civil engineering from the University of Maryland. In July 2012, the White House recognized her as a Champion of Change and Transportation Innovator for her professional accomplishments and community advocacy in transportation.

She currently lives in Baltimore, MD, with her husband and child.

2:45 p.m. - 3:00 p.m.
Annual Membership Meeting

3:00 p.m. - 4:30 p.m.
Counties Can Do Redevelopment Too - The Polk County Experience
While CRAs tend to be city-oriented, redevelopment also occurs in counties. Over the past couple of years, Polk County has reinvigorated its redevelopment efforts using various methods and techniques. This session will summarize these efforts and also provide examples of how to do redevelopment without a CRA.

3:00 p.m. - 4:30 p.m.
Part 1: Enhancing Community Safety: The West Palm Beach CRA Experience
Learn how the West Palm Beach CRA has significantly improved security and reduced crime through innovative initiatives and community partnerships.

Part 2: Crackdown on Carson
Explore the remarkable transformation of Carson Drive in Fort Walton Beach, showcasing the power of evidence-based crime prevention design principles. Once a high-crime area, Carson Drive has evolved into a safer, more welcoming environment that supports family living. The session will demonstrate how systematic application of Crime Prevention Through Environmental Design (CPTED) principles can dramatically improve high-crime areas, benefiting the entire community.

3:00 p.m. - 4:30 p.m.
From Empty to Energized: Reclaiming Spaces for Walkable Vitality
Redevelopment districts can deliver the energy, connection, and character that draw people in—but vacant storefronts, empty lots, and underutilized buildings can quickly drain that momentum. Across Florida, CRAs are addressing these challenges through interim uses—strategic activations that bring spaces back to life over a multi-year horizon. From community markets and food truck courts to neighborhood hubs, creative site design, and adaptive reuse, these mid-term solutions increase foot traffic, improve public perception, and lay the groundwork for permanent investment. Learn how communities are leveraging design-forward strategies and local partnerships to restore vibrancy, build confidence, and transform vacant properties into active, valuable assets. Walk away with actionable ideas and proven tools to turn stalled sites into walkable destinations that align with your CRA's long-term redevelopment goals.

6:30 p.m. - 8:30 p.m.
Academy Graduation and Awards Banquet
Help us congratulate our Academy graduates, award winners, and the 2025-2026 Board of Directors. (This event is included with a full registration. Guest tickets are available for an additional fee. See page 9 for details.)

FRIDAY, OCTOBER 17, 2025

8:00 a.m. - 10:00 a.m.
Registration Desk Open

8:30 a.m. - 9:30 a.m.
***Light* Continental Breakfast**

8:30 a.m. - 11:30 a.m.
Breakfast with the Experts
Enjoy a light continental breakfast at this flexible networking session. Breakout groups will focus on redevelopment hot topics such as affordable housing, ongoing maintenance in a CRA, and many more. This will be a great opportunity to network, share success stories, and learn from your peers.

9:30 a.m. - 11:30 a.m.
Hot Legal Topics in Redevelopment
Join us as we hold a session on hot legal topics regarding redevelopment. We will have our best CRA legal minds discuss the 2019 changes to Florida Statutes, Chapter 163, Part III, recent updates to Florida Statutes, Chapter 189, and legislation on topics impacting redevelopment and CRAs.

9:30 a.m. - 11:30 a.m.
Part 1: Unlocking Funding for Redevelopment: Grants, Incentives, and Creative Strategies
Explore the multifaceted world of funding redevelopment projects, focusing on securing grants, offering grants as incentives, and exploring other innovative funding strategies. Attendees will gain insights into the latest trends, best practices, and practical approaches to finance their redevelopment initiatives effectively with real-life examples of the positive outcomes.

Part 2: Don't Take Your Funding for Granted: Using Grants of All Sizes to Catalyze Redevelopment in Your CRA
Many CRAs have initiatives aimed at revitalizing the district and attracting new businesses to the community. These programs can take the shape of awarding grants for residences and businesses alike so that they can make improvements without facing major economic hardships. Some programs that will be discussed are a Home Preservation Program, Residential Improvement Matching Grant, Residential Paint Program, and Commercial Facade Program. This session will explore these residential and commercial grant options with advice on how to successfully implement or revamp your CRA grant programs.

11:30 a.m.
Conference Adjourns

Shopping Cart

Items

	Item	Quantity	Price	Total	
	CRA 101 - Jessica Williams	1	495.00	495.00	Remove
	FRA 2025 Annual Conference - Sara Delgado	1	445.00	445.00	Remove
	FRA 2025 Annual Conference - Shyanne Helms	1	445.00	445.00	Remove
	FRA 2025 Annual Conference - Miriam Garcia	1	445.00	445.00	Remove
	FRA 2025 Annual Conference - Awilda Colon	1	445.00	445.00	Remove
	FRA 2025 Annual Conference - Jessica Williams	1	445.00	445.00	Remove
	FRA 2025 Annual Conference - Richard D. Chess, MBA	1	445.00	445.00	Remove
	CRA 101 - Richard D. Chess, MBA	1	495.00	495.00	Remove

Update

Cart Charges

Item total	3,660.00
TRANSACTION GRAND TOTAL	3,660.00

Promotional code Apply

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Bill to

Myself

Payment amount

3,660.00

Payment method

Visa

Name on card

Sara Delgado

Card

Card number MM/YY CSC Postal code

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Fort Pierce, FL 34950-4205

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Statement of Accessibility

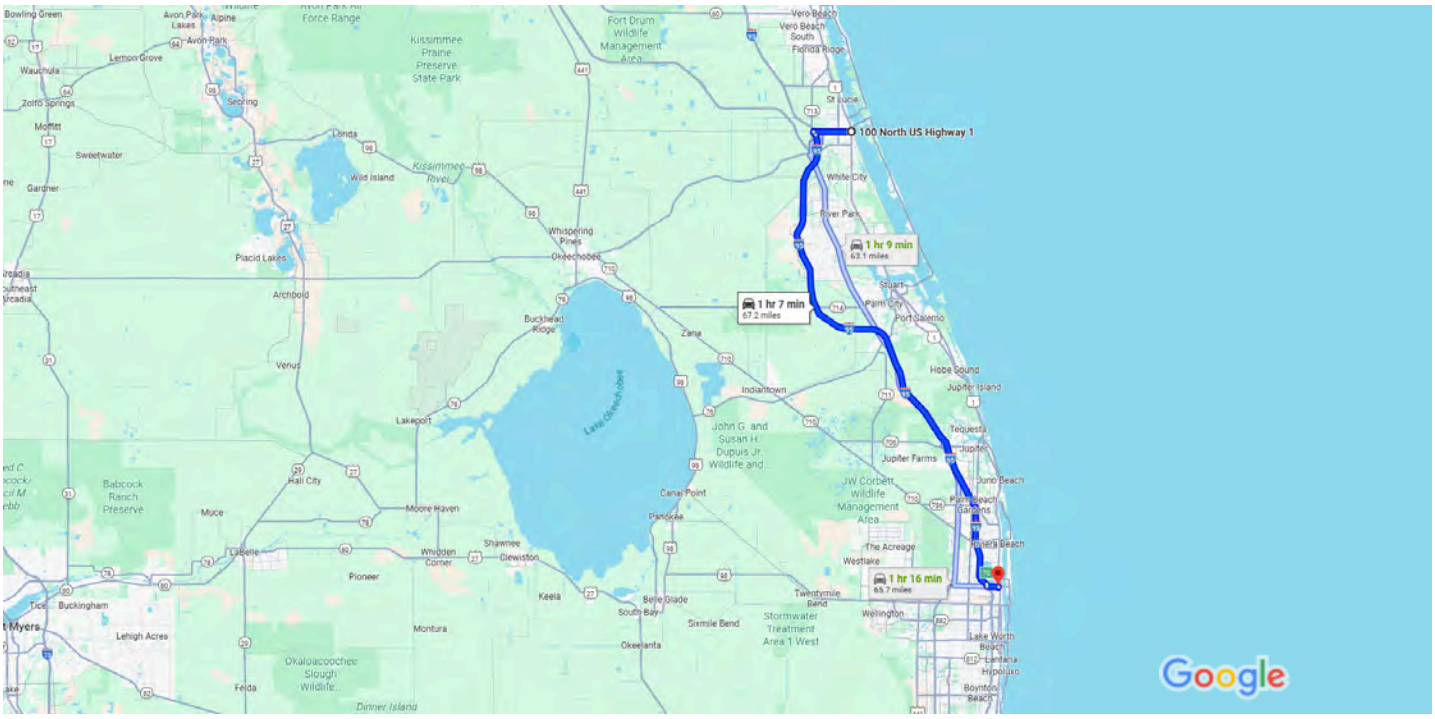
The Florida Redevelopment Association (“FRA”) is committed to ensuring accessibility of its website. To report an accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please complete our Accessibility Feedback Form. We will make reasonable efforts to accommodate all needs.

© Florida Redevelopment Association.

Google Maps

100 N US Hwy 1, Fort Pierce, FL 34950 to 600 Okeechobee Blvd, West Palm Beach, FL 33401

Drive 67.2 miles, 1 hr 7 min



Map data ©2025 Google, INEGI 5 mi

100 N US Hwy 1
Fort Pierce, FL 34950

Take FL-68 W/Orange Ave to I-95 S

11 min (4.8 mi)

1. Head northwest on N 4th St/N US Hwy 1 toward Avenue A

266 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

75 ft

4. Turn right onto FL-68 W/Orange Ave

4.1 mi

5. Use the 2nd from the left lane to turn slightly left

0.5 mi

Follow I-95 S to FL-704 E/Okeechobee Blvd in West Palm Beach. Take exit 70 from I-95 S

51 min (61.0 mi)

6. Merge onto I-95 S

60.8 mi

7. Use the right 2 lanes to take exit 70 toward FL-704 E/Okeechobee Blvd

0.2 mi

8. Use the left 3 lanes to turn slightly left onto the FL-704 E ramp

249 ft

Follow FL-704 E/Okeechobee Blvd to your destination

4 min (1.3 mi)

9. Use any lane to turn left onto FL-704 E/Okeechobee Blvd

1.3 mi

10. Turn right onto S Rosemary Ave

279 ft

11. Turn right

Destination will be on the left

131 ft

600 Okeechobee Blvd

West Palm Beach, FL 33401

City Commission Regular Meeting - 5:05 PM **12. A.**

Meeting Date: 10/06/2025

Re: Proposed Ordinance 25-024, Mandatory Structural Inspections

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. SECOND READING

SUMMARY:

The Florida Legislature enacted mandatory structural inspections for condominium and cooperative buildings to ensure such buildings are safe for continued use. The proposed Ordinance adopts a timeframe to schedule and commence repairs following the receipt of a Phase Two Milestone Inspection Report, as required by Section 553.899(11), Florida Statutes.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 25-024 Creating Chapter 103, Article XII "MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS".

ALTERNATIVES:

Do not approve at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Asst. Director of Building

COORDINATED WITH:

Sara Heges, City Attorney

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

NA

Attachments

Ordinance 25-024

CAO Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	08/26/2025 04:27 PM
City Manager	Richard Chess	08/27/2025 10:13 AM

Form Started By: Shaun Coss Started On: 08/26/2025 04:20 PM
Final Approval Date: 09/16/2025

ORDINANCE NO. 25-024

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449**; **PROVIDING FOR A TITLE IN SECTION 103-425**; **PROVIDING FOR APPLICABILITY IN SECTION 103-426**; **PROVIDING FOR DEFINITIONS IN SECTION 103-427**; **PROVIDING FOR A TIMEFRAME TO SCHEDULE AND COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428**; **PROVIDING FOR ENFORCEMENT IN SECTION 103-429**; **PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted mandatory structural inspections for condominium and cooperative buildings to ensure such buildings are safe for continued use; and

WHEREAS, section 553.899(11)(2025), Florida Statutes, requires municipalities to adopt an ordinance requiring that a condominium or cooperative association and any other owner subject to section 553.899, Florida Statutes, schedule or commence repairs for substantial structural deterioration within a specified timeframe.

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

SECTION 1. Chapter 103 – Buildings and Building Regulations, Article XII – Mandatory Structural Inspections for Condominium and Cooperative Buildings, Section 103-425 - Title of the Code of Ordinances of the City of Fort Pierce, is hereby created and adopted as follows:

Article XII. – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS

Sec. 103-425. – Title.

This article shall be known as “Mandatory Structural Inspections for Condominium and Cooperative Buildings”.

Sec. 103-426. – Applicability.

The provisions of section 553.899, Florida Statutes, and Chapter 1 of the Florida Building Code shall be applicable as a standard in the City. Every condominium and cooperative building subject to the provisions of section 553.899, Florida Statutes and Chapter 1 of the Florida Building Code shall comply with the provisions set forth herein.

Sec. 103-427. – Definitions.

Words, terms and phrases, when used in this article, shall have the meanings ascribed to them in section 553.899, Florida Statutes, and Chapter 1 of the Florida Building Code, except where the context clearly indicates a different meaning

Sec. 103-428. – Timeframe.

(1) A condominium or cooperative association and any other owner that is subject to this section shall schedule and commence repairs for substantial structural deterioration within 365 days after the city receives a phase two inspection report.

(2) If an owner of the building fails to submit proof to the city that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the above timeframe, the city must review and determine if the building is unsafe for human occupancy.

Sec. 103-429. – Enforcement.

This article shall be enforceable in the same manner as any other ordinances or laws of the city, as provided elsewhere in this Code, or as otherwise provided by law.

Secs. 103-430 – 103-449. – Reserved.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 4. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-024 was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, September 15, 2025; and was duly introduced, read by title only, and passed on second and final reading on Monday, October 6, 2025, by the City Commission of the City of Fort Pierce, Florida.

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

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	SHAUN COSS, ASSISTANT BUILDING DIRECTOR
FROM:	SARA HEDGES, CITY ATTORNEY *SH*
RE:	MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS
CAO RLS FILE:	25-221 FOLLOW-UP
DATE:	AUGUST 26, 2025

Following the first reading of the above Ordinance, a second look was taken at the Ordinance and State Statute. A change was needed to change an "or" to an "and". Based on this, the intent of the Ordinance changes and the title block changed. I have uploaded the Ordinance in Track Changes and Clean Copy formats. The Clean Copy is approved as to form and correctness.

Based on the changes, I recommend this be readvertised and another first reading be conducted.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

Received
SEP 2 3 2025
City Clerk's Office

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/15/2025
SCN tcpalm.com 09/15/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/15/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$139.04	
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KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, September 15, 2025 and Monday, October 6, 2025 at their meetings which begin at 5:05 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449; PROVIDING FOR A TITLE IN SECTION 103-425; PROVIDING FOR APPLICABILITY IN SECTION 103-426; PROVIDING FOR DEFINITIONS IN SECTION 103-427; PROVIDING FOR A TIMEFRAME TO SCHEDULE AND COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428; PROVIDING FOR ENFORCEMENT IN SECTION 103-429; PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinance; said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 15 2025
LSAR0360939

City Commission Regular Meeting - 5:05 PM **12. B.**

Meeting Date: 10/06/2025

Re: City Commission Compensation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 25-028 establishing Mayor and City Commission compensation and providing for cost of living increases commensurate with non-bargaining city employees each year as part of the annual budget adoption. SECOND READING

SUMMARY:

Budget Workshop and Conference Agenda meeting on July 14, 2025 and a Special Budget Workshop on July 21, 2025, the Mayor and City Commission discussed their current salaries and agreed to accept the same cost of living increase being proposed for all non-bargaining city employees and adjust the code to make that practice permanent for future years without requiring a separate vote.

RECOMMENDATION:

Adopt the ordinance

ALTERNATIVES:

Do not adopt or adopt with changes.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

City Attorney

Fiscal Impact

OTHER INFORMATION:

Annual budget increase of approximately $8,268.00.

Attachments

25-028

RLS Approval

Proof of Publication

Form Review

Inbox	Reviewed By	Date

City Manager	Richard Chess	09/02/2025 05:01 PM

Form Started By: Linda Cox
Started On: 09/02/2025 01:48 PM
Final Approval Date: 09/16/2025

ORDINANCE NO. 25-028

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II – CITY COMMISSION, DIVISION 1 – GENERALLY, SECTION 2-19 – COMPENSATION** OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at a Budget Workshop and Conference Agenda meeting on July 14, 2025 and a Special Budget Workshop on July 21, 2025, the Mayor and City Commission discussed their current salaries and agreed to accept the same cost of living increase being proposed for all non-bargaining city employees and adjust the code to make that practice permanent for future years without requiring a separate vote.

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

SECTION 1. Chapter 2 – Administration, Article II – City Commission, Division 1 – Generally, Section 2-19, of the Code of Ordinances, is hereby amended as follows:

Sec. 2-19. - Compensation.

(a)Effective October 1, ~~2023~~ 2025, the annual base compensation of the mayor-commissioner of the city shall be $~~40,560.00~~ 42,588.00. Subsequent to October 1, 2025, the mayor-commissioner shall receive the same rate of cost of living increase as approved in the annual budget for non-bargaining city employees without any additional action, vote, or code revision required to document the increase. Any modification to the compensation of the mayor-commissioner other than the cost of living increase ~~to this amount~~ must be done by ordinance specific to this section of the Code. The current salary of the mayor-commissioner shall be kept on file in the Office of the City Clerk.

(b)Effective October 1, ~~2023~~ 2025, the annual base compensation of each city commissioner of the city shall be $~~31,200.00~~ 32,760.00. Subsequent to October 1, 2025, each city commissioner shall receive the same rate of cost of living increase as approved in the annual for non-bargaining city employees without any additional action, vote, or code revision required. Any modification to the compensation of a city commissioner other than the cost of living increase ~~to this amount~~ must be done by ordinance specific to this section of the Code. The current salary of each city commissioner shall be kept on file in the Office of the City Clerk.

(c)In no event shall the mayor-commissioner or city commissioners be compensated in excess of the salaries, provided in subsections (a) and (b) of this section, for attending any regular, postponed or special meeting.

(d)The compensation for the mayor-commissioner and city commissioners shall be payable at the same time that other city employees are paid.

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

it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

SECTION 4. This ordinance is and the same shall become effective as of October 1, 2025.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-XXX was duly advertised by title only in the St. Lucie News Tribune on August XXXXX; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, XXXXX; and was duly introduced, read by title only, and passed on second and final reading on Monday, XXXXXXX, by the City Commission of the City of Fort Pierce, Florida.

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

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Linda Cox, City Clerk

FROM: Sara Hedges, City Attorney *SH*

RE: Mayor and City Commission Compensation Ordinance

CAO RLS FILE: RLS 25-267

DATE: August 12, 2025

I have reviewed the above Request for Legal Services (RLS) related to an Ordinance amending the City's Code of Ordinances related to the compensation for the Mayor and the City Commissioners. I have made suggested changes to the Ordinance. The Ordinance has been uploaded in a Track Changes and Clean Copy version to Agenda Quick. The Clean Copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

Received
SEP 15 2025
City Clerk's Office

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

09/05/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/05/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

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KAITLYN FELTY
Notary Public
State of Wisconsin

Received
SEP 15 2025
City Clerk's Office

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

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ORDINANCE NO. 25-028 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II – CITY COMMISSION, DIVISION 1 – GENERALLY, SECTION 2-19 – COMPENSATION OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinance; said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 5 2025
LSAR0363676

City Commission Regular Meeting - 5:05 PM **12. C.**

Meeting Date: 10/06/2025

Re: Proposed Ordinance 25-029, Coastal Construction Code

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 25-029 Deleting Chapter 103, Article VII Coastal Construction Code. FIRST READING

SUMMARY:

The coastal construction code is obsolete. Some provisions conflict with the FBC Coastal Construction requirements. Other provisions would be considered a technical amendment and are no longer valid as technical amendments must be presented to the Florida Building Commission each time a new Florida Building Code Edition is released (every three years).

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 25-029 Deleting Chapter 103, Article VII "COASTAL CONSTRUCTION CODE".

ALTERNATIVES:

Do not approve at this time

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Asst. Director of Building / Interim Community Response Director

COORDINATED WITH:

Sara Hedges, City Attorney
Florida Department of Emergency Management

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2025/2026
Account: 4202902-534900
Amount: N/A
OTHER INFORMATION:
N/A

Attachments

Coastal Construction Code
CAO Memo

Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	09/16/2025 05:10 PM
City Manager	Richard Chess	09/17/2025 03:28 PM

Form Started By: Shaun Coss Started On: 09/13/2025 09:13 AM

Final Approval Date: 09/17/2025

ORDINANCE NO. 25-029

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code; and

WHEREAS, the City of Fort Pierce previously adopted a Coastal Construction Code which is obsolete as coastal construction requirements are provided for in Florida Building Code, Section 3109, Structures Seaward of a Coastal Construction Control Line; and

WHEREAS, the City of Fort Pierce has determined it is necessary to amend sections herein for conformance and consistency with Florida State Statutes.

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

SECTION 1. Chapter 103, Article VII, Sections 103-263 through 103-268 of the Code of Ordinances of the City of Fort Pierce, is hereby deleted as follows:

ARTICLE VII. ~~COASTAL CONSTRUCTION CODE~~ RESERVED.

~~Sec. 103-263. Title.~~

~~The provisions contained herein shall constitute the coastal construction code for construction within the coastal building zone and coastal barrier islands in the city and shall be referred to as the coastal code.~~

~~Sec. 103-264. Purpose.~~

~~The purpose of the coastal code is to provide minimum standards for the design and construction of buildings and structures to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the city which fronts on the Atlantic Ocean. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The coastal code is site specific to the coastal building zone, as defined herein, and is not applicable to other locations. In the event of a conflict between this article and the other chapters of this Code, the requirements resulting in the more restrictive design shall apply. No provisions in this article shall be construed to permit any construction in any area prohibited by city, county, state or federal regulation.~~

~~Sec. 103-265. Scope.~~

~~(a) *Applicability.* The requirements of this coastal code shall apply to the following types of construction in the coastal building zone and on coastal barrier islands in the city:~~

~~(1) The new construction of, or substantial improvements to major structures, nonhabitable major structures, and minor structures as defined herein;~~

~~(2) Construction which would change or otherwise have the potential for substantial impact on coastal zones (i.e. excavation, grading, paving);~~

(3) Construction located partially within the coastal building zone;

(4) Reconstruction, redevelopment or repair of a damaged structure from any cause which meets the definition of substantial improvement as defined herein.

(b) *Exceptions.* The requirements of the coastal code shall not apply to the following:

(1) Minor work in the nature of normal beach cleaning and debris removal;

(2) Structures in existence prior to the effective date of the code, except for substantial improvements as defined herein;

(3) Construction for which a valid and unexpired building permit was issued prior to the effective date of this code;

(4) Construction extending seaward of the seasonal high water line which is regulated by the provisions of F.S. § 161.041 (i.e. groins, jetties, moles, breakwaters, seawalls, piers, revetments, beach nourishment, inlet dredging, etc.);

(5) Construction of nonhabitable major structures as defined herein, except for the requirements of section 103-267(d);

(6) Construction of minor structures as defined herein, except for the requirements of section 103-267(e);

(7) Structures listed in the National Register of Historic Places or the state inventory of historic places;

(8) Construction for improvement of a major structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

(c) *Application for permits.* Applications for building permits for construction in the coastal building zone and on coastal barrier islands, if not of normal or usual design, may be required by the building official to be certified by an architect or professional engineer registered in the state. Such certifications shall state that the design plans and specifications for the construction are in compliance with the criteria established by this coastal code.

Sec. 103-266. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coastal construction control line means the landward extent of that portion of the beach-dune system which is subject to severe fluctuations based upon a 100-year storm surge, storm waves or other predictable weather conditions as established by the department of environmental protection in accordance with F.S. § 161.053.

Mean high water line means the intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waves over a 19-year period.

Mobile home means manufactured housing which conforms to the Federal Manufactured Housing Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1 pursuant to F.S. § 320.823.

NGVD means National Geodetic Vertical Datum, a geodetic datum established by the National Ocean Service and frequently referred to as the 1929 Mean Sea Level Datum.

One-hundred-year storm or *100-year storm* means a shore incident hurricane or any other storm with accompanying wind, wave and storm surge intensity having a one-percent chance of being equaled or exceeded in any given year, during any 100-year interval.

Seasonal high water line means the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above mean high water.

Sec. 103-267. Coastal construction requirements.

(a) *General.* Construction within the coastal building zone and on coastal barrier islands shall meet the requirements of this article. All structures shall be designed so as to minimize damage to life, property and the natural environment. Assistance in determining the design parameters to minimize such damage may be found in the reference documents listed in section 103-268.

(b) *Structural requirements for major structures.*

(1) *Design and construction.* Major structures, except for mobile homes, shall be designed and constructed in accordance with the state building code (FBC). Major structures, except mobile homes, shall also comply with the applicable standards for construction found elsewhere in the state building code.

(2) *Mobile homes.* Mobile homes shall conform to the Federal Mobile Home Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1, pursuant to F.S. § 320.823, as well as the requirements of chapter 125 and article I of chapter 109 of this Code.

(3) *Elevation, floodproofing and siting.* All major structures shall be designed, constructed and located in compliance with the National Flood Insurance Regulations as found in 44 CFR parts 59 and 60 or article I of chapter 109 of this Code, whichever is more restrictive.

(c) *Design conditions.*

(1) *Velocity pressure.* Major structures, except mobile homes, shall be designed in accordance with the requirements of the state building code.

(2) *Foundations.* The elevation of the soil surface to be used in the design of foundations, calculation of pile reactions and bearing capacities shall not be greater than that which would result from the erosion reasonably anticipated as a result of design storm conditions. Foundation design and construction of a major structure shall consider all anticipated loads acting simultaneously with live and dead loads. Erosion computations for foundation design shall account for all vertical and lateral erosion and scour producing forces, including localized scour due to the presence of structural components. Foundation design and construction shall provide for adequate bearing capacity taking into consideration the type of soil present and the anticipated loss of soil above the design grade as a result of localized scour. Erosion computations are not required landward of coastal construction control lines established or updated since June 30, 1980. Upon request, the department of natural resources may provide information as to those areas within coastal building zones where erosion and scour of a 100-year storm event is applicable.

(3) *Wave forces.* Calculations for wave forces resulting from design storm conditions on building foundations and superstructures may be based upon the minimum criteria and methods prescribed in the Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of Navy; Shore Protection Manual, United States Department of the Army Corps of Engineers; United States Department of the Army Coastal Engineering Research Center Technical Papers and Reports; the Technical and Design Memoranda of the Division of Beaches and Shores, Florida Department of Natural Resources; or other professionally recognized methodologies which produce equivalent design criteria.

Breaking, broken and nonbreaking waves shall be considered as applicable. Design wave loading analysis shall consider vertical uplift pressures and all lateral pressures to include impact as well as dynamic loading and the harmonic intensification resulting from repetitive waves.

(4) *Hydrostatic loads.* Calculations for hydrostatic loads shall consider the maximum water pressure resulting from a fully peaked, breaking wave superimposed upon the design storm surge with dynamic wave setup. Both free and hydrostatic loads shall be considered. Hydrostatic loads which are confined shall be determined by using the maximum elevation to which the

confined water would freely rise if unconfined. Vertical hydrostatic loads shall be considered both upward and downward on horizontal or inclined surfaces of major structures (i.e. floors, slabs, roofs, walls). Lateral hydrostatic loads shall be considered as forces acting horizontally above and below grade on vertical or inclined surfaces. Hydrostatic loads on irregular or curved geometric surfaces shall be determined by considering the separate vertical and horizontal components acting simultaneously under the distribution of the hydrostatic pressures.

(5) *Hydrodynamic loads.* Hydrodynamic loads shall consider the maximum water pressures resulting from the motion of the water mass associated with the design storm. Full intensity loading shall be applied on all structural surfaces above the design grade which would affect the flow velocities.

(d) *Structural requirements for nonhabitable major structures.* Nonhabitable major structures need not meet the specific structural requirements of subsection (b) of this section, except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code. All sewage treatment and public water supply systems shall be floodproofed to prevent infiltration of surface water anticipated under design storm conditions. Underground utilities, excluding pad transformers and vaults, shall be floodproofed to prevent infiltration of surface water expected under design storm conditions or shall otherwise be designed to function when submerged under such storm conditions.

(e) *Structural requirements for minor structures.* Minor structures need not meet the specific structural requirements of subsection (b) of this section except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code (FBC).

(f) *Location of construction.* Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability. Construction, including excavation, may occur to the extent that the natural storm buffering and protection capability of the dune is not diminished.

(g) *Public access.* Where the public has established an accessway through private lands to lands seaward of mean high tide or water line by prescription, prescriptive easement or other legal means, development or construction shall not interfere with such right of access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate or relocate such public accessways so long as they are:

(1) Of substantially similar quality and convenience to the public;

(2) Approved by the local government and approved by the department of natural resources whenever improvements are involved seaward of the coastal construction control line; and

(3) Consistent with the coastal management element of the local comprehensive plan adopted pursuant to F.S. § 163.3178.

Sec. 103-268. References.

Assistance in determining the design parameters and methodologies necessary to comply with the requirements of this article may be obtained from:

(1) Shore Protection Manual, United States Army Corps of Engineers, 4th edition, 1984.

(2) United States Department of the Army, Coastal Engineering Research Center's Technical Papers and Reports.

(3) Florida Department of Natural Resources, Division of Beaches and Shores Technical and Design Memoranda.

~~(4) Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of the Navy.~~

~~(5) Coastal Construction Manual, Federal Emergency Management Agency, August 2005.~~

Secs. ~~103-269~~103-263 — 103-299. Reserved.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 4. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-029 was duly advertised by title only in the St. Lucie News Tribune on September 24, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, October 6, 2025; and was duly introduced, read by title only, and passed on second and final reading on Monday, October 20, 2025, by the City Commission of the City of Fort Pierce, Florida.

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

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Shaun Coss, Assistant Director of Building, Building, Building Admin

FROM: Felicia Holloman, Assistant City Attorney FH

THROUGH: Sara Hedges, City Attorney *SH*

RE: Ord. 25-XXX Coastal Construction Code

CAO RLS FILE: 25-260

DATE: September 4, 2025

I have reviewed the above request for legal services related to the Ordinance amending the Code sections concerning the coastal construction. A redlined and clean copy of the Ordinance has been uploaded, and the clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Received
SEP 30 2025
City Clerk's Office

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/24/2025
SCN tcpalm.com 09/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$165.44	
Tax Amount:	$0.00	
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Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, October 6, 2025 and Monday, October 20, 2025 at their meetings which begin at 5:05 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 25-029 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 25-030 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 24 2025
LSAR0369597

City Commission Regular Meeting - 5:05 PM **12. D.**

Meeting Date: 10/06/2025

Re: Proposed Ordinance 25-030, Floodplain Management

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 25-030 Amending Chapter 103, Article II Building Code, and Amending Chapter 109, Article I Floodplain Management. FIRST READING

SUMMARY:

All floodplain management ordinances must be coordinated with the Florida Department of Emergency Management (FDEM). Recent changes to FDEM and FEMA requirements necessitates an amendment to our Ordinance for compliance with new standards. Additionally, there were codification errors in the definitions of our current Ordinance, and there was a change in the 2023 Florida Building Code affecting our local technical amendment regarding additions.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 25-030 Amending Chapter 103, Article II "BUILDING CODE" and Amending Chapter 109, Article I "FLOODPLAIN MANAGEMENT".

ALTERNATIVES:

Do not approve at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Asst. Director of Building / Interim Community Response Director

COORDINATED WITH:

Sara Hedges, City Attorney
Florida Department of Emergency Management

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025/2026
Account:	4202902-534900
Amount:	N/A

OTHER INFORMATION:

N/A

Attachments

Floodplain Management Ordinance
CAO Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	09/16/2025 05:10 PM
City Manager	Richard Chess	09/17/2025 03:28 PM

Form Started By: Shaun Coss Started On: 09/13/2025 09:30 AM
Final Approval Date: 09/17/2025

ORDINANCE NO. 25-030

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, the City of Fort Pierce participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code, and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City of Fort Pierce previously adopted local technical amendments to the Florida Building Code related to additions to buildings in flood hazard areas and is reformatting that amendment as part of Chapter 109, Article III, Section 109-49(d) to coordinate with the Florida Building Code; and

WHEREAS, the City of Fort Pierce finds that all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. Therefore, the cost impact of the proposed amendments is negligible, and in terms of lower potential for flood damage, there will be continued savings and benefits to consumers; and

WHEREAS, the City of Fort Pierce has determined that the proposed amendments are not more stringent than necessary to address the need identified; do not discriminate against materials, products or construction techniques of demonstrated capabilities; and are in compliance with section 553.73(4), Florida Statutes. Thus, the City of Fort Pierce finds that it is in the public interest to adopt the proposed local technical amendments to the Florida Building Code.

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

SECTION 1. Chapter 103 – Buildings and Building Regulations, Article II – Building Code, Division 1. - Generally, Section 103-24. – Florida Building Code amendments of the Code of Ordinances of the City of Fort Pierce, is hereby amended as follows:

Sec. 103-24. Florida Building Code Amendments.

….

(b) *Florida Building Code Technical Amendments.* - RESERVED

~~(1) *Florida Building Code, Existing Building; Chapter 11, Additions.*~~

~~*FBC Sec. 1101.1 Scope.*~~

~~*Scope.* An addition to a building or structure shall comply with the state codes, as adopted for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.~~

~~(2) *Florida Building Code, Existing Building; Chapter 11, Additions.*~~

~~*FBC Sec. 1103.5 Flood hazard areas.*~~

~~1. For horizontal additions that are structurally interconnected to the existing building:~~

~~1.1 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~1.2 If the addition constitutes substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~1.3The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~2. For horizontal additions that are not structurally interconnected to the existing building:~~

~~2.1 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~2.2 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~5. For a new foundation or replacement foundation, the foundation shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

SECTION 2. Chapter 109 – Floodplain Management, Article I. – In General, Section 109-2. – Definitions of the Code of Ordinances of the City of Fort Pierce, is hereby amended as follows:

Sec. 109-2. Definitions.

....

(b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

....

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

(1) *Letter of map amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

(2) *Letter of map revision (LOMR)* means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

(3) *Letter of map revision based on fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

(4) *Conditional letter of map revision (CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck, as defined in 40 CFR 86.082-2, means any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;

(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation

of the non-elevation requirements of the state building code or ASCE 24. (Also defined in FBC, B, section 202.)

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a recreational vehicle or park trailer. (Also defined in 15C-1.0101, F.A.C.)

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the ~~price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this chapter, the term "market value" refers to the market~~ value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the ~~shall be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date),~~ actual cash value estimate (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) prepared by a qualified independent appraiser based on pre-improvement or pre-damage condition and dated within six months of the permit application date, or current tax assessment building valuation data (as maintained in the records of the office of the county property appraiser) adjusted to approximate market value by a factor provided by the county property appraiser plus 20 percent. ~~When a state of emergency has been declared, the building official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.~~

New construction means for the purposes of administration of this chapter and the flood-resistant construction requirements of the state building code, structures for which the "start of construction: commenced on or after December 1, 1977 and includes any subsequent improvements to such structures."

Park trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. (Defined in F.S. § 320.01.)

~~*Permanent construction* does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B, section 202.)~~

Qualified independent appraiser means an appraiser performing an appraisal assignment as defined in Florida State Statute 475, Part II entitled "Appraisers."

Recreational vehicle means a vehicle, including a park trailer, which is: (See F.S. § 320.01.)

(1) Built on a single chassis;

(2) Four hundred square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown

on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. (Also defined in FBC, B, section 202.)

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B, section 202.)

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. (Also defined in FBC, B, section 202.)

Substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term "substantial improvement" does not, however, include either: (Also defined in FBC, B, section 202.)

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this chapter, or the flood-resistant construction requirements of the state building code, which permits construction in a manner that would not otherwise be permitted by this chapter or the state building code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through or over which water flows at least periodically.

SECTION 3. Chapter 109 – Floodplain Management, Article III. – Flood-Resistant Development, Section 109.49. Buildings and structures of the Code of Ordinances, is hereby amended as follows:

Sec. 109-49. Buildings and structures.

(a) *Design and construction of buildings, structures and facilities exempt from the state building code.* Pursuant to section 109-26(c), buildings, structures, and facilities that are exempt from the state building code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the state building code that are not walled and roofed buildings shall comply with the requirements of section 109-55.

(b) *Buildings and structures seaward of the coastal construction control line.* If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

(1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building, section 3109 and section 1612 or Florida Building Code, Residential, section R322.

(2) Minor structures and non-habitable major structures, as defined in F.S. § 161.54, shall be designed and constructed to comply with the intent and applicable provisions of this chapter and ASCE 24.

(c) *Accessory structures.* Accessory structures are permitted below the base flood elevation provided the accessory structures are used only for parking or storage and:

(1) If located in special flood hazard areas (zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 square feet.

(2) If located in special flood hazard areas (zone A/AE) other than coastal high hazard areas, have flood openings in accordance with section R322.2 of the Florida Building Code, Residential.

(3) If located in coastal high hazard areas (zone V/VE), are not located below elevated buildings and are not larger than 100 square feet.

(4) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

(5) Have flood damage-resistant materials used below the base flood elevation plus one foot.

(6) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one foot.

(d) *Florida Building Code, additions to existing buildings in flood hazard areas.* All additions to existing buildings in flood hazard areas shall comply with the requirements of the code for new construction in flood hazard areas.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 6. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-030 was duly advertised by title only in the St. Lucie News Tribune on September 24, 2025; copy of said Ordinance was made available at the office of the City Clerk to the

public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, October 6, 2025; and was duly introduced, read by title only, and passed on second and final reading on Monday, October 20, 2025, by the City Commission of the City of Fort Pierce, Florida.

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

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Shaun Coss, Assistant Director of Building, Building, Building Admin

FROM: Felicia Holloman, Assistant City Attorney FH

THROUGH: Sara Hedges, City Attorney *SH*

RE: Ord. 25-XXX Floodplain Management

CAO RLS FILE: 25-262

DATE: September 4, 2025

I have reviewed the above request for legal services related to the Ordinance amending the Code sections concerning floodplain management. A redlined and clean copy of the Ordinance has been uploaded, and the clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Received
SEP 30 2025
City Clerk's Office

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/24/2025
SCN tcpalm.com 09/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$165.44	
Tax Amount:	$0.00	
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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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/s/ Linda W. Cox, City Clerk
September 24 2025
LSAR0369597

City Commission Regular Meeting - 5:05 PM **12. E.**

Meeting Date: 10/06/2025

Re: 25-031 Symphony Lakes

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Quasi-Judicial Hearing - Ordinance 25-031 - Review of an application to approve a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road, containing approximately 88.5 acres of land, more or less, plus additional right-of-way; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. - FIRST READING.

SUMMARY:

The 122.8-acre site was approved for a Mixed-Use Future Land Use on April 1, 2024, under Ordinance number 23-057.
Subsequently, the property was rezoned to Planned Development (Master Site Plan) on June 3, 2024, under Ordinance 23-058. The overall master plan proposed 625 units which generate a gross density of 5.1 du/ac. The Symphony Lakes Planned Development consists of four Pods which are subject to a phased development program.

This application proposes a Final Site Plan for Pod 1.
Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for emergency services use only along Christensen Road. This entrance is not to be used by residents or visitors at any time. Additionally, no entrance is proposed on Devine Road. Parcel #(s) 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire). Containing 88.5 acres, more or less

The proposed Pod 1 Final Site Plan is consistent with the Pod 1 master site plan. The plan is approximately 88 acres, and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre.
A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1.

Pod 1 provides an amenity center. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood. In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site.

The northern edge of the entire site borders a canal, separating the proposed development from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the residential properties and the buffer on the industrial site.

The project proposes traffic improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the approved plans.

RECOMMENDATION:

Based on the review of the project, compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.
(The conditions incorporate the recommendations made by the Planning Board).

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVES:

Approve with Additional/Alternative Conditions.

Or

Disapprove.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.
Planning Board.
City Attorney.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant Presentation
Staff Report
Ord #25-031
Development Agreement
Site Plan
Phasing Plan
Narrative
Site Location Map
Statement of PD Benefits
Legal Description
Boundary Survey
Topographic Survey
Contextual Photos
Property - Photos
Application
Landscape Plan
Tree Survey
Tree Mitigation Plan
Engineering Plan - Horizontal Control
Engineering Plan - Paving & Grading
Engineering Plan - Utility Plan
Engineering Plan - Stormwater and Utility Details
Lighting Plan
Design Review Form
Building Elevations
Architectural Drwgs

Color Board
Proposed Floor Plans
Design Review Narrative
CA memo
Planning Director Memo
TRC Comments
TIA - Approval
Traffic Analysis
Traffic Review Authorization
Public Notification Certification
Mail Out Map
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/25/2025 05:03 PM

Form Started By: Kev Freeman
Started On: 09/17/2025 11:49 AM
Final Approval Date: 09/25/2025

CITY OF FORT PIERCE

CITY COMMISSION
OCTOBER 6, 2025

SYMPHONY LAKES PLANNED DEVELOPMENT
FINAL SITE PLAN (POD 1)
PD2024-00009

APPLICATION
PD2024-00009

APPLICANT
Cotleur & Hearing
On behalf of the Property Owners

ADDRESS
4300 Selvitz RD

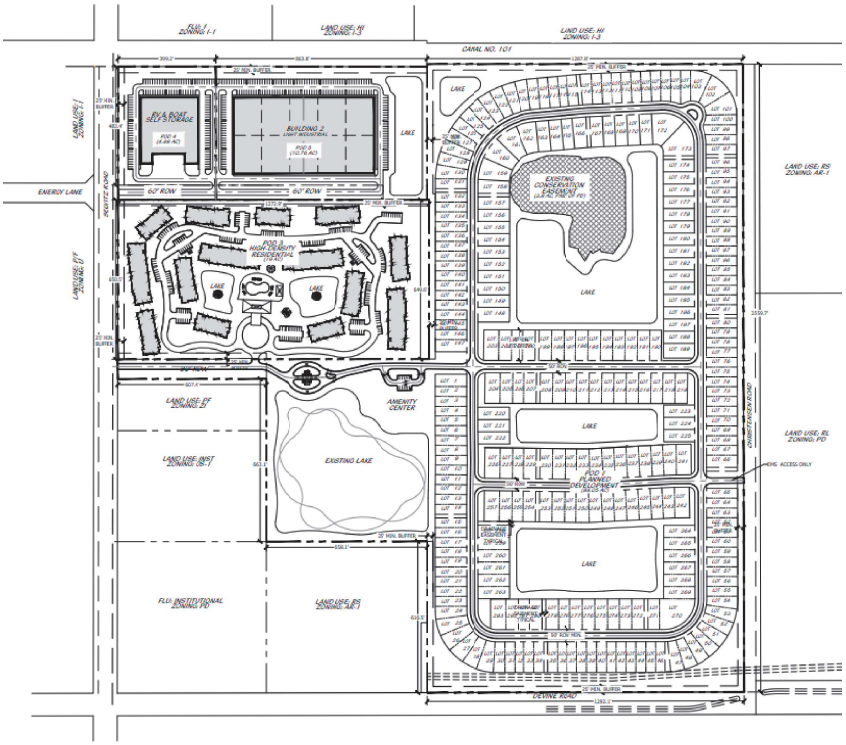
PARCEL ID #:
2432-211-0005-000-6 (portion),
2432-211-0006-000-3 (portion),
2432-343-0001-000-4 (entire).
Containing 88.5 acres, more or less

SUMMARY

The proposed Pod 1 Final PD Site Plan is consistent with the Master PD Site Plan. Pod 1 is approximately 88 acres, the plan proposes 286 single-family residential units, which produces approximately 3.25 dwelling units per acre.

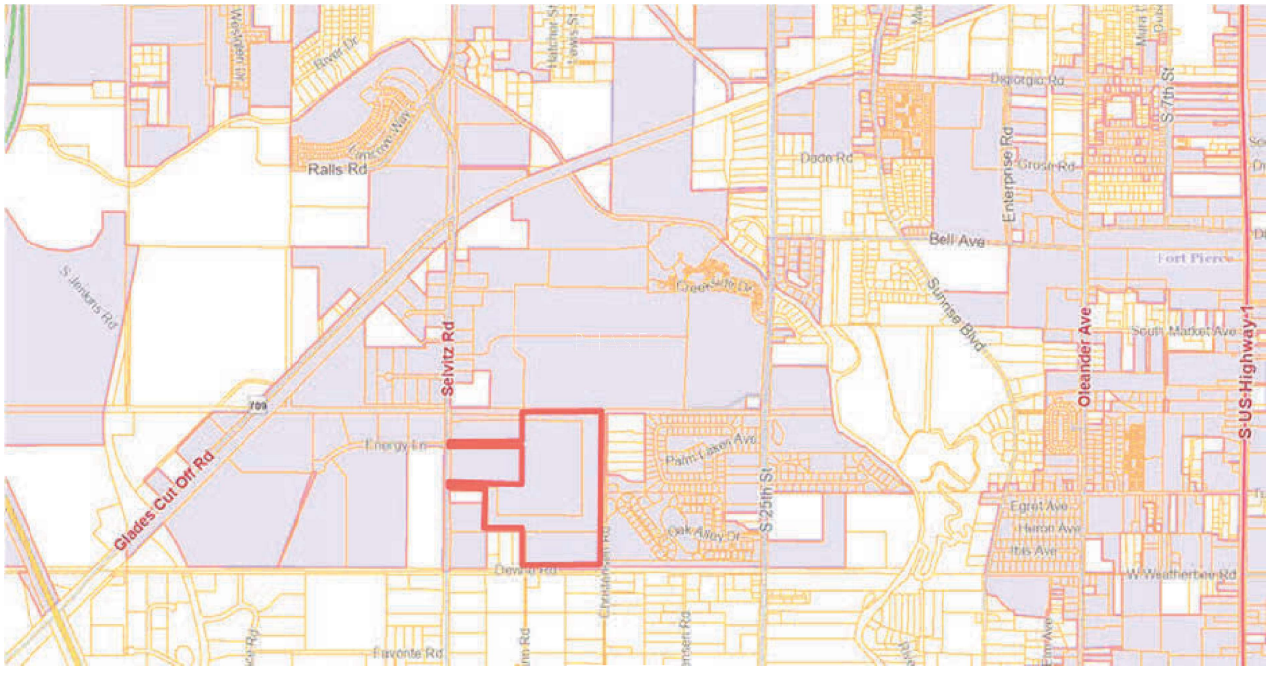
The Master Site Plan requires a minimum of 20% Open Space in Pod 1.

SYMPHONY LAKES – MASTER SITE PLAN – APPROVED JUNE 3, 2024



N

SITE LOCATION SITE AREA +/- 88 Acres



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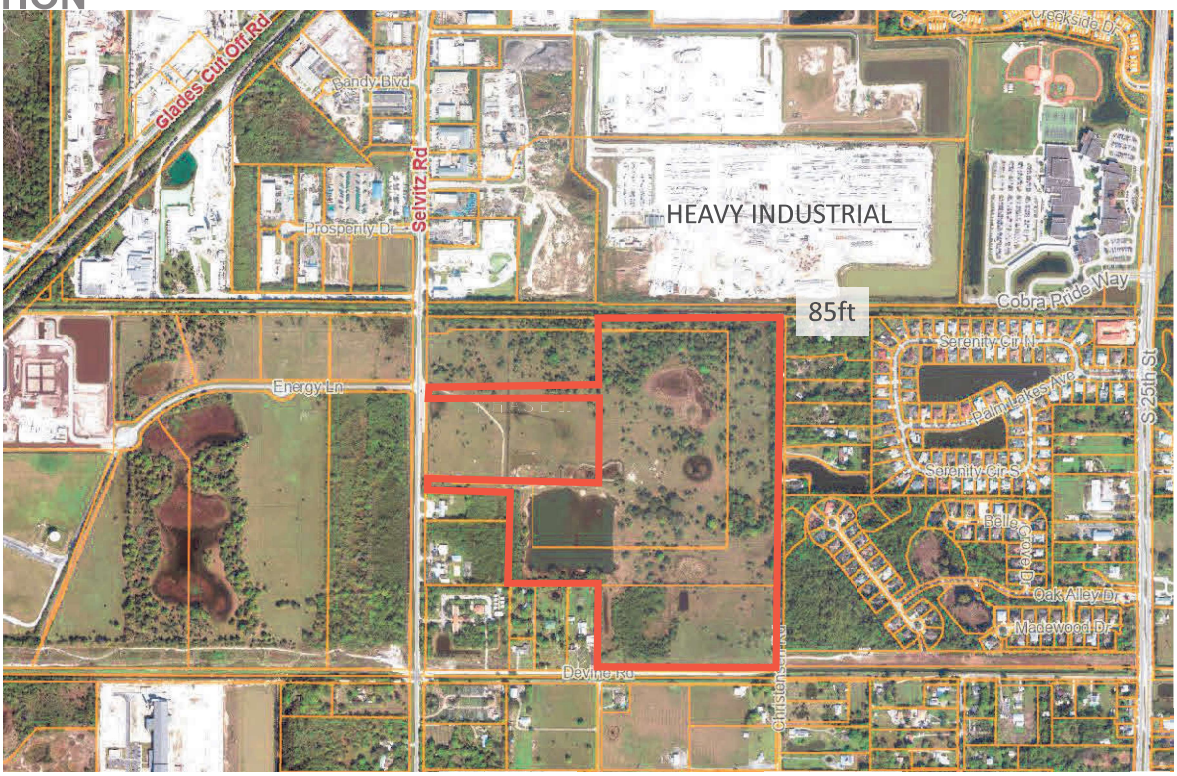
SITE LOCATION



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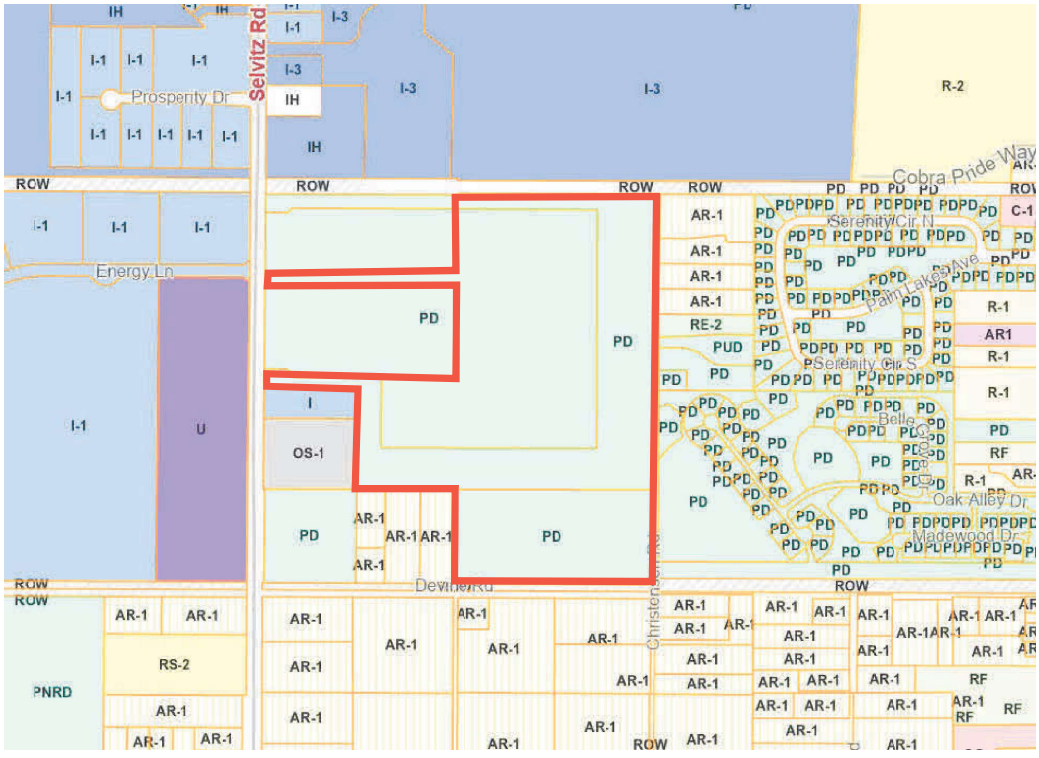
EXISTING ZONING – PD – JUNE 3, 2024



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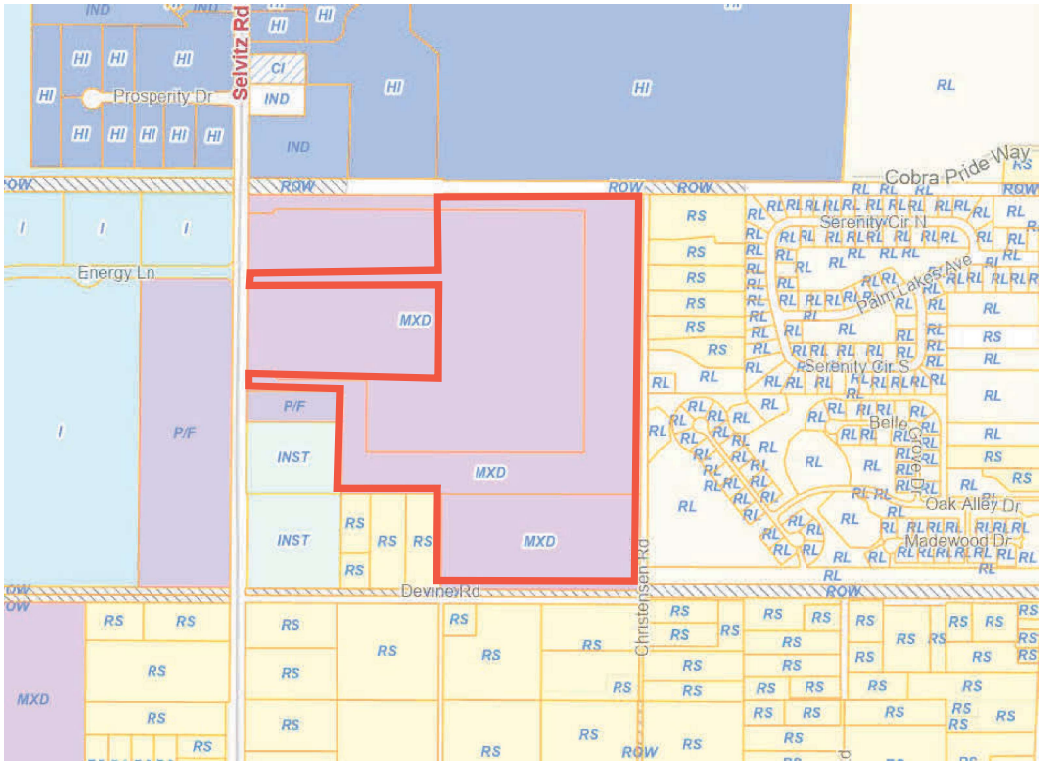
EXISTING FLU – MXD ADOPTED APRIL 1, 2024



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PLANNING BOARD - JUNE 9th, 2025.

The Planning Board recommended, by vote of 6 to 1, to move the application to the City Commission with a recommendation of APPROVAL.

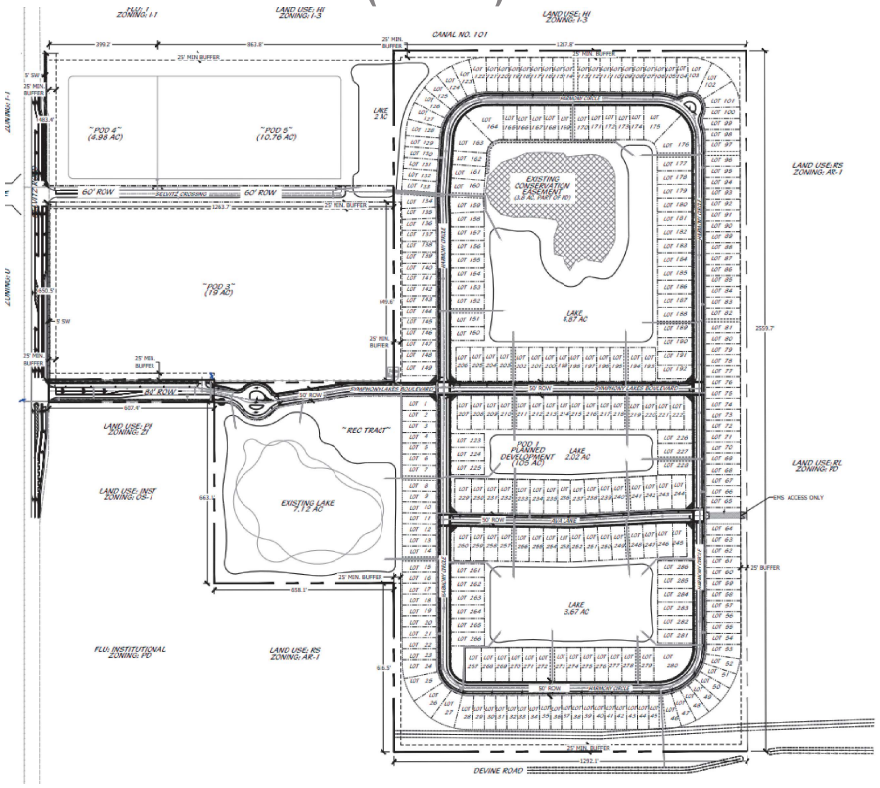
The following conditions should be attached.

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.

Conditions (cont'd).

4. 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.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

SYMPHONY LAKES FINAL PD SITE PLAN (POD 1)



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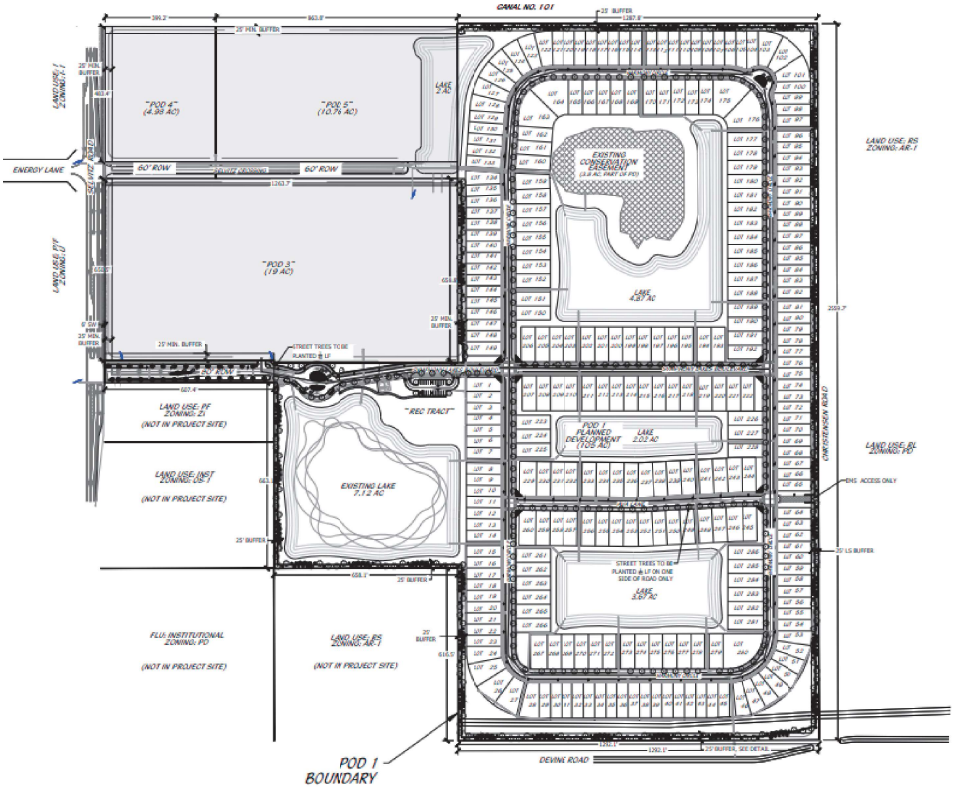
SYMPHONY LAKES POD 1 SITE DATA

POD 1 DATA	3835423.97 SF	88.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	

OPEN SPACE CALCULATIONS		
REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM

SYMPHONY LAKES FINAL PD LANDSCAPE PLAN (POD 1)

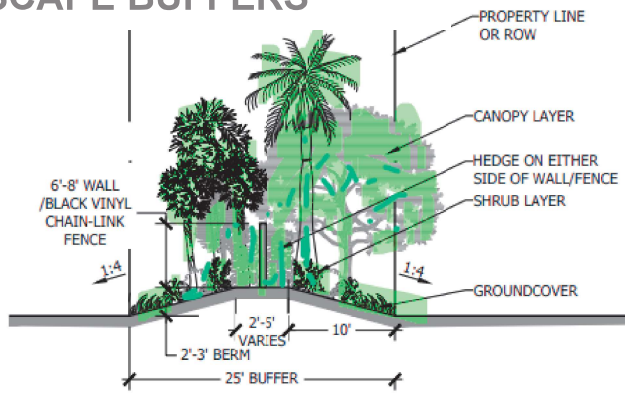


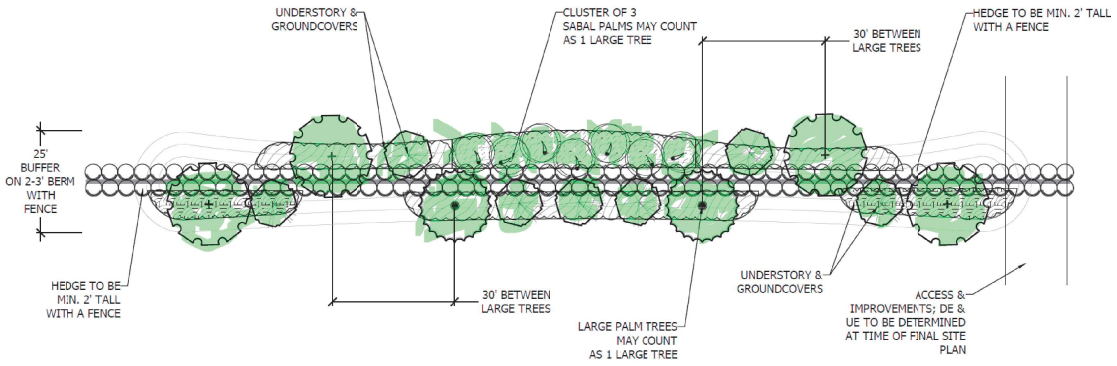
SYMPHONY LAKES POD 1 LANDSCAPE DATA

STREET TREE REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
1 TREE PER 40' LF	9264.27	232	232
* 2 MIDSTORY TREES = 1 12' TREE			

LANDSCAPE BUFFER REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
NORTH (CANAL NO. 101) (1 TREE PER 30' LF)	1287.80	32	39
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		515	516
EAST (CHRISTENSEN RD) (1 TREE PER 30' LF)	2559.70	64	71
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		1024	1024
SOUTH (DIVINE RD) (1 TREE PER 30' LF)	1292.10	32	10
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		517	512

SYMPHONY LAKES – LANDSCAPE BUFFERS





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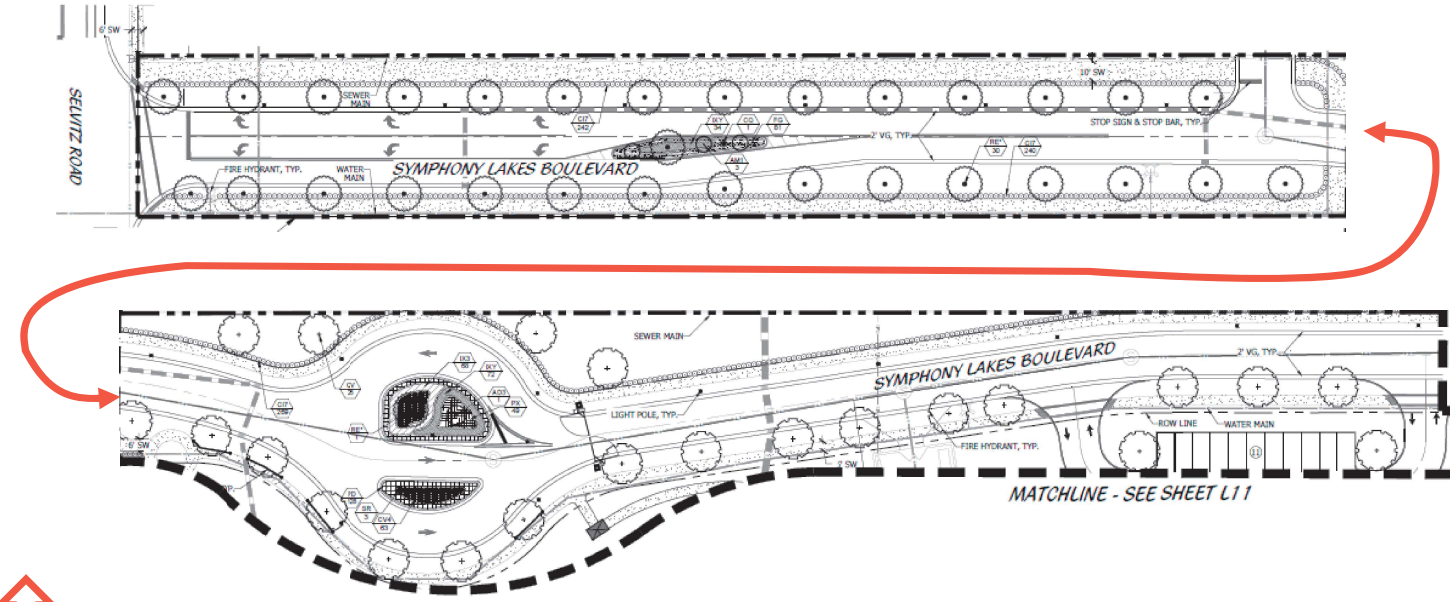
SYMPHONY LAKES – SCHOOL BUS STOP



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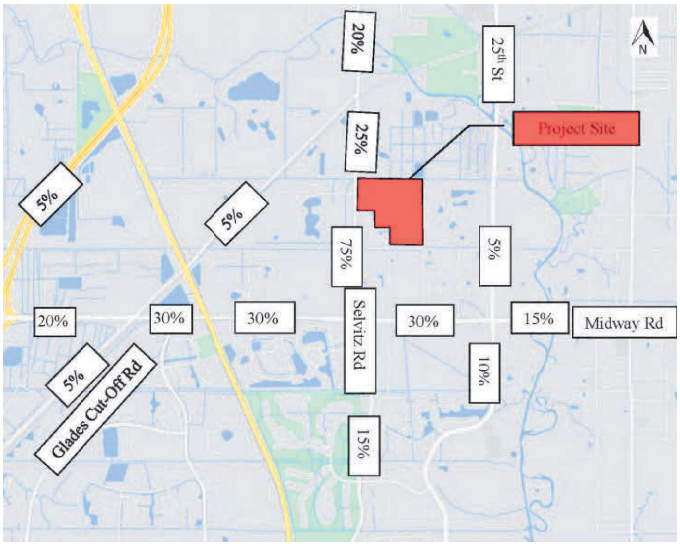
SYMPHONY LAKES – POD 1 TRAFFIC / TRIP GENERATION / ASSIGNMENT

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		*2,653*	*194*	*49*	*145*	*267*	*168*	*99*
Total Proposed Driveway Volumes		*2,653*	*194*	*49*	*145*	*267*	*168*	*99*



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COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal complies with the City's Comprehensive Plan and the Future Land Use Map.

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

A. Roadway Access: Two primary access roads off Selvitz Road and an emergency only access point off Christensen Road.

B. Bus Stop: A school bus stop, a bus turnaround area and sidewalks within the Project.

C. Utilities: A looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure within the Project.

D. Open Space and Lakes for the benefit of residents of the Project, and stormwater management.

E. Sidewalks: Pedestrian sidewalks and Streetlights are located on both sides of the internal roads.

F Landscaping: Large landscape buffers are provided around the perimeter.

RECOMMENDATION

Staff recommend that City Commission **APPROVE** the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board).

CONDITIONS TO BE ATTACHED TO THE APPROVAL

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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.

CONDITIONS TO BE ATTACHED TO THE APPROVAL

5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL

Cotleur & Hearing

Selvitz Road Mixed-Use

Final Planned Development

PD2024-00009

October 6th, 2025

City Commission Meeting

City of Fort Pierce, Florida

Project Team |

Cotleur & Hearing

- **Donald Stevenson**

- **Landscape Architects and Planners – Cotleur & Hearing**
  - Leah Heinzelmann, PLA, ASLA
  - Phoebe Prentner, ASLA

- **Civil Engineer – Mills, Short and Associates**
  - Wesley Mills, P.E., M.ASCE
  - Devin Curran, EI

- **Traffic Engineer- MacKenzie Engineering & Planning, Inc.**
  - Shaun MacKenzie, PE

- **Environmental Planner- Advanced Restoration Ecology**
  - Drew Gatewood

The PD for Symphony Lake was approved by the City Commissioners on June 3rd of 2024. Today we are presenting the site plan for Phase 1 of the approved PD.

Location | Context Road Network

Cotleur & Hearing

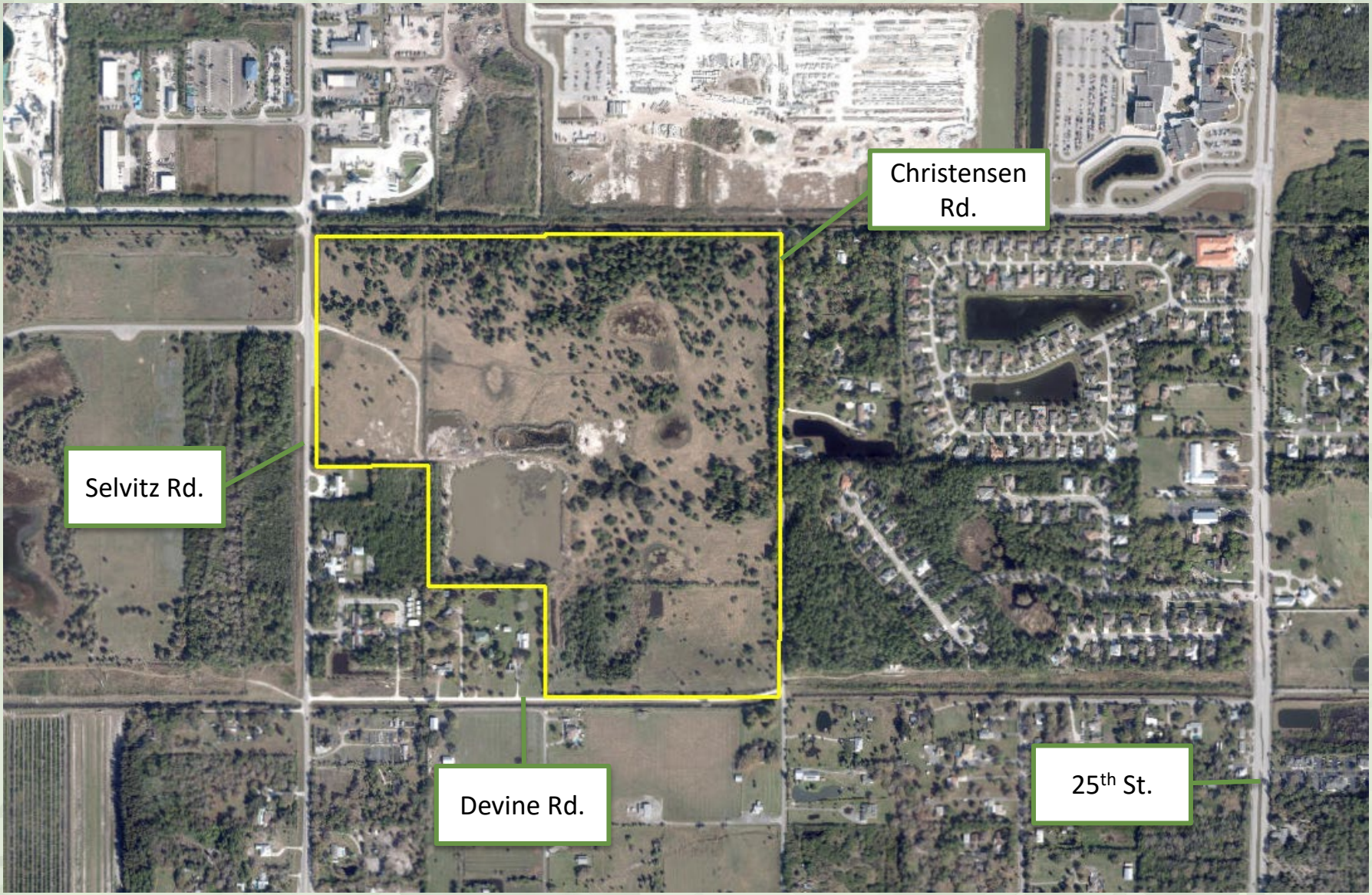


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Aerial | Existing Conditions

Cotleur & Hearing

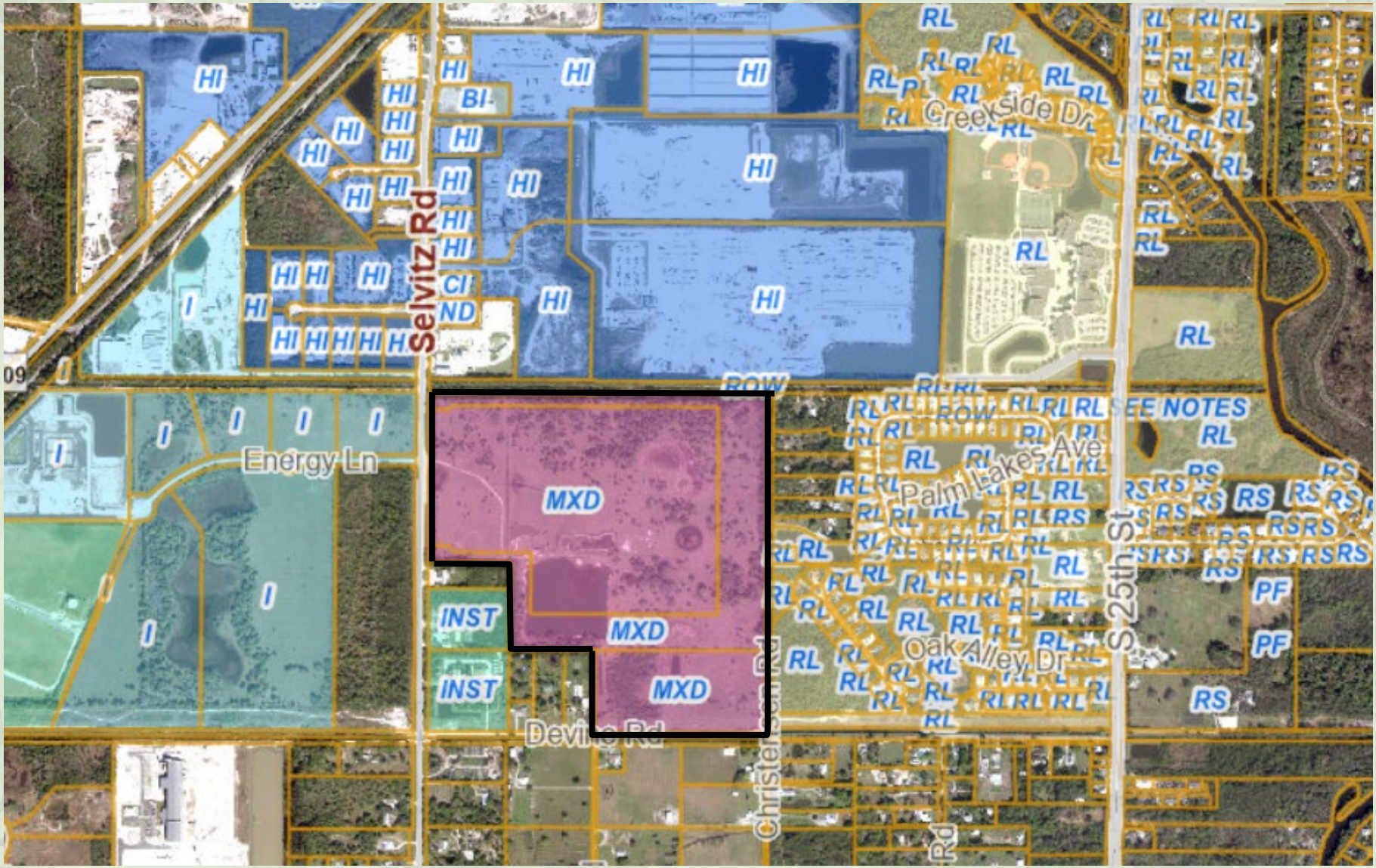


Selvitz Road Mixed-Use

City of Fort Pierce, FL

FLUM | Existing Future Land Uses

Cotleur & Hearing

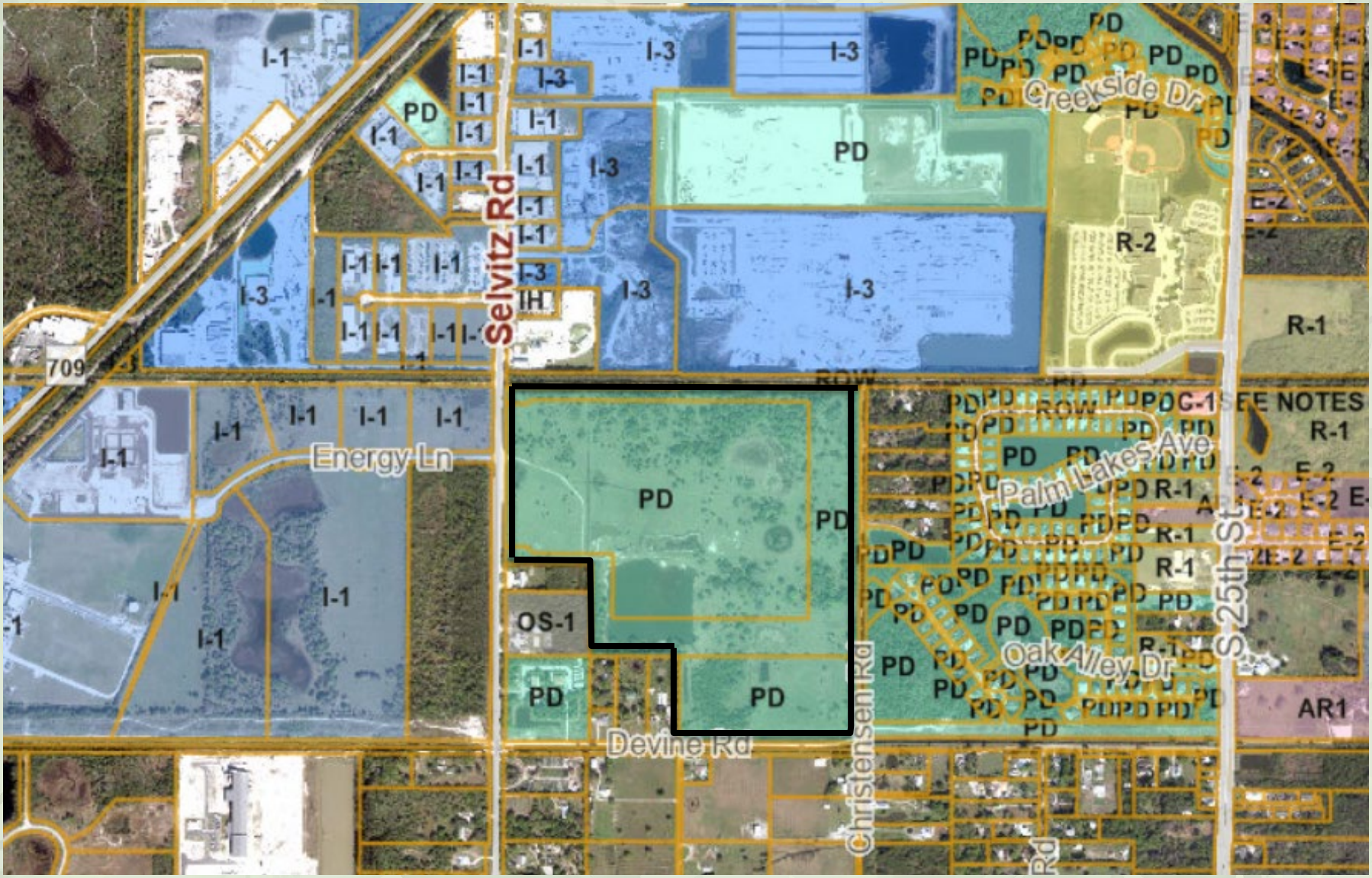


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Zoning | Existing Zoning Designations

Cotleur & Hearing

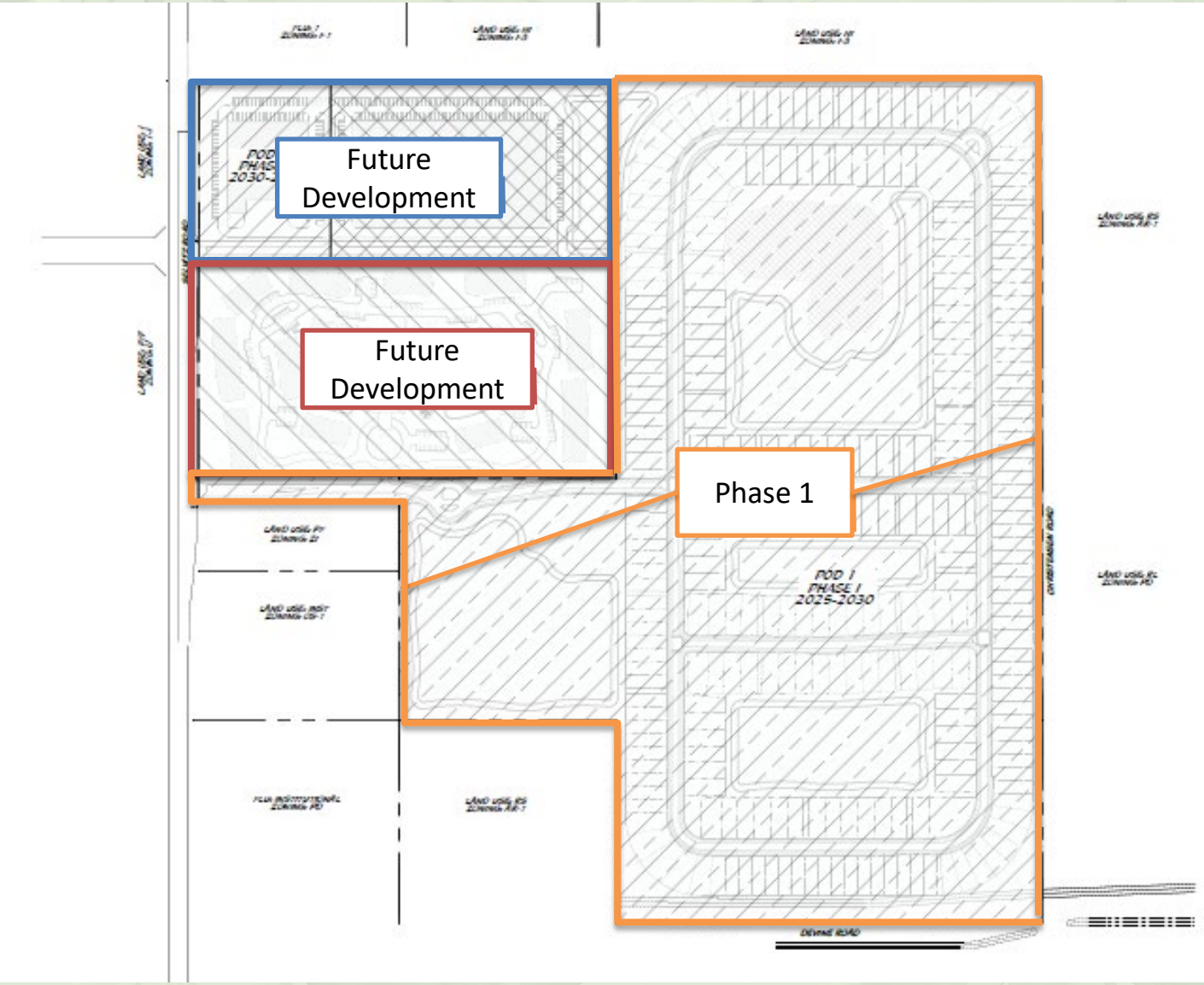


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Planned Development | Phasing Plan

Cotleur & Hearing



Selvitz Road Mixed-Use

City of Fort Pierce, FL

Site Plan | Phase 1

Cotleur & Hearing

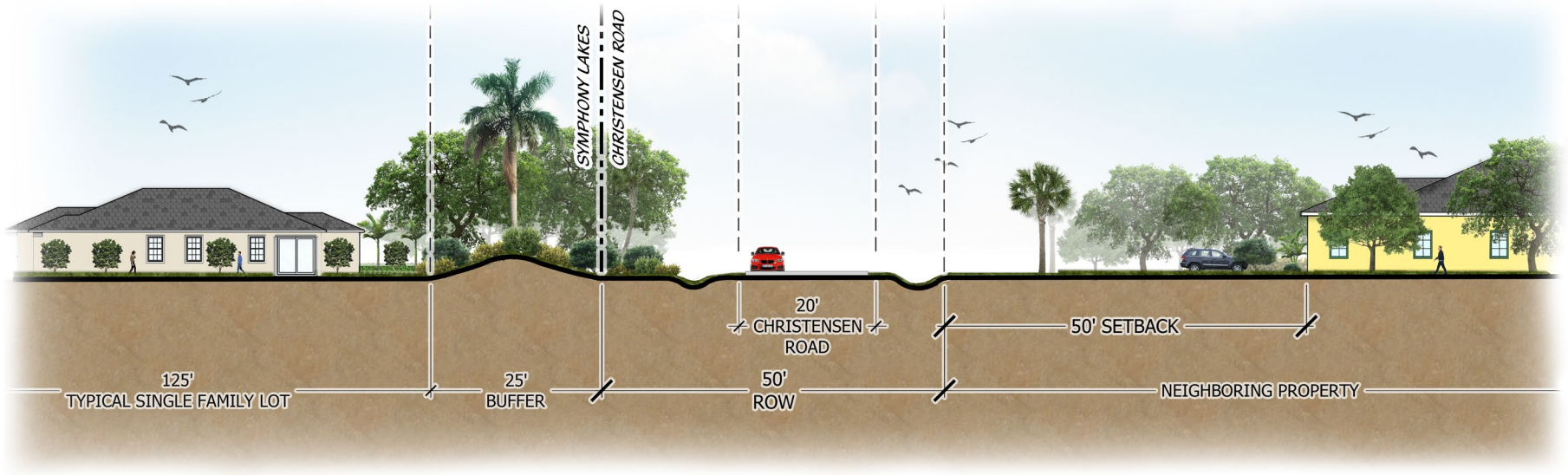


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP

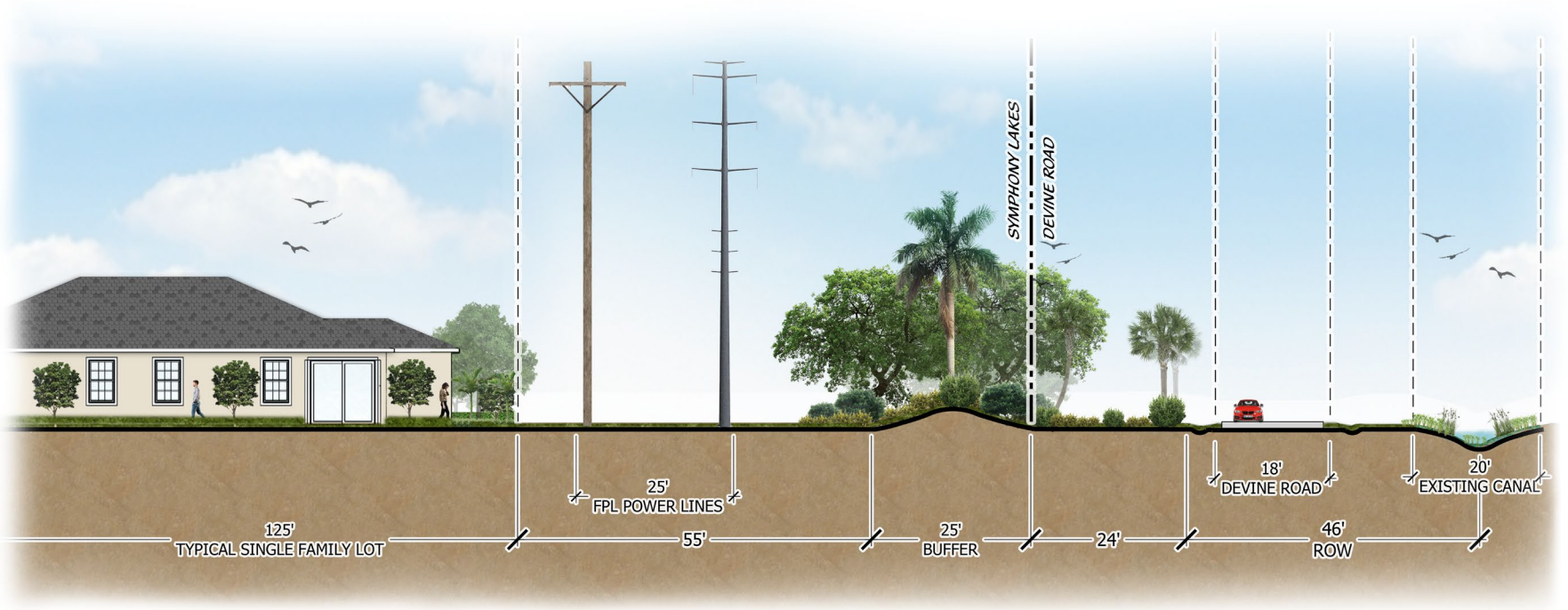


CHRISTENSEN ROAD PERIMETER BUFFER

North

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP

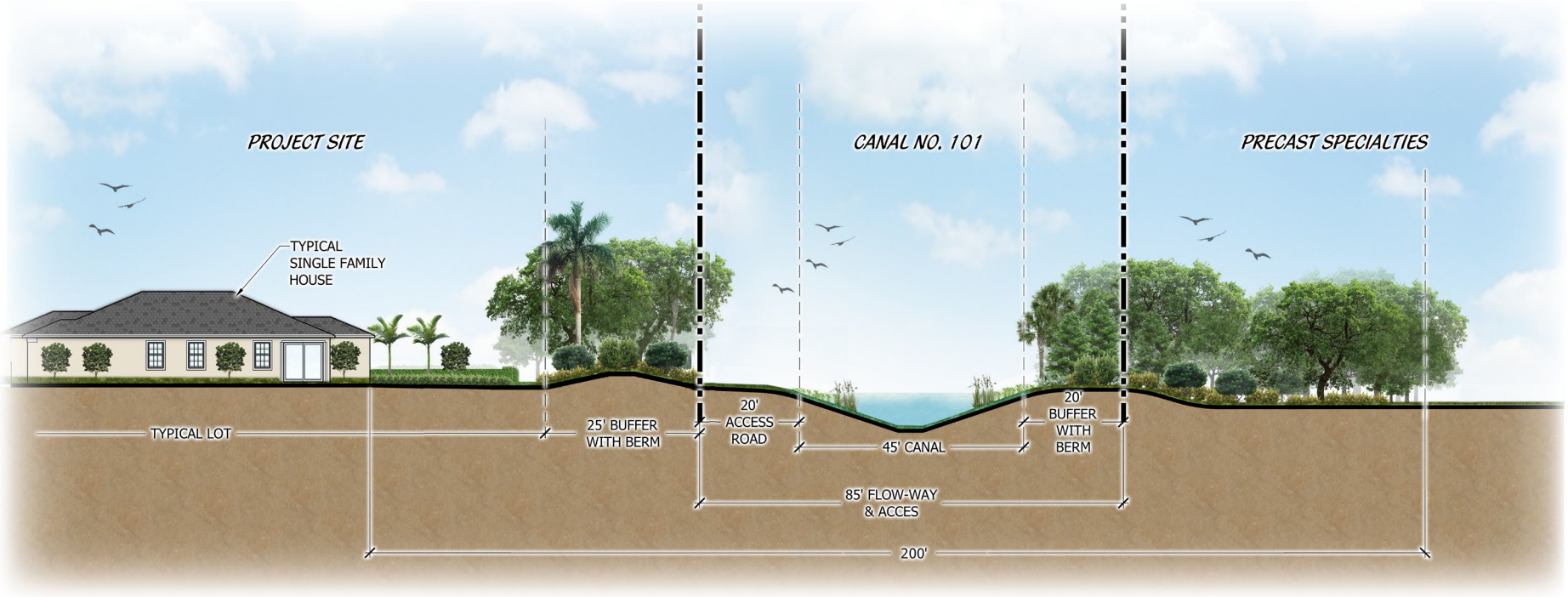


DEVINE ROAD PERIMETER BUFFER

North

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP



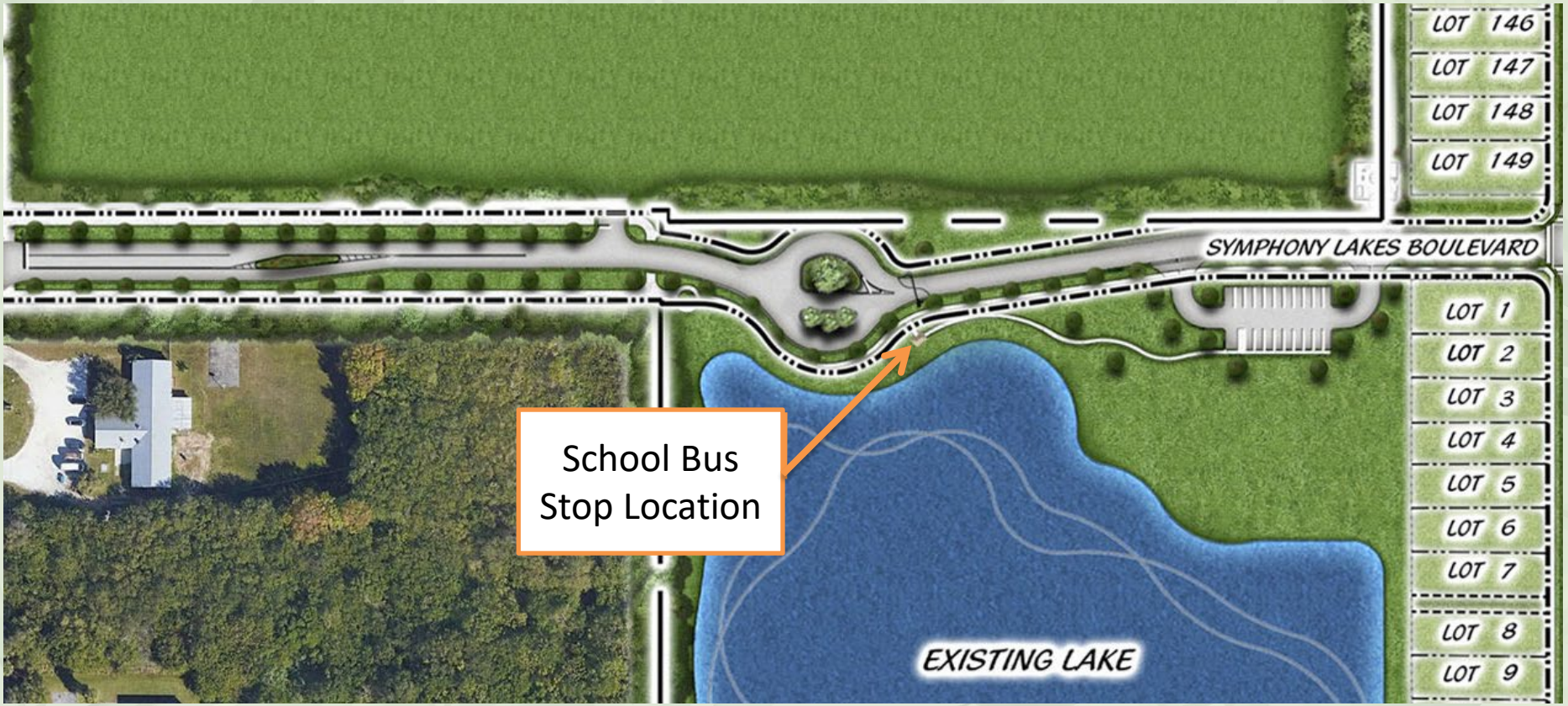
INDUSTRIAL SEPERATION BUFFER

North

Selvitz Road Mixed-Use

City of Fort Pierce, FL

Site Plan| Bus Stop

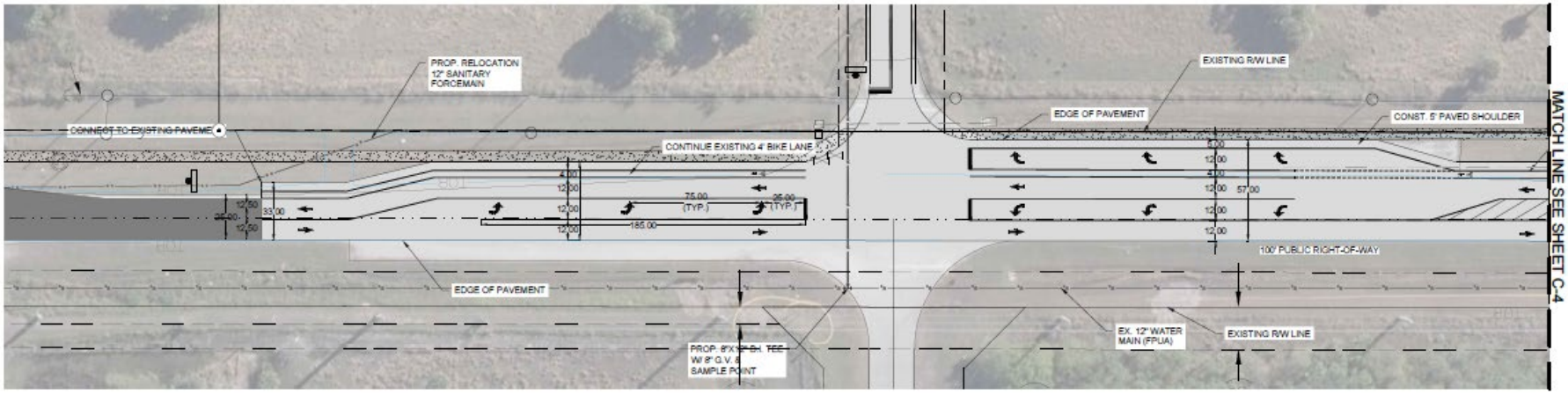


Selvitz Road Mixed-Use

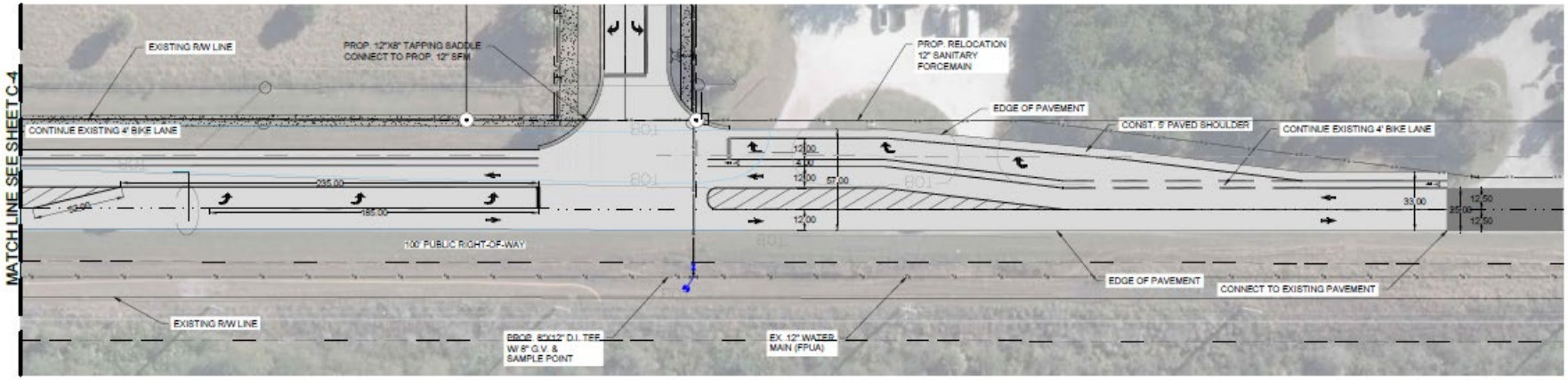
City of Fort Pierce, FL

Improvements | Off Site

Cotleur & Hearing



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'

Selvitz Road Mixed-Use

City of Fort Pierce, FL

Cotleur & Hearing

The Planning and Zoning Board Recommended Approval for the Phase 1 Site Plan contingent on outstanding issues being met prior to City Council.

The following items have been addressed and confirmed:

- ✓ Approval from St. Lucie County on the Traffic Impact Analysis
- ✓ All required Roadway Improvements to Selvitz, outside of the project boundaries, are defined and accounted
- ✓ A buffer/ Wall to Christensen Road is defined
- ✓ A designed and located school bus stop notated on the site plan
- ✓ Solid Waste service is agreed with the City's Public Works Department
- ✓ The requirements of the city's Engineering Department have been met

Conclusion |

The applicant and development team agree with staff's recommendation of approval with the list of conditions for the Phase 1 Site Plan.

Cotleur & Hearing

Thank you

CITY OF FORT PIERCE

PLANNING DEPARTMENT

STAFF REPORT

PROJECT: SYMPHONY LAKES FINAL PD - PD2024 - 00009

TO: RICHARD CHESS, CITY MANAGER

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING: OCTOBER 6th, 2025

LOCATION: East of Selvitz Road and North of Devine Road.

Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

REQUEST: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

SUMMARY

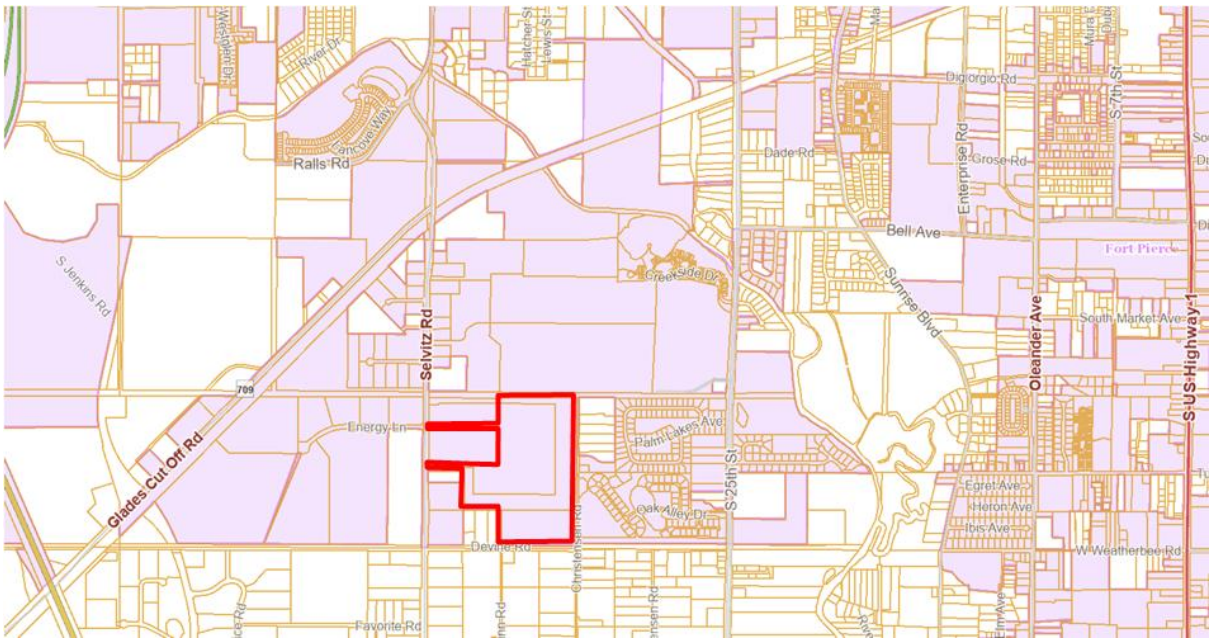
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058.

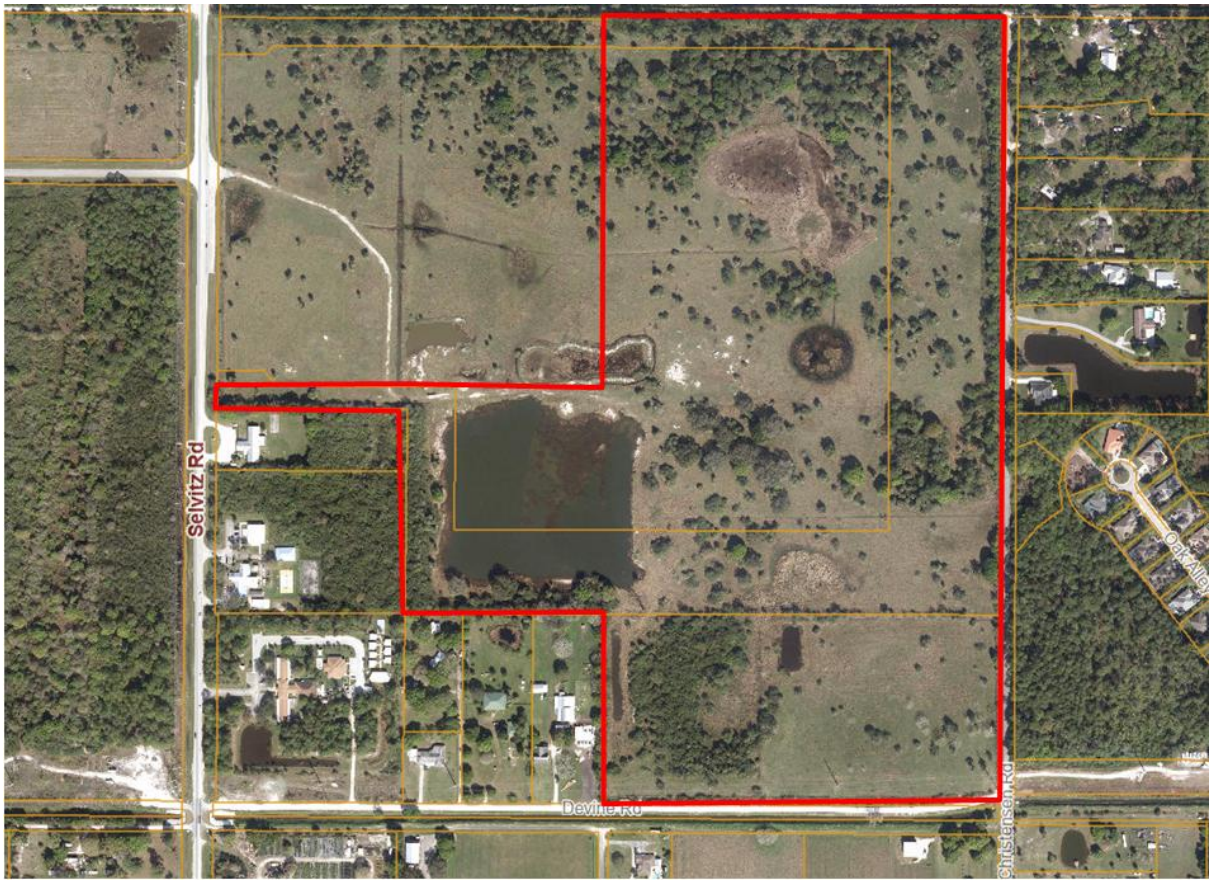
The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.

Pod 1 comprises +/- 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

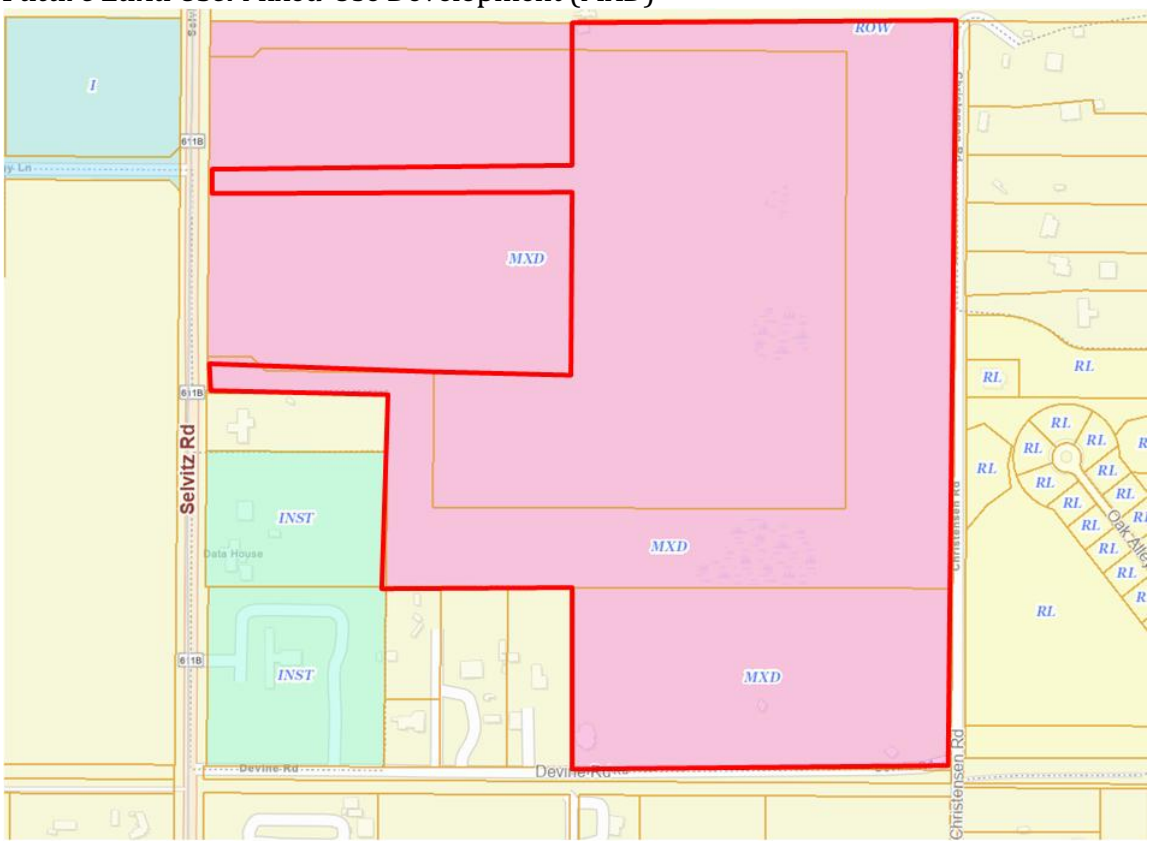
The northern edge of the entire site borders a canal, separating the proposed development from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the proposed residential properties and the buffer on the industrial site.

Location & City Limits:

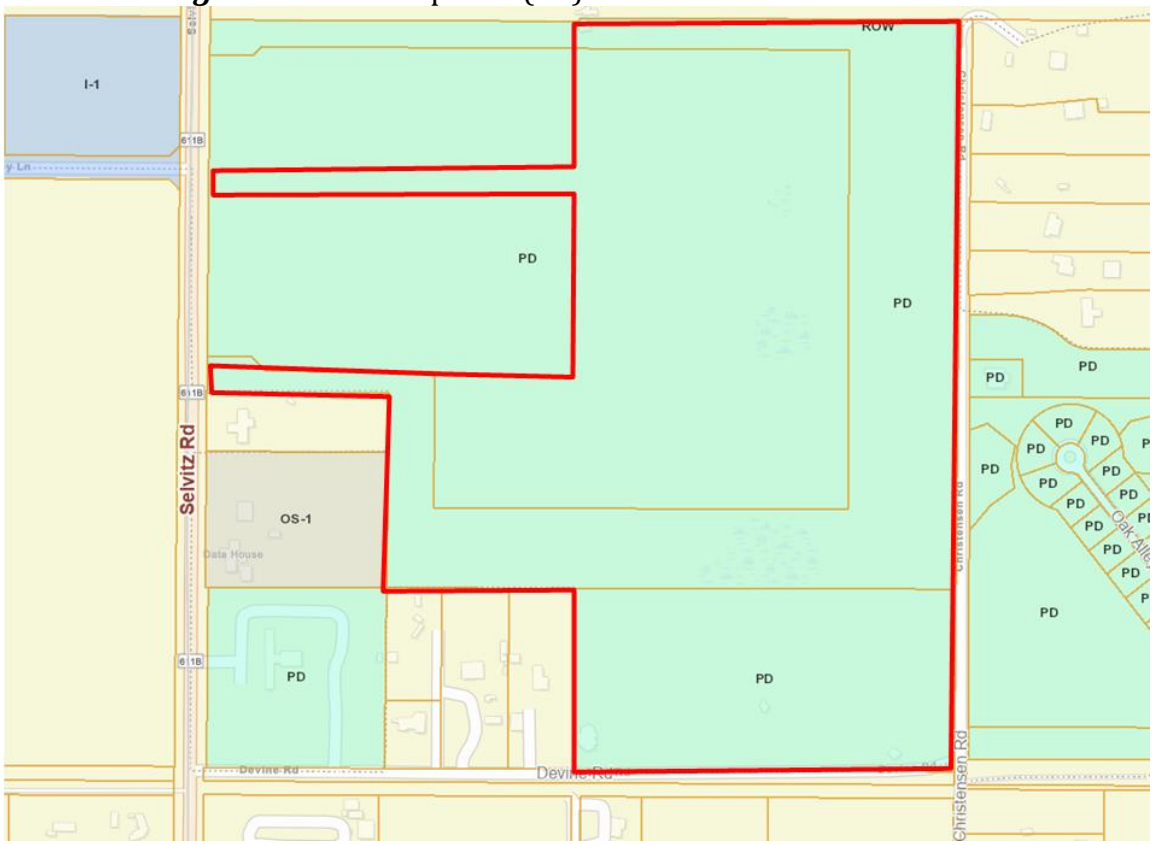




Future Land Use: Mixed-Use Development (MXD)

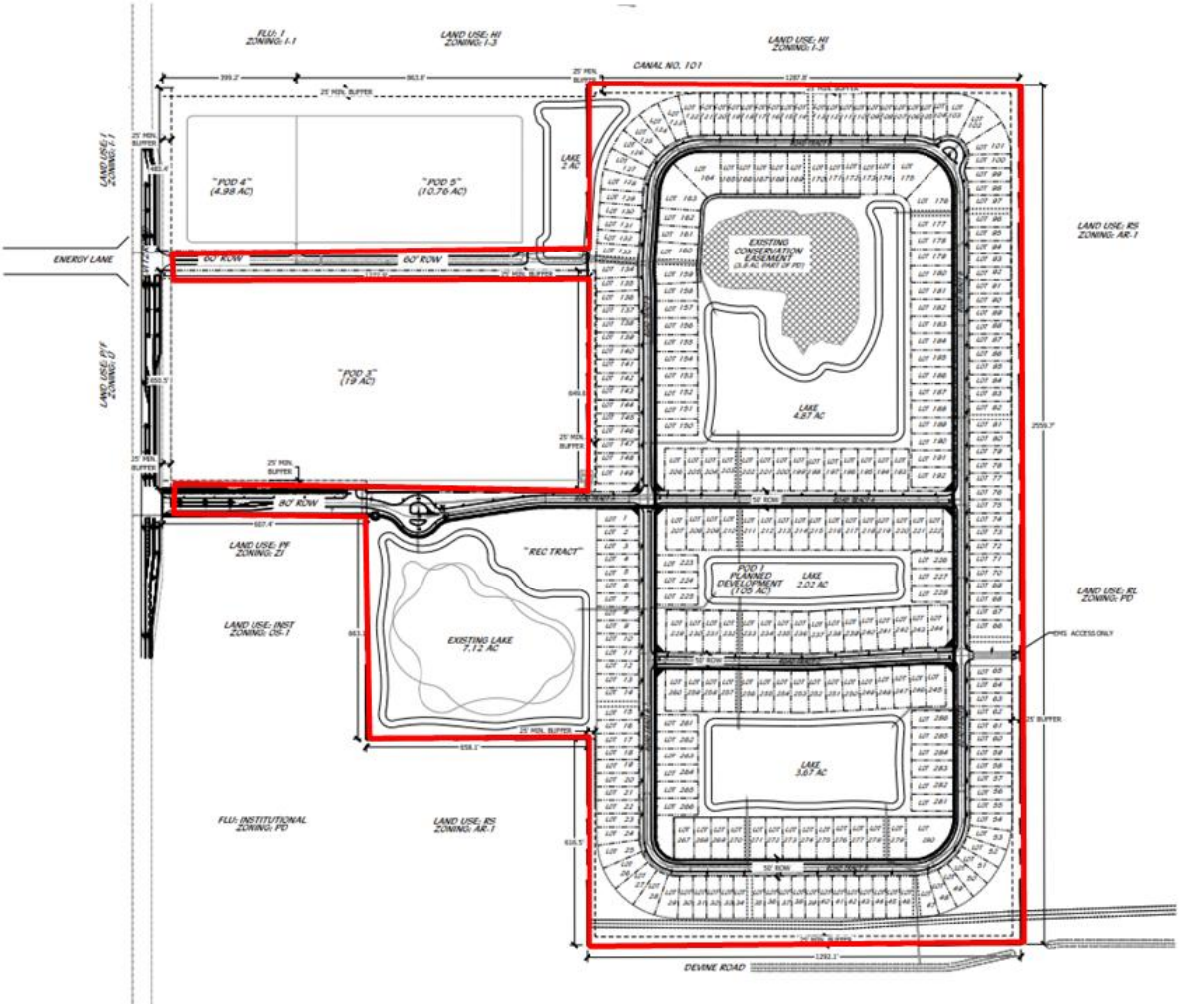


Current Zoning: Planned Development (PD)



UTILIES:
Located within the FPUA Service Area

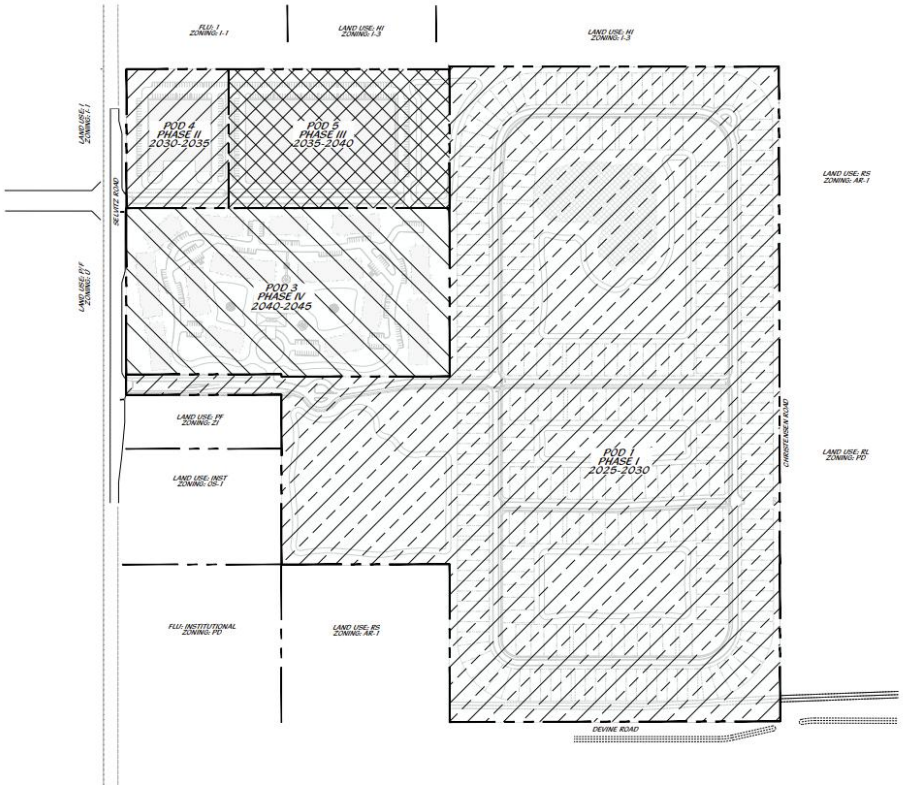
SITE PLAN



DESIGN REVIEW
Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but have considered the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

PHASING

Pod 1 is the first of 4 Pods which comprise this development.



- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;
- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;
- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and
- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

COMPREHENSIVE PLAN

1.1.6 Policy:

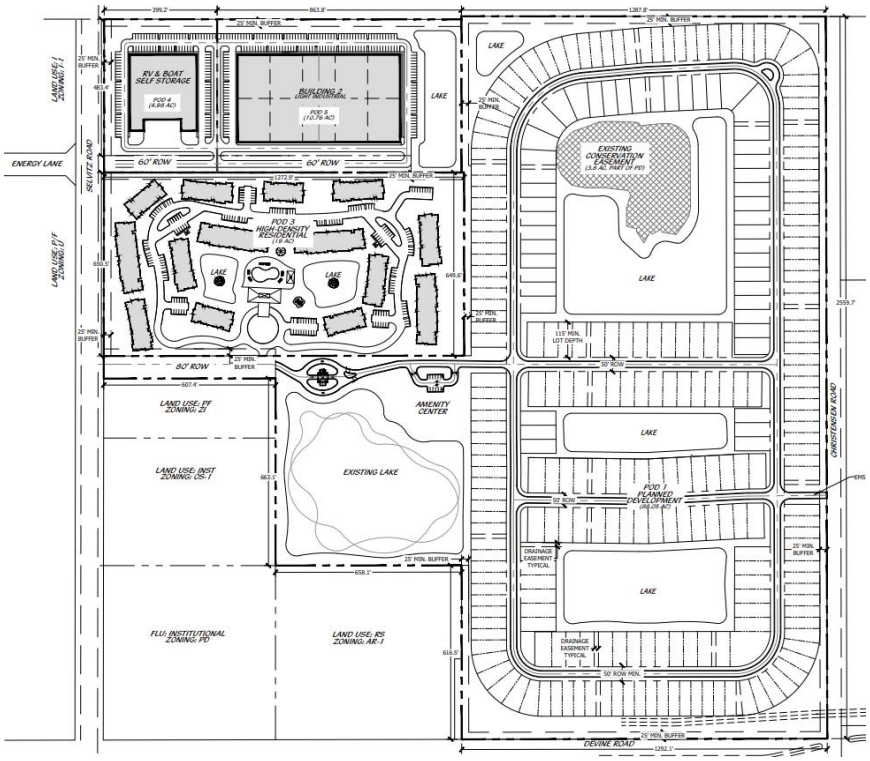
B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

Residential (single-family and/or multifamily);
Commercial—General and/or Neighborhood;
Commercial—Town Center;

Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

Previously Approved Site Plan (Conceptual):



PLANNING BOARD - JUNE 9th, 2025.

The Planning Board recommended, by vote of 6 to 1, to move the application to the City Commission with a recommendation of APPROVAL.

The following conditions should be attached.

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 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.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

ENVIRONMENTAL

The Environmental consultants for the project conducted a listed species survey on July 29th, 2024. These surveys were conducted using pedestrian surveys throughout the project site to look for the evidence of tortoises and other state/federally listed species or evidence of their site use. The survey covered the entire site and there was suitable gopher tortoise habitat onsite. Multiple transects covered the entire site. A total of 122.8 ± acres were surveyed during this 100% survey of the site. Activity and burrows or evidence of tortoise site use was found in the survey area. Based on the results of the survey, we do feel there are gopher tortoise on site. No other listed species were found during the 100% survey of the site, nor is there any viable habitat for these species to use. The applicant will be required to meet State requirements in respect of relocation of gopher tortoise prior to site development activity.

The native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

TRAFFIC

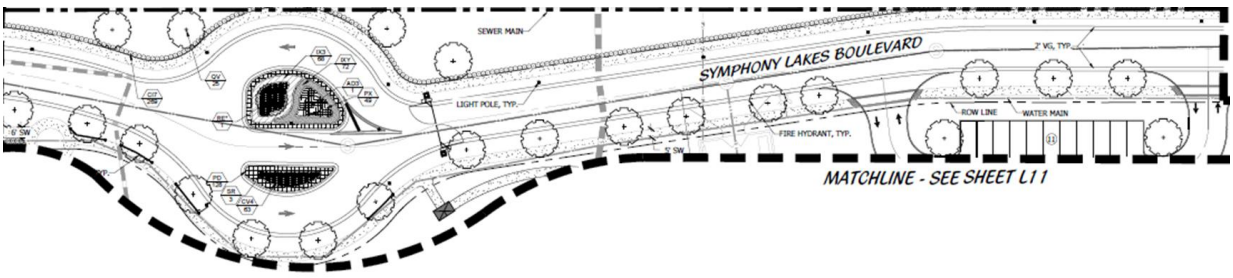
The project proposes traffic/roadway improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

The proposed improvements satisfy the City of Fort Pierce transportation concurrency requirements.

The development of future pods within the Symphony Lakes Master Planned Development will require additional traffic impact studies.

SCHOOL DISTRICT

The Site Plan includes the provision of a School Bus stop and turn around.



HEALTH, SAFETY and WELFARE

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

A. Roadway Access: Two primary access roads off Selvitz Road and an emergency-only access point off Christensen Road.

B. Bus Stop: A school bus stop, a bus turnaround area and sidewalks within the Project.

C. Utilities: A looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure within the Project.

D. Open Space and Lakes for the benefit of residents of the Project, and stormwater management.

E. Sidewalks: Pedestrian sidewalks and Streetlights are located on both sides of the internal roads.

F Landscaping: Large landscape buffers are provided around the perimeter.

RECOMMENDATION

Based on the review of the project, Compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board).

1. 1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. 2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. 3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 4. 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.
5. 5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. 6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. 7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVE RECOMMENDATIONS

Approve with Additional/Alternative Conditions.

Or

Disapprove.

Appendix A

PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, 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. A development phasing schedule indicating:
    1. The approximate date when construction of the project can be expected to begin.
    2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

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

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

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

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

10. 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.

11. 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 each phase of the development.

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

13. 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.

14. The Final PD site plan shall contain the following information, at minimum:

a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.

b. Proposed lot lines and other divisions of land for management, use or allocation purposes.

c. The location, size and height of present and proposed buildings and structures.

d. The location and size of all areas proposed to be conveyed,
dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.

e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.

f. The pedestrian circulation system, including its interrelationships with the vehicular circulation
system, within the development to adjacent streets, showing all curb cuts and sidewalks.

g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. 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.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis **of** which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

ORDINANCE NO. 25-031

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **APPROVING A PLANNED DEVELOPMENT POD 1 FINAL SITE PLAN AND PLANNED DEVELOPMENT ZONING AGREEMENT FOR THE SYMPHONY LAKES PLANNED DEVELOPMENT (PD) GENERALLY LOCATED AT OR NEAR THE NORTHEAST CORNER OF SELVITZ ROAD AND DEVINE ROAD AND WEST OF CHRISTENSEN ROAD, CONTAINING APPROXIMATELY 88.5 ACRES OF LAND, MORE OR LESS, PLUS ADDITIONAL RIGHT-OF-WAY;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject Pod 1 Final Site Plan incorporates portions of three (3) parcels generally located at or near the northeast corner of Selvitz Road and Devine road and west of Christensen road, within the City of Fort Pierce, Florida, representing approximately 88.5 acres of land, more or less, plus additional right-of-way; and

WHEREAS, a map depicting the subject properties is attached hereto as Exhibit **"A"**; and

WHEREAS, the subject properties are presently designated as a Planned Unit Development (PUD) zoning and Mixed-Use Development Future Land Use; and

WHEREAS, the City Commission approved Ordinance 23-058 at its meeting of June 3, 2024, which rezoned the subject property to a Planned Development (PD); and

WHEREAS, the rezoning approved a site plan comprising of four (4) Pods to be developed in Phases; and

WHEREAS, the City Commission approved Ordinance 25-006 at its meeting of March 3, 2025, a petition to establish the creation of the Symphony Lakes Community Development District to provide a financing mechanism for required community infrastructure and service; and

WHEREAS, the Planned Development Pod 1 Final Site Plan proposes the development of Pod 1, improvements to Selvitz Road and construction of access roads and required infrastructure; and

WHEREAS, the proposed Planned Development Pod 1 Final Site Plan is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, pursuant to City Code 125-212, PD zoning is permitted in the City subject to a Planned Development Zoning Agreement; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 9, 2025, meeting, voted 6 to 1 to recommend approval subject to conditions of the proposed request for these parcels.

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. From and after the effective date hereof, the following parcels (described in entirety or as a portion), legally described in Exhibit **"A"**:

2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire). Containing 88.5 acres, more or less

Said properties being generally located at or near the northeast corner of Selvitz Road and Devine road and west of Christensen road in Fort Pierce, Florida, shall be

subject to the Symphony Lakes Planned Development (PD), as depicted on **Exhibit "B"**, and made subject to the Symphony Lakes Planned Development (PD) Pod 1 Final Site Plan depicted within **Exhibit "C",** and the Conditions of Development within **Exhibit "D"**, and the Planned Development Zoning Agreement within **Exhibit "E"**, all attached hereto and incorporated herein.

SECTION 3. The Planned Development Zoning Agreement at **Exhibit "E",** attached hereto and incorporated herein, is approved.

SECTION 4. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-031 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on September 21, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2025; and was duly introduced, read by title only, and passed on second and final reading _____, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___th day of _____ 2025.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
City Clerk

(City Seal)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT-OF-WAY:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

AND

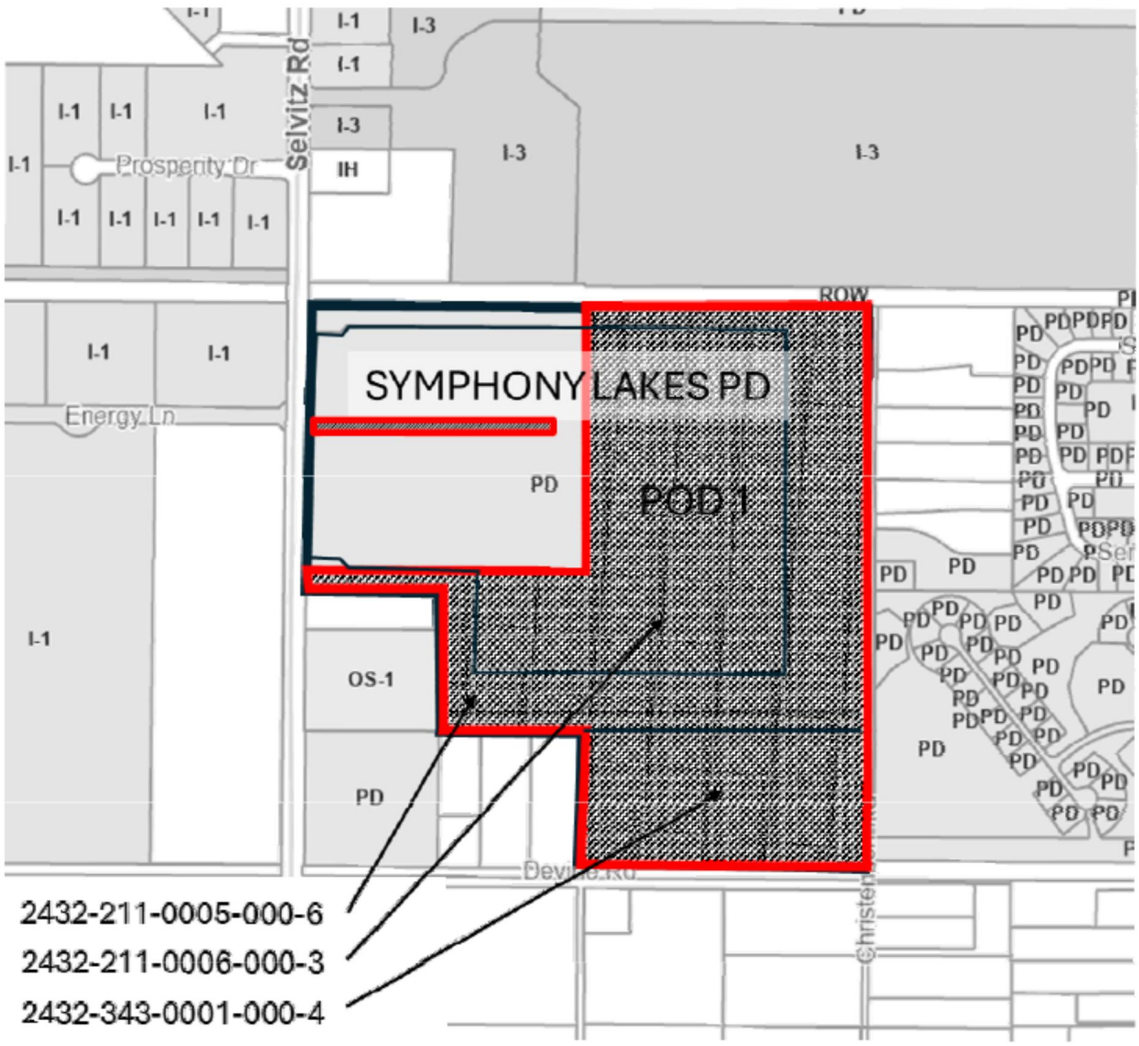
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

ZONING ATLAS MAP

SYMPHONY LAKES PLANNED DEVELOPMENT POD 1



POD 1: 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire) – remain as Planned Development (PD) Zoning

EXHIBIT C

SYMPHONY LAKES PD POD 1 FINAL SITE PLAN

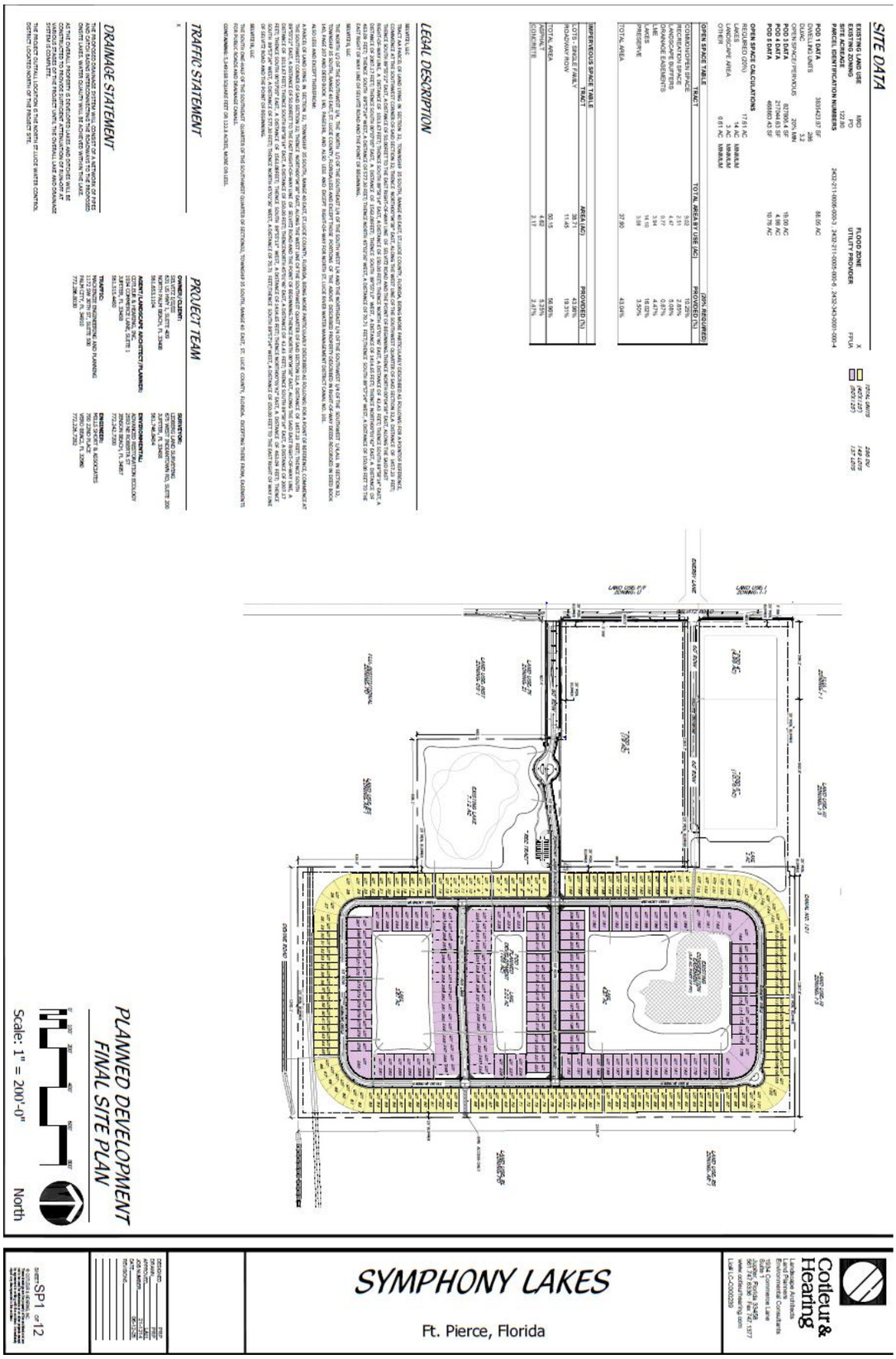


EXHIBIT D

CONDITIONS OF DEVELOPMENT

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

2. The development of Pod 1 shall satisfy all applicable conditions of the ‘Conceptual’ Symphony Lakes PD.

3. A Plat shall be required prior to the application for building permits in respect of vertical construction.

4. 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.

5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.

8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

EXHIBIT E

DEVELOPMENT ZONING AGREEMENT

{to be attached}

Record and Return To:
This Instrument Prepared By:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
2300 SE Monterey Road, Ste 201
Stuart, Florida 34996
File No. ST294-0003

[blank space above line reserved for recording data]

PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this _____ day of _____, 2025, (the "**Effective Date**") by and between SELVITZ I, LLC, a Florida limited liability company, SELVITZ II, LLC, a Florida limited liability company, and SELVITZ III, LLC, a Florida limited liability company (collectively the "**Applicant**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**"). The Applicant and the City each sometimes each referred to as a "**Party**" and collectively as the "**Parties.**"

WITNESSETH:

WHEREAS, Applicant is the owner and developer of certain real property in the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "A"** (the "**Property**"); and

WHEREAS, Applicant intends to develop a Planned Development ("**PD**") to be known as "Symphony Lakes" as more particularly set forth on that certain site plan approved by the Fort Pierce City Commission on June 3, 2024, together with twenty-three (23) development conditions set in Ordinance 23-058 (collectively the "**Site Plan**"), and consisting of 122.80 acres, including 625 dwelling units ("**DU**s") on 107.05 acres, and comprised of multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex and single-family homes, and 15.74 acres of light industrial (collectively the "**Project**"); and

WHEREAS, the Project shall be constructed in four (4) separate pods, as shown and more particularly described on the Site Plan, which pods shall consist of (a) 300 single-family homes on 88.5 acres, more or less, which land is legally described on **Exhibit "A-1"** attached hereto and made a part hereof ("**Pod 1**"), (b) 325 multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex units on 19.00 acres, more or less, which land is legally described on **Exhibit "A-2"** attached hereto and made a part hereof ("**Pod 3**"), (c) RV & Boat storage on 4.98 acres, more or less, which land is legally described on **Exhibit "A-3"** attached hereto and made a part hereof ("**Pod 4**"), and (d) light industrial on 10.76 acres, more or less, which land is legally described on **Exhibit "A-4"** attached hereto and made a part hereof ("**Pod 5**") (Pod 1, Pod 3, Pod 4 and Pod 5 each individually being referred to as a "Pod"); and

WHEREAS, Section 125-212 of the Code of Ordinances of the City requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project; and

WHEREAS, pursuant to City Code Section 125-212, a PD is permitted in the City subject to a PD Zoning Development Agreement negotiated between Owner and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and for the Development, and to encourage enlightened and imaginative approaches to community planning; and

WHEREAS, the Development proposed is consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, the City Commission of the City of Fort Pierce ("Commission") adopted Ordinance No 25-031 ("PD Ordinance") which approved the amended PD zoning for the Subject Property in which the provisions and obligations in this Agreement are made conditions of development as provided for in the PD Ordinance.

NOW, THEREFORE, the Parties do hereby agree as follows:

1. **Unified Control.** Applicant hereby warrants that it has, as a result of fee simple ownership, unified ownership of all of the Property included in this Planned Development. A unity of title, for all property included in this Planned Development, shall be filed with the St. Lucie County Clerk of Courts and a parcel combination, for all property included in this Planned Development, with the St. Lucie County Property Appraiser prior to the issuance of the first building permit for any building in the Planned Development. A general address request form for the newly created parcel identification numbers and for any and each proposed building and residential unit shall be submitted to the City of Fort Pierce Planning Department.

2. **Term.** The Term of this Agreement shall be twenty (20) years, during which all improvements contemplated herein must be completed. Unless otherwise agreed upon by the Parties in writing, this Agreement shall not be renewed automatically for successive terms.

3. **Project Development.** In addition to the conditions set forth in this Agreement, all development conditions set forth in the Site Plan shall be satisfied.

4. **Development Timeline.** All development shall be consistent with the development timeline provided herein. Pod 1 shall be substantially completed within five (5) years of the Effective Date ("**First Pod Completion Date**"). A second Pod shall be substantially completed within five (5) years of the First Pod Completion Date ("**Second Pod Completion Date**"). A third Pod shall be substantially completed within five (5) years of the Second Pod Completion Date ("**Third Pod Completion Date**"). The fourth, and final, Pod shall be substantially completed within five (5) years of the Third Pod Completion Date ("**Final Pod Completion Date**") (the First Pod Completion Date, Second Pod Completion Date, Third Pod Completion Date and Final Pod Completion Date each individually and collectively sometimes referred to as the "**Pod Completion Date**"). Any Pod Completion Date may be extended for a period of up to five (5)

years after approval by the City of Fort Pierce City Commission (the "**Commission**") at a public hearing, unless an instrument has been recorded agreeing to release, amend, or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if any Pod Completion Date of any development approvals associated with this Agreement or with the Property are ever extended to a date that is later than such Pod Completion Date, each individual Pod Completion Date thereafter shall automatically extend to a later date consistent with the time periods set forth herein. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**"). For purposes of this Agreement, the term "substantially completed" shall mean all required improvements within an individual Pod are completed, including, as applicable, roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, and recreational amenities.

5. **Traffic Improvements.**

A. Applicant agrees that traffic contribution improvements ("**Traffic Improvements**"), should they be required by the Site Plan or St. Lucie County, shall be undertaken and carried out in accordance with **Exhibit "C"** attached hereto and made a part hereof. The Traffic Improvements (including sidewalks or payments-in-lieu, as applicable) shall be completed and approved by the applicable governing agency prior to the issuance of the first certificate of occupancy for Pod 1.

B. All required right-of-way dedications for Selvitz Road shall be completed and approved by the applicable governing agency prior to the issuance of the first certificate of occupancy for a residential dwelling in Pod 1.

6. **Phasing and Phasing Requirements.** All phasing and requirements shall be consistent with the below and the Development Timeline set forth on **Exhibit "B"** to this Agreement. The Project shall be constructed in four (4) phases, consisting of Pod 1, Pod 3, Pod 4 and Pod 5, provided, however, and notwithstanding anything to the contrary in this Agreement, the phases do not need to be constructed in any particular order and may be constructed simultaneously with other phases or in any order deemed appropriate by the Applicant. A plat shall be required for each Pod prior to the application for building permits in respect of vertical construction for such Pod.

7. **Permitted Uses; Densities; Height.** The Project shall conform to the requirements and standards set forth in this Agreement and on the Site Plan, including but in no way limited to permitted uses, densities and height requirements. Specifically, and by way of example and not necessarily limitation, the Project shall include:

A. The Project shall consist of update to 625 dwelling units and light industrial uses, all as more fully shown on the Site Plan.

B. The residential development within the Project, other than the high-density residential units in Pod 3, shall comply with the following requirements, as more fully set forth on the Site Plan:

i. Minimum Lot Size:

(a) Townhomes: 1,520 square feet

(b) Villas: 2,875 square feet

(c) Triplex: 2,875 square feet

(d) Cottages: 2,875 square feet

(e) Quadraplex: 2,875 square feet

(f) Single Family Lot: 4,600 square feet

ii. Minimum Lot Width:

(a) Townhomes: 16 feet

(b) Villas: 25 feet

(c) Triplex: 25 feet

(d) Cottages: 25 feet

(e) Quadraplex: 25 feet

(f) Single Family Lot: 40 feet

iii. Minimum Lot Depth:

(a) Townhomes: 95 feet

(b) Villas: 115 feet

(c) Triplex: 115 feet

(d) Cottages: 115 feet

(e) Quadraplex: 115 feet

(f) Single Family Lot: 115 feet

iv. Minimum Front Setback:

(a) Townhomes: 18 feet

(b) Villas: 18 feet

(c) Triplex: 18 feet

(d) Cottages: 18 feet

(e) Quadraplex: 18 feet

(f) Single Family Lot: 18 feet

(g) Sideload Garage: 10 feet

v. Minimum Side Setback:

(a) Townhomes: 5 feet

(b) Villas: 5 feet

(c) Triplex: 5 feet

(d) Cottages: 5 feet

(e) Quadraplex: 5 feet

(f) Single Family Lot: 5 feet (15 feet – corner lot)

vi. Minimum Rear Setback:

(a) Townhomes: 10 feet

(b) Villas: 10 feet

(c) Triplex: 10 feet

(d) Cottages: 10 feet

(e) Quadraplex: 10 feet

(f) Single Family Lot: 10 feet

vii. Maximum Lot Coverage:

(a) Townhomes: Not applicable

(b) Villas: 80%

(c) Triplex: 80%

(d) Cottages: 80%

(e) Quadraplex: 80%

(f) Single Family Lot: 80%

viii. Minimum right-of-way width for interior roadway: 50 feet

C. The maximum building height shall be fifty feet (50') for apartment buildings.

8. **Public Facilities.** The Project shall construct and be served by the following public facilities:

A. **Fort Pierce Water and Sewer Authority (FPUA);**

B. **St. Lucie County Road Infrastructure** - Selvitz Road and Christensen Road provide access to the site.

C. **North St. Lucie River Water Control District (NSLRWCD)**- Existing canal on north end of property and internal improvements in the Project provide sufficient drainage outfall to accommodate the Project.

D. **St. Lucie County School District** - capacity in the School District is available to serve the Project.

9. **Development Permits**. All required development permits and approvals shall be obtained before commencing construction, which shall include, but are not limited to:

A. City of Fort Pierce Building Permit;

B. Fort Pierce Utility Authority Permit;

C. South Florida Water Management District (SFWMD) Environmental Resource Permit;

D. North St. Lucie Water Control District Connection Permit;

E. Florida Department of Environmental Protection Water Main Extension Permit; and

F. Florida Department of Environmental Protection Domestic Wastewater Collection/Transmission System Permit.

10. **Comprehensive Plan and Land Development Regulation Compliance.** The Project, as proposed, is consistent with the City's Comprehensive Plan and Land Development Regulations.

11. **Public Health, Safety and Welfare Conditions.** The Project shall conform to the requirements and standards set forth in this Agreement, on the Site Plan, and City's Land Development Regulations for matters relating to public health, safety and welfare conditions. Specifically, and by way of example but not necessarily limitation, the Project provides the following:

A. Roadway Access: In addition to two primary access roads (one being a right-of-way of 80' and another being a right-of-way of 60') serving all or a portion of the Project, an emergency only access point is provided off Christensen Road.

B. Bus Stop: The Project provides a school bus stop at the front, primary entrance gate to the Project, with a bus turnaround area and sidewalks between the bus stop and student drop off location within the Project.

C. Utilities: The Project includes a looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure will be installed within utility easements within the Project.

D. Open Space and Lakes: The Project provides open space and lakes for the benefit of residents of the Project, as well as for stormwater management purposes.

E. Sidewalks: Pedestrian sidewalks are located on both sides of the internal roads within the residential section of the Project. Streetlights are provided along the roadway system.

F Landscaping: Large landscape buffers are provided around the perimeter of the residential portion of the Project and throughout the Project site.

12. **Failure to Address Requirements.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Applicant of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

13. **Breach of Agreement.**

A. Development of the Project and the proposed improvements shall at all times be in compliance with this Agreement and any approved Development Orders. In the event that Applicant fails to comply with any provision or condition of this Agreement or an approved Development Order, the City shall have the right to cease the processing of any applications or permits for development, including the issuance of building permits or certificates of occupancy for the Property, including any associated phases. In the event that Applicant fails to construct the improvements consistent with this Agreement, the City

may, in its sole discretion, take any appropriate action it deems necessary and appropriate as provided for in the City Code, this Agreement, and other applicable law. If the Agreement is terminated or expires, no building permits shall be issued for the PD consistent with the site plan approvals or this Agreement until such time as a new agreement or an amendment to this Agreement is executed by the Parties.

B. In the event that any person, including the City Commission, or any member of the City Commission, files a complaint with the City Manager alleging that this Agreement, an approved development permit, or 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, the City Manager will review and respond to such complaint and take appropriate action as provided for in the City Code, this Agreement, and other applicable law.

C. 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 its successors-in-interest, fail to abide by the provisions of this Agreement.

14. **Vested Rights.**

A. 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 plan(s), construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders ("**Development Orders**").

B. Applicant, its successors, assigns, shall have no vested rights in any expired Development Orders for this Project.

15. **Destruction.** In the event that all or a portion of the Development 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.

16. **Changes or Amendments.**

A. 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 and pursuant to any public hearing process included therein, when applicable.

B. Notwithstanding the above, 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.

17. **Governing Law; 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.

18. **Hold Harmless.** The City shall be held harmless and indemnified by Applicant 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.

19. **Successors and Assigns.** This Agreement shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives. This Agreement may only be assigned by Applicant after notice to the City. The obligations of this Agreement run with the Property.

20. **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; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice, the addressees are as follows:

APPLICANT:	SELVITZ I, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
	SELVITZ II, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
	SELVITZ III, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
With required copy to:	FOX MCCLUSKEY BUSH ROBISON, PLLC Attn: Tyson Waters, Esq. 2300 SE Monterey Road, Suite 201 Stuart, FL 34996
CITY:	CITY OF FORT PIERCE Attn: City Manager 100 N US Highway 1

Fort Pierce, FL 34950

With required copy to: CITY OF FORT PIERCE
Attn: City Attorney
100 N US Highway 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 day of actual delivery if by overnight courier; or on the date upon which the return receipt is signed, or delivery is refused if by registered or certified 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.

21. **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.

22. **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

23. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder. Provided, however, collateral assignment to a lender shall still require prior Notice to the City.

24. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the Party whose signature is so received as if such signature were an original. 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.

25. **Recording.** The City shall record this Agreement in the public records with the clerk of court in St. Lucie County within 14 days of the effective date of this Agreement. Failure of the City to record this Agreement shall not void this Agreement or be deemed a default.

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.

WITNESSES:

Zethilia Gumbs Stone
Print Name: Zethilia Gumbs Stone
Address: 11424 SW Hillcrest Cir
Port St. Lucie FL 34987

Kathryn D'Arton
Print Name: KATHRYN D'ARTON
Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ I LLC, a Florida limited liability company

By: Donald W. Stevenson
Name: Donald W. Stevenson
Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz I, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

Notary Public, State of Florida
Print or Stamp Name: Brittany Meredith
My commission expires: August 24, 2029

NOTARY SEAL

WITNESSES:

Zethilia Gumbs Stone

Print Name: Zethilia Gumbs Stone

Address: 11424 SW Hillcrest Ave
Port St. Lucie, FL 34987

Kathryn D'Arton

Print Name: KATHRYN D'ARTON

Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ II LLC, a Florida limited liability company

By: [signature]

Name: Donald W. Stevenson

Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz II, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

[signature]

Notary Public, State of Florida

Print or Stamp Name: Brittany Meredith

My commission expires: August 24, 2029

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

NOTARY SEAL

WITNESSES:

Zethila Gumbs Stone
Print Name: Zethila Gumbs Stone
Address: 1424 SW Hull
Port St. Lucie FL 34983

Kathryn D'Arton
Print Name: KATHRYN D'ARTON
Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ III LLC, a Florida limited liability company

By: _____
Name: Donald W. Stevenson
Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz III, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

_____
Notary Public, State of Florida
Print or Stamp Name: Brittany Meredith
My commission expires: August 24, 2029

NOTARY SEAL

CITY OF FORT PIERCE

ATTEST:

BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
Print Name: _____
City Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

_____
City Attorney

EXHIBIT "A"
[LEGAL DESCRIPTION OF THE PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1262.85 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, NORTH 00°01'02" WEST, A DISTANCE OF 11.00 FEET TO A LINE 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST

QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-1"
[LEGAL DESCRIPTION OF POD 1 PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF

SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-2"
[LEGAL DESCRIPTION OF POD 3 PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 650.47 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1263.74 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 654.54 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°56'18" WEST, A DISTANCE OF 657.50 FEET; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 89°57'34" WEST, A DISTANCE OF 607.30 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-3"
[LEGAL DESCRIPTION OF POD 4 PROPERTY

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 790.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 483.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 483.28 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 399.82 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-4"
[LEGAL DESCRIPTION OF POD 5 PROPERTY

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 863.68 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 542.95 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°59'17" WEST, A DISTANCE OF 178.17 FEET; THENCE NORTH 00°00'43" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 685.68 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 483.28 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
[DEVELOPMENT TIMELINE]

- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;

- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;

- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and

- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

EXHIBIT "C"
[TRAFFIC IMPROVEMENTS]

The 60-foot and 80-foot / 50-foot access roads off Selvitz Road shown on the Site Plan to provide access to the Pods shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

Roadway improvements required by St. Lucie County, if any, shall be constructed consistent with St. Lucie County standards.

SITE DATA

EXISTING LAND USE	MXD	**FLOOD ZONE**	X
EXISTING ZONING	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80		
PARCEL IDENTIFICATION NUMBERS	2432-211-0006-000-3 , 2432-211-0005-000-6 , 2432-343-0001-000-4		

60' ROW DATA	48,591 SF	1.12 AC
80' ROW DATA	65,132 SF	1.50 AC
POD 1 DATA	3,789,686 SF	87.00 AC
DWELLING UNITS	286	
DU/AC	3.3	
OPEN SPACE/ PERVIOUS	20% MIN	
POD 3 DATA	824,693 SF	18.93 AC
POD 4 DATA	193,101 SF	4.43 AC
POD 5 DATA	427,983 SF	9.83 AC

OPEN SPACE CALCULATIONS

REQUIRED (20%)	17.40 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.40 AC	MINIMUM

OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	9.47	10.57%
RECREATION SPACE	2.51	2.80%
LANDSCAPE BUFFERS	4.47	4.99%
DRAINAGE EASEMENTS	0.77	0.86%
LME	3.94	4.39%
LAKES	14.10	15.74%
PRESERVE	3.08	3.44%
TOTAL AREA	38.34	42.79%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	38.71	43.20%
ROADWAY ROW	12.56	14.02%
TOTAL AREA	51.27	57.21%
ASPHALT	5.44	6.07%
CONCRETE	1.16	1.30%

TOTAL UNITS	*286 DU*	
(40X125')	*149 LOTS*	
(50X125')	*137 LOTS*	

LEGAL DESCRIPTION

POD 1
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF
657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.
CONTAINING: 87.000 ACRES OR 3,789,686 SQUARE FEET MORE OR LESS.

80' ROW
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.115 ACRES OR 48,591 SQUARE FEET MORE OR LESS.

60' ROW
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH
89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.495 ACRES OR 65,132 SQUARE FEET MORE OR LESS.

TRAFFIC STATEMENT

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

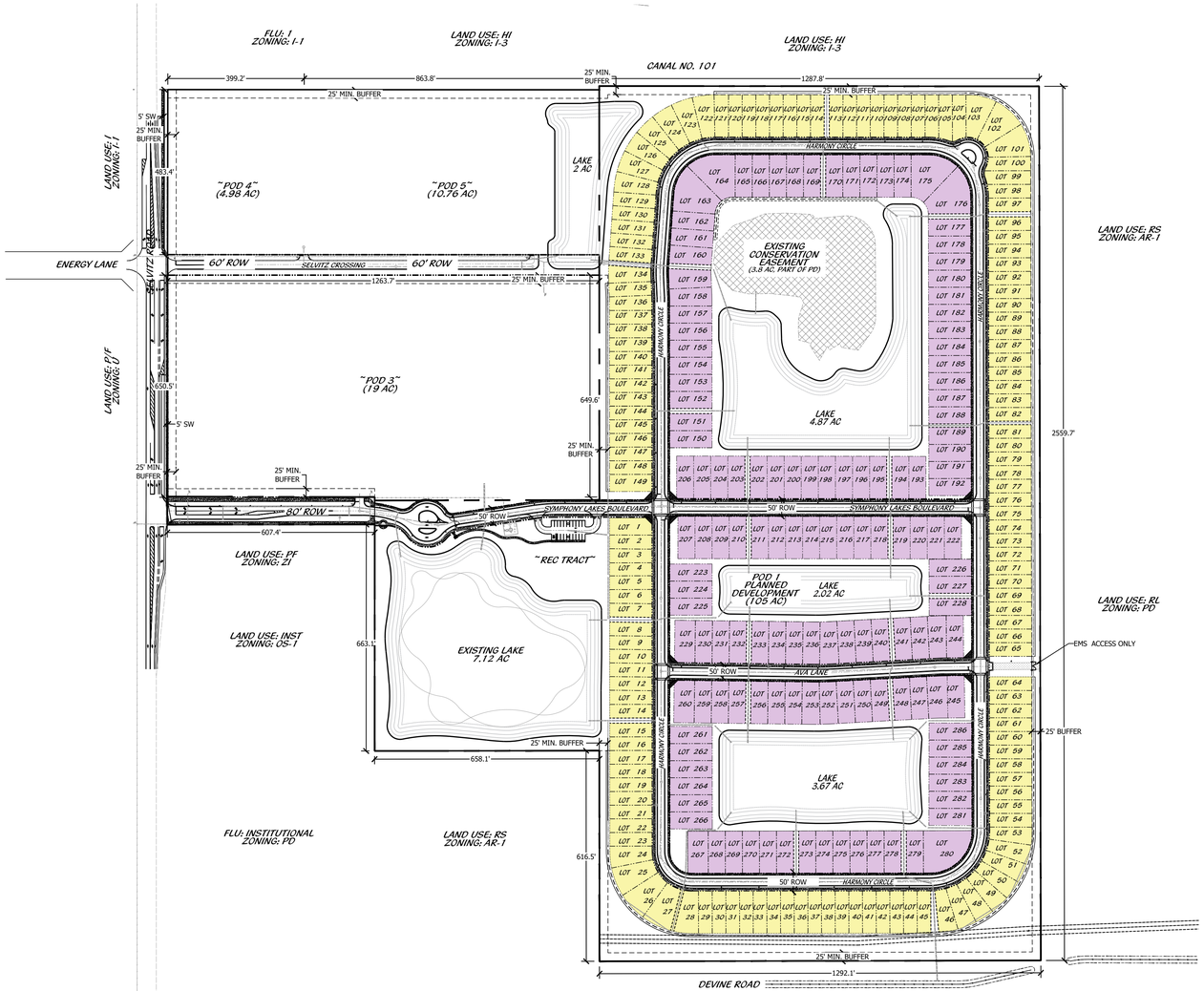
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282



PLANNED DEVELOPMENT FINAL SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

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Land Planners
Environmental Consultants
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Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP1 OF 12

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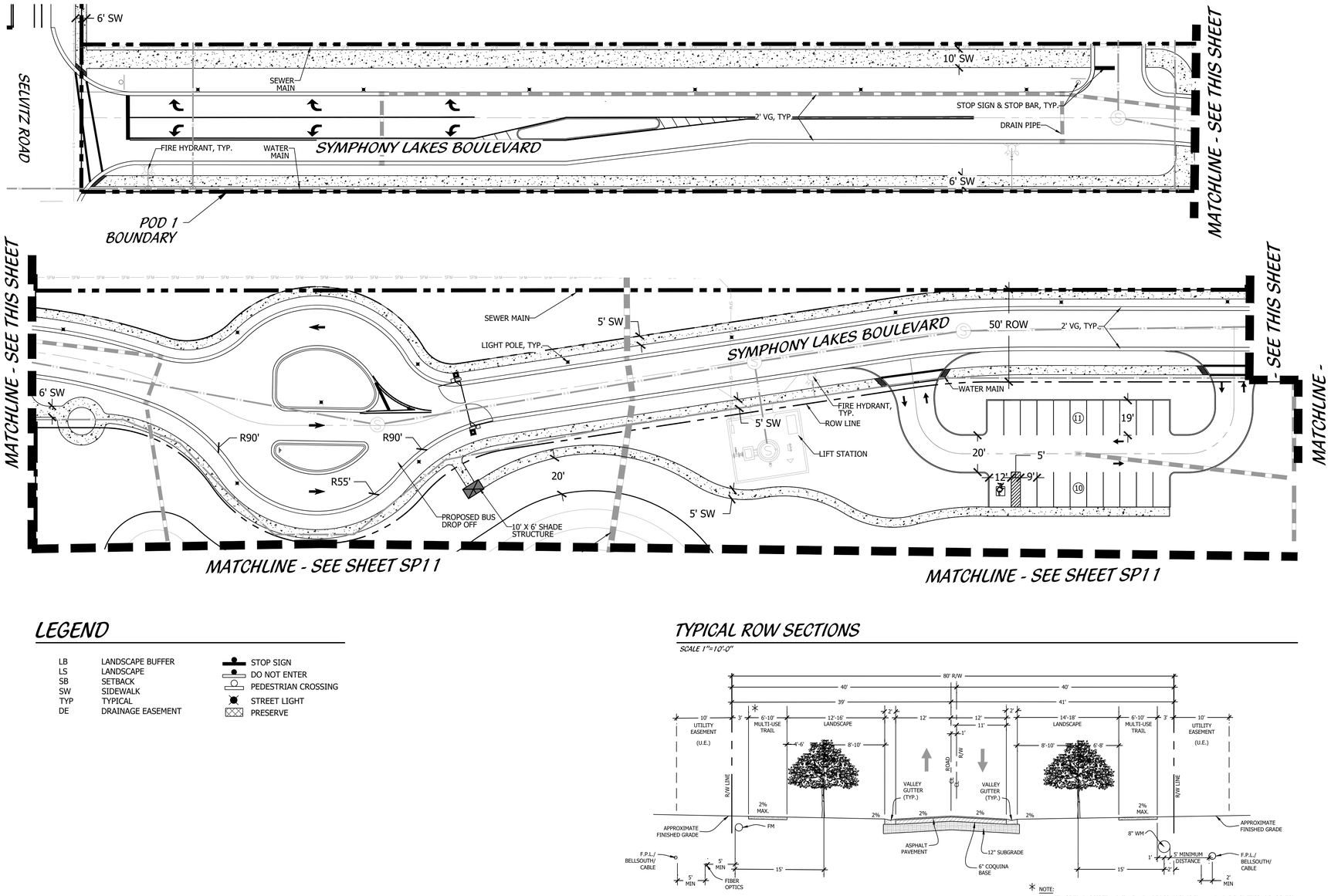
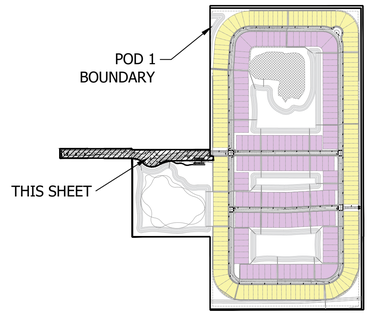


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

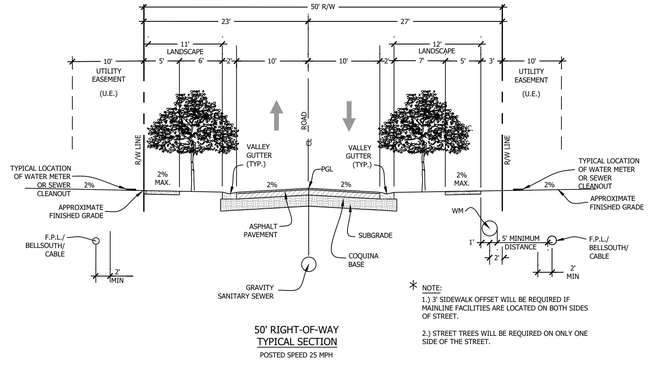
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

TYPICAL ROW SECTIONS

SCALE 1"=10'-0"

80' RIGHT-OF-WAY
TYPICAL SECTION

NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.



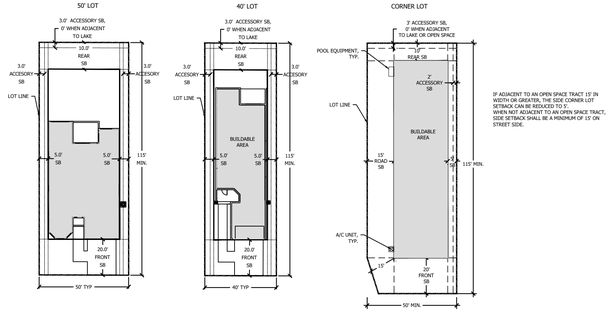
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

NOTE:
1.) 3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

2.) STREET TREES WILL BE REQUIRED ON ONLY ONE SIDE OF THE STREET.

TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE FAMILY
PRIMARY STRUCTURE	
Minimum Lot Width	40'
Minimum Lot Depth	115'
Maximum Lot Depth	None
Maximum Building Lot Coverage	80%
Maximum Impervious Lot Coverage	80%
Minimum Open Space	20%
Minimum Front Setback (Front Loaded)	18'
Minimum Front Setback (Side Loaded)	10'
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units)	5'
Minimum Side Setback (Front- Entry)	
Minimum Side Setback (Corner Lot)	15'
If adjacent to open space tract 15' in width or greater	0'
Minimum Rear Setback (Corner Lot)	10'
Minimum Rear Setback (Internal Lot)	10'
ACCESSORY STRUCTURES	
Minimum Rear Setback	3'
If adjacent to open space, lake or common area tract 25' or wider	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)
Minimum Side Setback (Corner Lot)	15'

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 07-21-25
REVISIONS

SHEET SP2 OF 12

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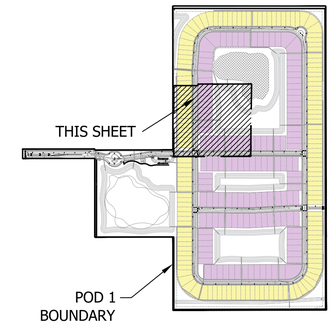
KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0" North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP3 OF 12

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CANAL NO. 101

25' LB

LAKE 2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

5' SW

HARMONY CIRCLE

2' VG, TYP.

5' SW

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

15' DE

MATCHLINE - SEE SHEET SP5

POD 1 BOUNDARY

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

15' DE

15' DE

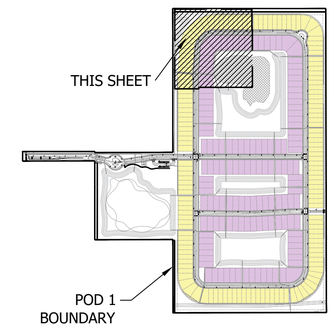
DRAIN PIPE

50' ROW

EXISTING CONSERVATION EASEMENT
(3.8 AC. PART OF PD)

MATCHLINE - SEE SHEET SP3

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP4 OF 12

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CANAL NO. 101

25' LB

LOT 113 | LOT 112 | LOT 111 | LOT 110 | LOT 109 | LOT 108 | LOT 107 | LOT 106 | LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

15' DE

5' SW

2' VG, TYP.

HARMONY CIRCLE

STOP SIGN & STOP BAR, TYP.

5' SW

MATCHLINE - SEE SHEET SP4

LOT 170 | LOT 171 | LOT 172 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177 | LOT 178 | LOT 179 | LOT 180 | LOT 181

20' LME

LAKE 4.87 AC

15' DE

8' LS

5' LS

5' SW

15' DE

WATER MAIN
SEWER MAIN
FIRE HYDRANT, TYP.

LIGHT POLE, TYP.

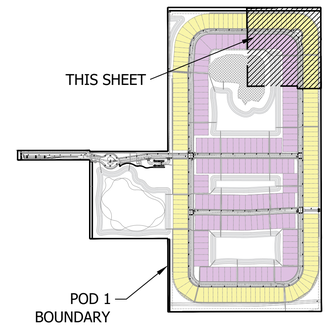
50' ROW

CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET SP6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

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SHEET SP5 OF 12

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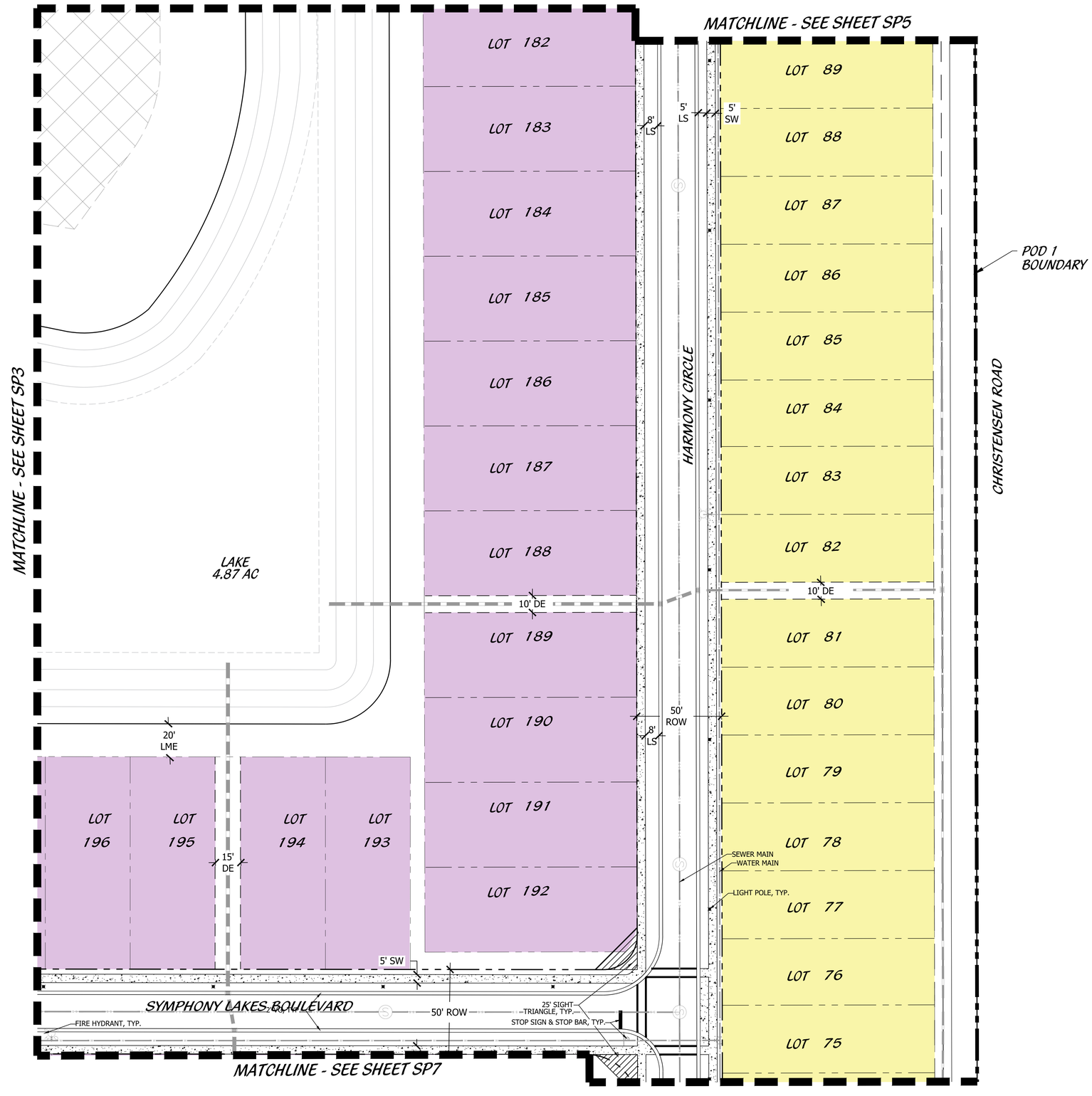

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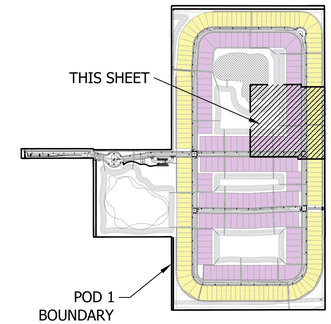

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET SP6 OF 12

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

5' SW

15' DE

LOT 226

LOT 227

LOT 228

LAKE 2.02 AC

20' LME

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

15' DE

LIGHT POLE, TYP.

2' VG, TYP.

50' ROW

AVA LANE

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

15' DE

20' LME

DRAIN PIPE

LOT 286

HARMONY CIRCLE

CHRISTENSEN ROAD

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LIGHT POLE, TYP.

FIRE HYDRANT, TYP.

WATER MAIN

SEWER MAIN

LOT 66

LOT 65

POD 1 BOUNDARY

20' STABALIZED EMS

KNOX BOX FOR EMS ONLY

LOT 64

LIGHT POLE, TYP.

LOT 63

LOT 62

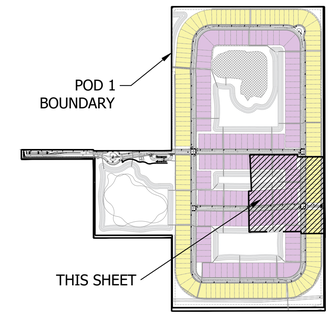
50' ROW

25' LB

LOT 61

LOT 60

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET SP7 OF 12

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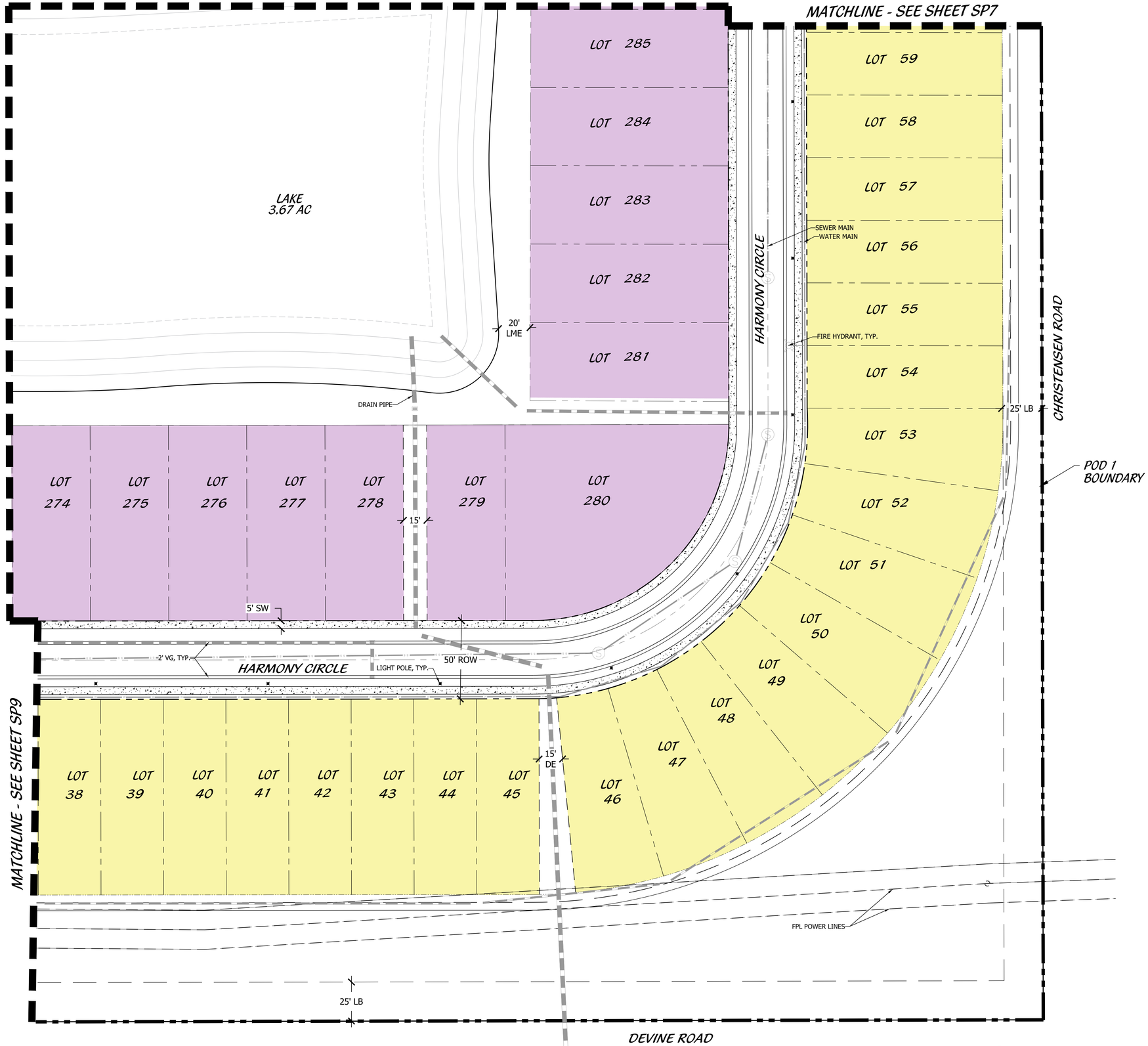

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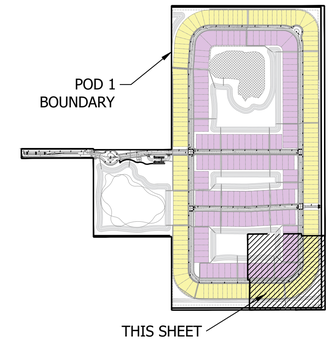

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET SP8 OF 12

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MATCHLINE - SEE SHEET SP10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37

LOT 262
LOT 263
LOT 264
LOT 265
LOT 266

LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

LAKE
3.67 AC

HARMONY CIRCLE

5' SW
5' LS
8' LS
25' LB
WATER MAIN
DRAIN PIPE
20' LME
15'
5' SW
2' VG, TYP.
5' SW
LIGHT POLE, TYP.
50' ROW
FIRE HYDRANT, TYP.

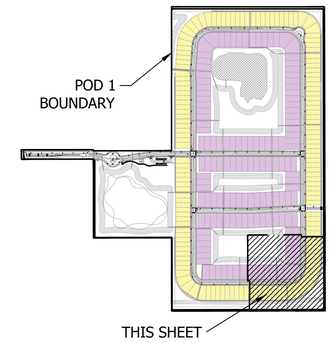
POD 1 BOUNDARY

MATCHLINE - SEE SHEET SP8

FPL POWER LINES

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

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SHEET SP9 OF 12

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MATCHLINE - SEE SHEET L3

MATCHLINE - SEE SHEET SP11

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214

LOT 223
LOT 224
LOT 225

LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

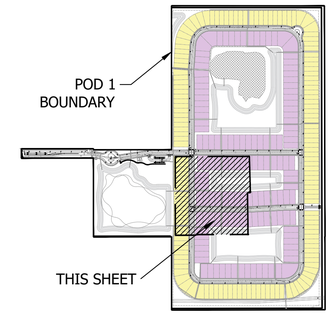
LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

5' SW
15' DE
20' LME
DRAIN PIPE
15' DE
WATER MAIN
LIGHT POLE, TYP.
25' SIGHT TRIANGLE, TYP.
STOP SIGN & STOP BAR, TYP.
LIGHT POLE, TYP.
50' ROW
2' VG, TYP.
5' SW
15' DE
5' SW
5' LS
8' LS
20' LME
DRAIN PIPE

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET SP10 OF 12

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MATCHLINE - SEE SHEET SP2

LIFT STATION

20'

5'

12'

9'

10

20'

5' SW

BUS
OP OFF

10' X 6' SHADE STRUCTURE

DRAIN PIPE

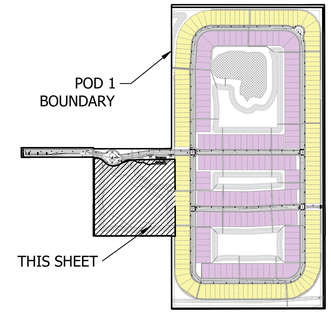
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET SP10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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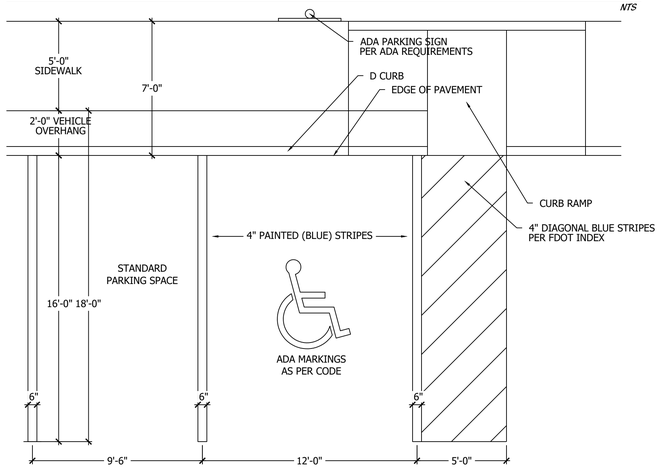
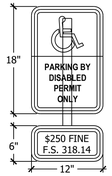
STANDARD AND ADA PARKING DETAIL

NTS



ADA SIGN DETAIL

NTS

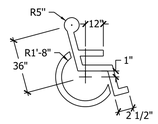


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

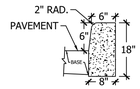
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS ; TYPICAL @ ALL ADA STALLS

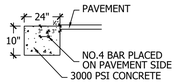
D CURB DETAIL

NTS



HEADER CURB DETAIL

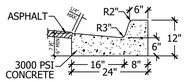
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

F CURB DETAIL

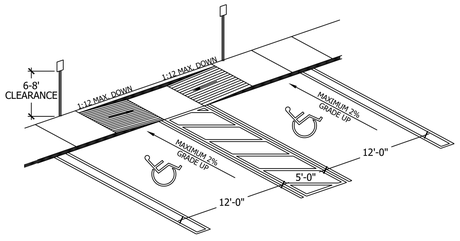
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

ADA RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

BIKE RACK DETAIL

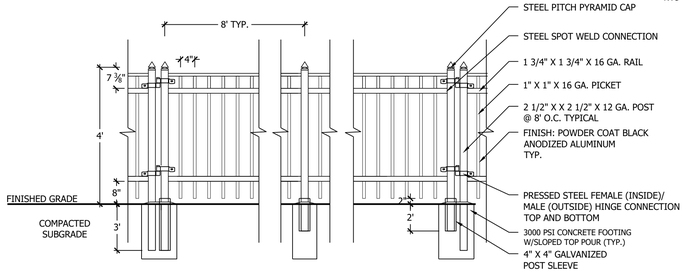
NTS

FGP Bike rack
Product Drawing
Date: 6/2/2015
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION DOES NOT INCLUDE ANCHORS.
EMBEDDED OPTION INCLUDES TWO EACH:
M12 x 1.75 THREADED RODS, 120mm LENGTH
M12 x 1.75 HEAVY HEX NUTS
M12 FLAT WASHERS
ALL CARBON STEEL WITH MAGNI-COAT

DECORATIVE FENCE / EMERGENCY ACCESS GATE DETAIL

NTS

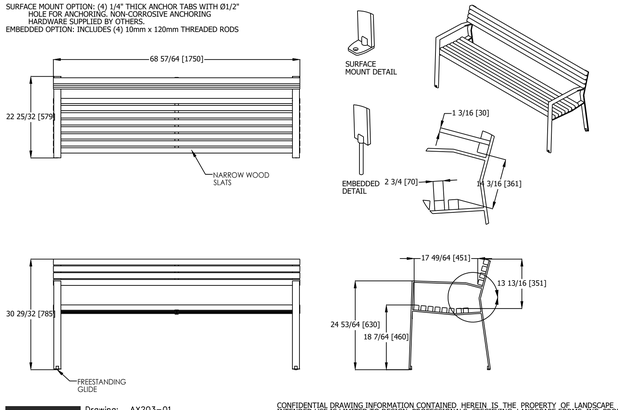


BENCH DETAIL

NTS

Harpo Backed bench, 69in length, narrow wood slats
Product Drawing
Date: 6/18/2014
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION: (4) 1/4" THICK ANCHOR TABS WITH Ø1/2" HOLE FOR ANCHORING. NON-CORROSIVE ANCHORING HARDWARE SUPPLIED BY OTHERS.
EMBEDDED OPTION: INCLUDES (4) 10mm x 120mm THREADED RODS



landscapeforms Drawing: AX203-01
Dimensions are in inches [mm]

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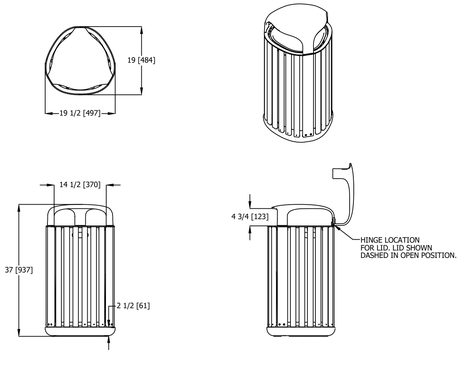
RECEPTACLE DETAIL

NTS

FGP Side opening litter receptacle, wood
Product Drawing
Date: 11/7/2016
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: AG200-01
Dimensions are in inches [mm]
Patent Pending

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CANOPY DETAIL

NTS



NOTE:
SHADE SYSTEMS PLAYMORE SINGLE POST OFFSET HIP ROOF SHADE STRUCTURE, CUSTOM, SIZED 6' X 10'

COLORS:
BASE COLOR: TELE-GRAY
FABRIC COLOR: OLIVE

PLANNED DEVELOPMENT
FINAL SITE DETAILS

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SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 07-21-25
REVISIONS

SHEET SP12 OF 12

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

SITE DATA

	PHASE 1: SINGLE FAMILY	CONSTRUCTION PERIOD 2025-2030
	PHASE 2: STORAGE	CONSTRUCTION PERIOD 2030-2035
	PHASE 3: LIGHT INDUSTRIAL	CONSTRUCTION PERIOD 2035-2040
	PHASE 4: MULTIFAMILY	CONSTRUCTION PERIOD 2040-2045

NOTES

THIS PHASING PLAN OUTLINES THE ANTICIPATED TIMELINE AND PROGRESSION OF DEVELOPMENT FOR SYMPHONY LAKES. THE ORDER AND TIMELINE OF INDIVIDUAL POD PHASES ARE SUBJECT TO ADJUSTMENTS BASED ON MARKET CONDITIONS AT THE TIME EACH POD'S SITE PLAN IS DEVELOPED. THE PROPERTY OWNER AND/OR DEVELOPERS RETAIN THE RIGHT TO MODIFY THESE PHASES AS NECESSARY TO ACCOMMODATE FUNCTIONAL DESIGN REQUIREMENTS AND ENSURE THE SUCCESS OF THE PROJECT.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

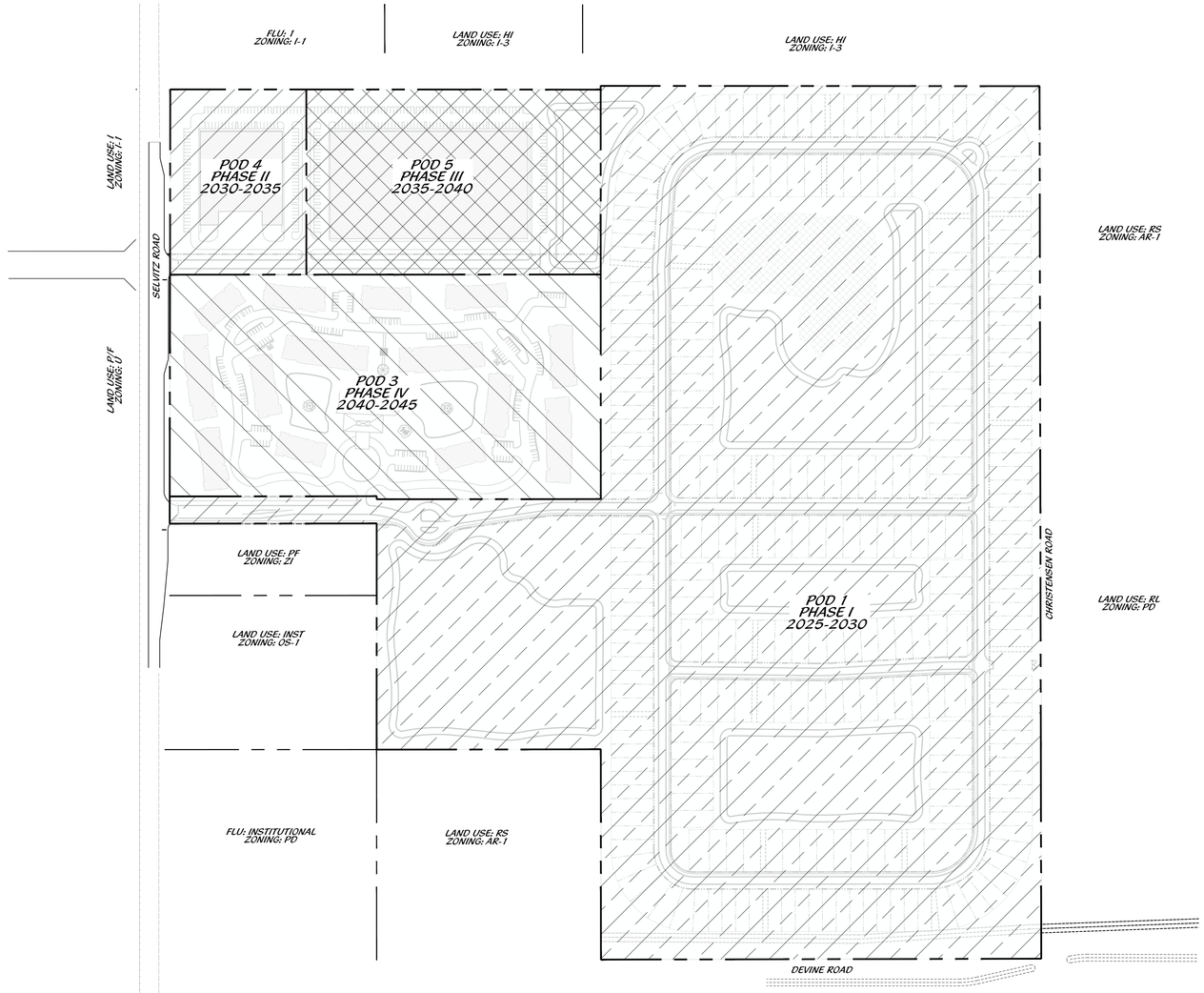
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282



PHASING EXHIBIT

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	21-1214
DATE	12-16-24
REVISIONS	

SHEET 1 OF 1

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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

May 08, 2025

Kevin Freeman
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Narrative

On behalf of the applicant Selvitz I LLC, Selvits II LLC, and Selvitz III LLC, please accept this narrative as a part of the Site plan application for the proposed mixed-use development on the NE corner of Devine Rd and Selvitz Rd. This 122.8-acre site was approved for a MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for EMS use only along Christensen Road, this entrance is not to be used by residents or visitors at any time. Additionally, no entrance is present on Devine Road.

The proposed Pod 1 Site Plan is consistent with the Pod 1 conceptual plan that was carefully crafted and approved at the June 3rd City Commission hearing. This pod has approximately 88 acres and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site. The north edge of the entire site borders a canal, separating the proposed development from the Industrial use area north of this site. There is already an existing 20-foot buffer on the Industrial side of the 45-foot canal. In addition to the existing buffer on the industrial parcel and the canal, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. There is a total of 200 feet between the back of house and the edge of the northern edge of the buffer on the industrial site.

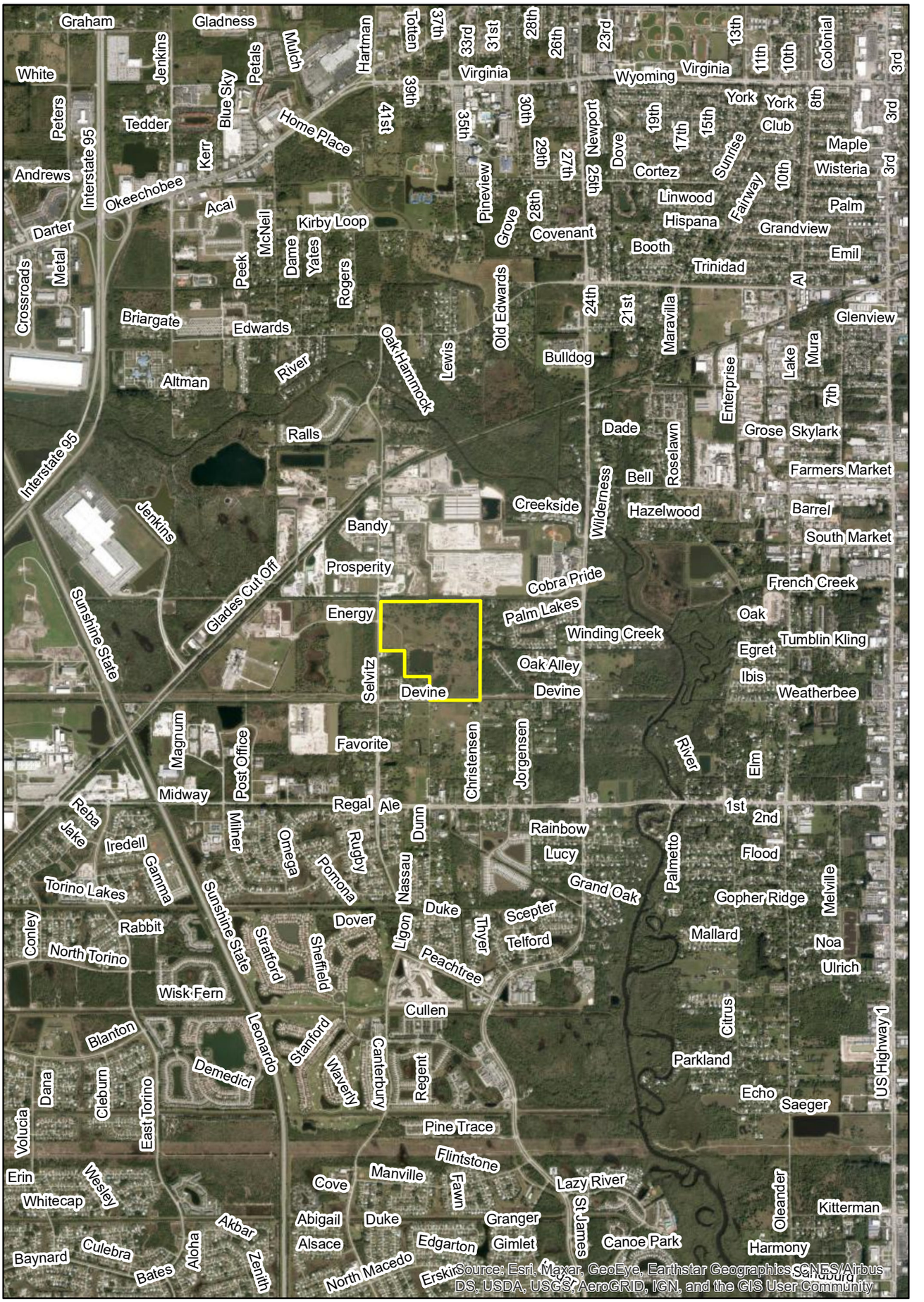
The PD concept plan and subsequent Pod 1 site plan were carefully designed and curated to ensure that the gated community has minimal impacts on the surrounding neighbors. While the PD approval incorporates a significant portion of preservation, the 625 residential units comply with the PD's conservation requirements respectfully.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or clarification about this project, please do not hesitate to contact me at lheinzelmann@cotleur-hearing.com or 561-747-6336.

Sincerely,



Leah Heinzelmann
Partner, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



Symphony Lakes Location Map

N
W E
S

0 0.25 0.5 1 1.5 2 Miles

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LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 4, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: PD Statement of Benefits

Please accept this letter as the statement of benefits for the Pod 1 single-family residential neighborhood within the overall Selvitz Mixed Use area. This single-family pod is the first and largest phase for Symphony Lakes, providing 286 dwelling units, the primary access roadway for the single-family and multifamily areas, +/-14 acres of lakes, and +/-3 acres of preserve area within a conservation easement.

There are a number of benefits for this PD pod. Firstly, this is the largest infill development in Fort Pierce, allowing these 122 acres of unused lands previously used for mining to be developed while utilizing existing infrastructure. Providing additional homes and job opportunities in an already urbanized area enhances the existing neighborhood and businesses in the area.

Second, this is the initial phase of development for a mixed-use, transitional development that provides logical buffering and transition between the low-density residential to the south and east and the high-intensity industrial to the north and west. This ensures that the existing surrounding residences are protected and screened from the future light industrial and multifamily pods.

This PD pod also provides important environmental benefits to the community. The plan protects the existing sensitive habitat areas on the north portion of the site by placing it in a conservation easement. Additionally, the developer is committed to cleaning and enhancing the existing onsite lake on the southwest portion of the pod, a lake which was previously used in the mining operations that took place on the site. Therefore, the development will enhance the environmental quality of the site and overall area.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

LEGAL (OVERALL PROPERTY)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1262.85 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, NORTH 00°01'02" WEST, A DISTANCE OF 11.00 FEET TO A LINE 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.800 ACRES OR 5,349,186 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED 80' R/W)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.115 ACRES OR 48,591 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED 60' R/W)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.495 ACRES OR 65,132 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 3)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 650.47 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1263.74 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 654.54 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°56'18" WEST, A DISTANCE OF 657.50 FEET; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 89°57'34" WEST, A DISTANCE OF 607.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.932 ACRES OR 824,693 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 4)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 790.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 483.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 483.28 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 399.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.433 ACRES OR 193,101 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 5)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 863.68 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 542.95 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°59'17" WEST, A DISTANCE OF 178.17 FEET; THENCE NORTH 00°00'43" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 685.68 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 483.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.825 ACRES OR 427,983 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED SINGLE FAMILY & RECREATION TRACT)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

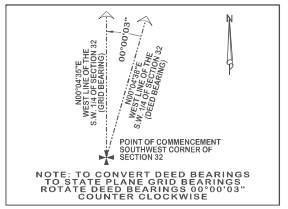
CONTAINING 87.000 ACRES OR 3,789,686 SQUARE FEET MORE OR LESS.

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933765 DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
		●		8. Subject to that certain mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1135, Public Records of St. Lucie County, Florida..	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933749 DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Drainage Easement in favor of St. Lucie County recorded in O.R. Book 183, Page 908, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I & SELVITZ II
		●		8. Subject to that certain Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1180, Public Records of St. Lucie County, Florida.	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933737 DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I ONLY
●			●	8. Subject to Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O.R. 4671 , Page 1247, Public Records of St. Lucie County, Florida.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770 DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM	SURVEYOR COMMENTS
●		●		1. Deed of Conservation Easement in favor of South Florida Water Management District recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	2. Right of Way Agreement with the St. Lucie County Board of County Commissioners recorded in O.R. Book 4178, Page 2502, Public Records of Saint Lucie County, Florida.- Parcel 2	EXPIRED NO LATER THAN 08/27/2020
				3. Note: The subject property appears to border on a body of water.	
				4. Rights of the lessees under unrecorded leases.	



LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)
THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 196, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

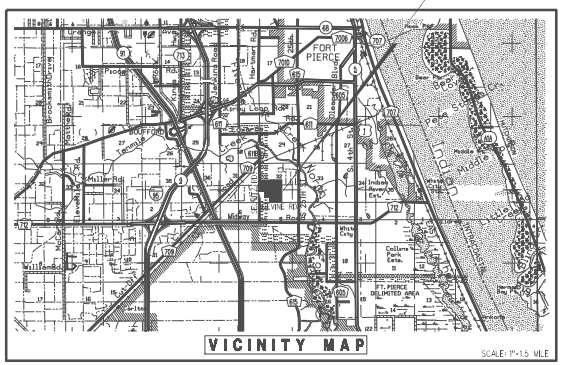
ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT PROPERTY



SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS IN OFFICIAL RECORD BOOK 4671, PAGE 1132; OFFICIAL RECORD BOOK 4671, PAGE 1187 AND OFFICIAL RECORD BOOK 4671, PAGE 1245 AND THE TITLE INSURANCE POLICIES LISTED HEREON.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INSURANCE RATE MAP NO.: 12111C0188K MAP REVISED: FEBRUARY 19, 2020.

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS.

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933765, DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933749, DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM; AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933737, DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM;
ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770, DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT: AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM.

7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.

8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO ST LUCIE COUNTY BENCHMARKS "JAMES", EL. 14.82 NAVD88 AND FRANK EL. 15.63 NAVD88.

9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SELVITZ I, LLC SELVITZ II, LLC SELVITZ III, LLC.

10. © COPYRIGHT 2024 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

TO SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 18, 2024
DATE OF PLAT OR MAP: OCTOBER 18, 2024

LIDBERG LAND SURVEYING, INC.

Kenneth J Buchanan

BY: KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

ABBREVIATIONS
(C) = CALCULATED
CB&S = CONCRETE BLOCK STRUCTURE
C.R.B. = COMMISSIONERS MINUTES BOOK
CM = CONCRETE MONUMENT
CONC. = CONCRETE
D = DEED DATA
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.D. = IDENTIFICATION
INV. = INVERT
LB = LAND SURVEYING BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEYOR
M = MEASURED
MH = MANHOLE
M.L.W. = MEAN LOW WATER
MON. = MONUMENT
N.S.L.R.C.S.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P = PLAT
P.B. = PLAT BOOK
P.C.P. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(R) = RADIAL
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.P. = STOP LIGHT POLE
SMH = SANITARY MANHOLE
S.T.M.H. = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T = TELEPHONE
T.C.P. = TRAFFIC LIGHT POLE
T.L. = TELEPHONE
U.E. = UTILITY EASEMENT
WF = WOOD FENCE
WUP = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:
10/18/2024	UPDATE SURVEY - 13-040-104A - FB846/31 (PRINT) K.F.	R.J.W.
09/11/2024	TOPO LINE W/3 SECTIONS - 13-040-105 - FB846/8 K.F.	R.J.W.
07/30/2021	UPDATE SURVEY 13-040-104 (In office)	L.J.C.
06/20/19	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB683 PG77 PC/J.S. WO13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\JUST\323540\13-040\13-040-101\13-040-101.dgn			
REF.			
FLD. J.F.	FB. 638	PG. 78-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
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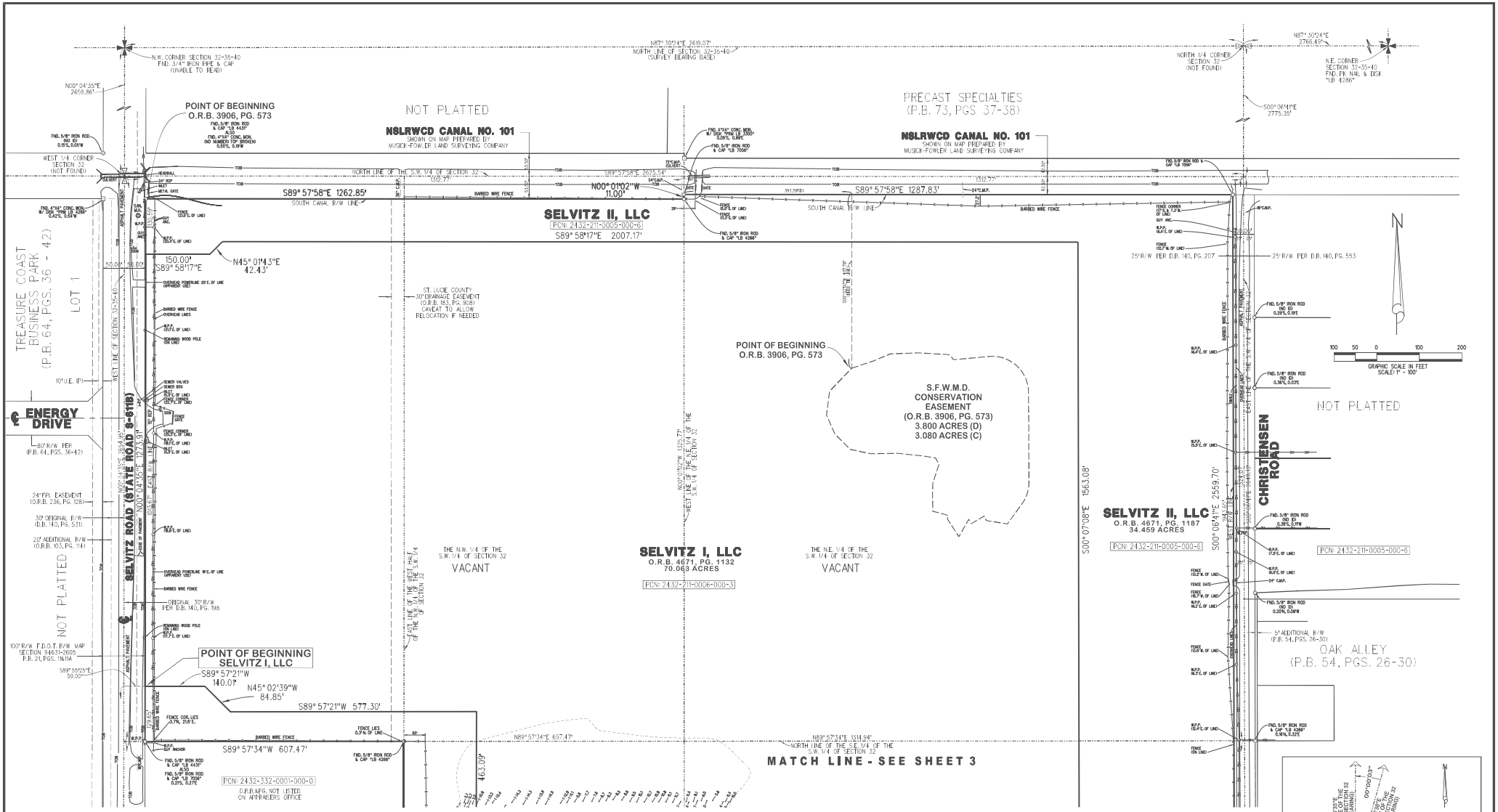

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
CM = CONCRETE MONUMENT MARKED BOOK
CMH = CONCRETE MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FD. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.E. = MITERED END
MH = MANHOLE
MLWR = MEAN HIGH WATER
NO. = MONUMENT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C.P. = PERMANENT REFERENCE MONUMENT
R.B.M. = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = RECORD PLAT BOOK
S.U. = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.P. = STOP LIGHT POLE
S.M.H. = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TP = TRAFFIC POLE
T.L.P. = TELEPHONE LIGHT POLE
TYP. = TELEPHONE POLE
U.E. = UTILITY EASEMENT
W.P. = WOOD POLE
W.P.P. = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-5454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

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REF.			
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OFF. CASASUS	638	78-80	DATE APRIL 16, 2013
CHD. D.C.L.	SHEET 2 OF 3		DWG. D13-040

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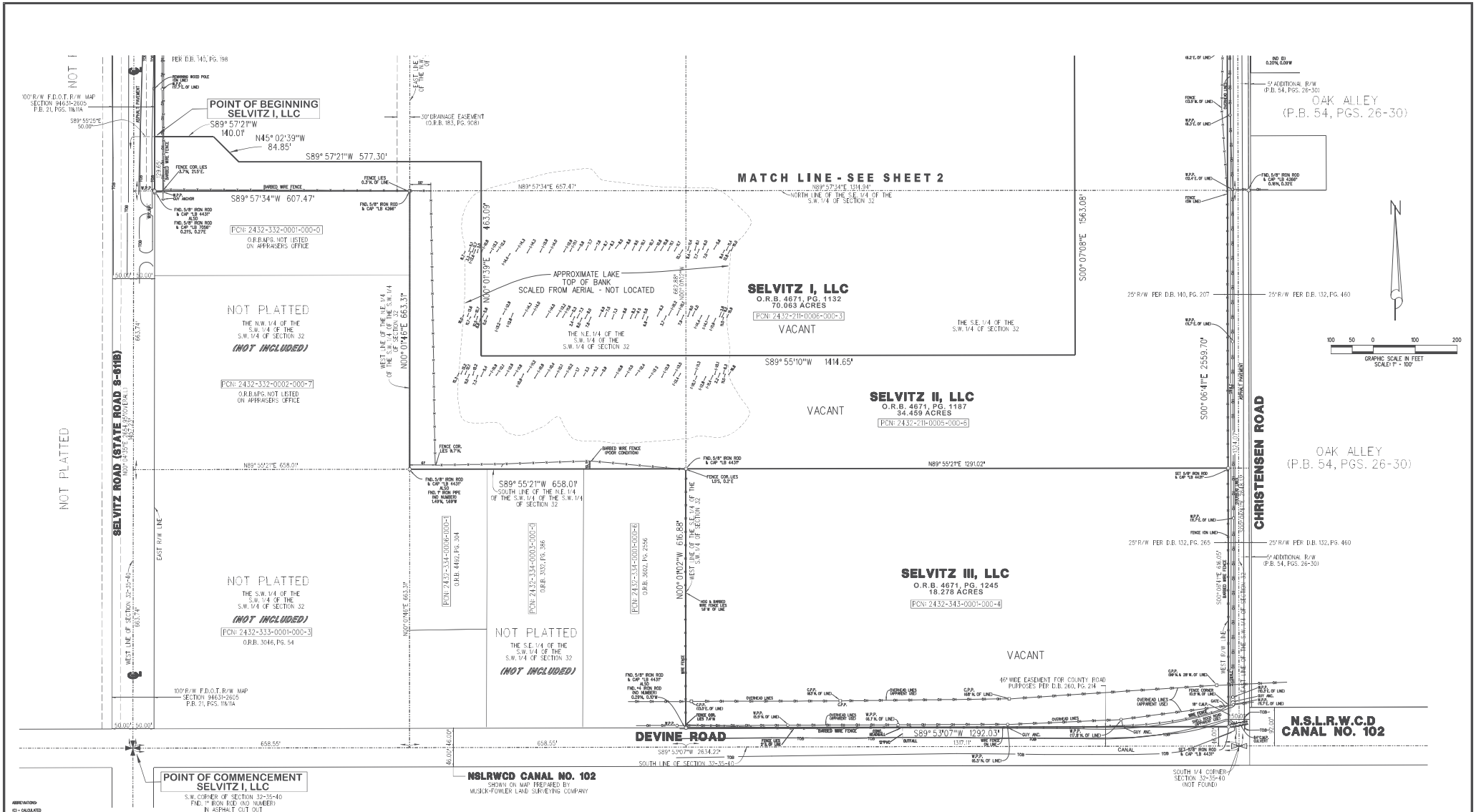

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.P. = CORRUGATED METAL PIPE
CBM = CONFLICT MARKER
CONC. = CONCRETE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.E. = MEASURED
M.H. = MANHOLE
MHWL = MEAN HIGH WATER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C.P. = PERMANENT REFERENCE MONUMENT
R.&R.M. = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
S.E. = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.F. = STOP LIGHT FOUNDATION
S.L.P. = STOP LIGHT POLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B. = TRAFFIC BOX
T.F. = TRAFFIC LIGHT POLE
T.V. = TELEVISION
U.E. = UTILITY EASEMENT
W.M. = WOOD MARKER
W.P. = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\JUST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
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OFF. CASASUS	638	75-80	DATE APRIL 16, 2013
CHD. D.C.L.	SHEET 3 OF 3		DWG. D13-040

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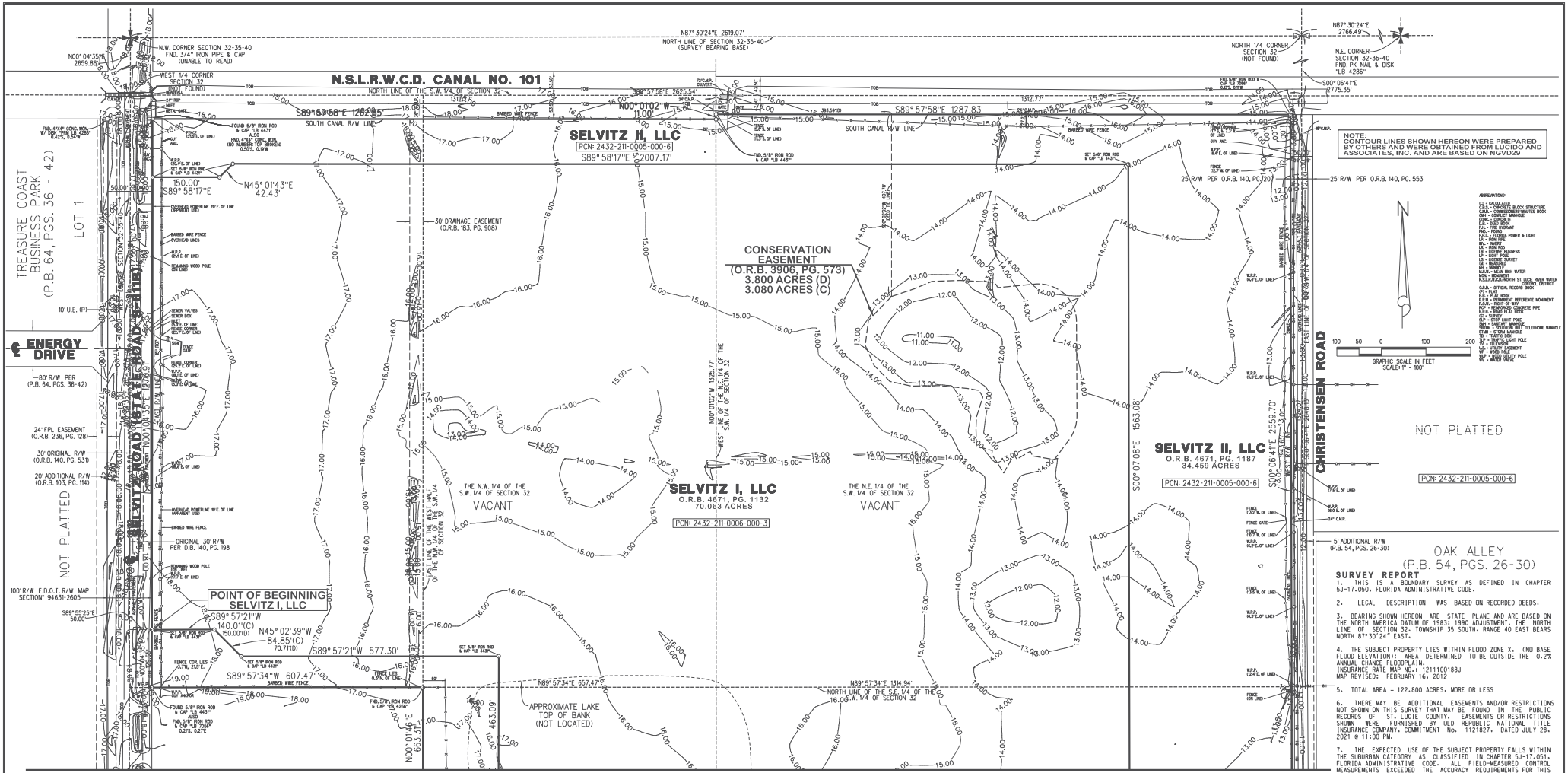


LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

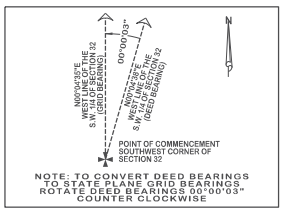
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ II, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.



NOTE: TO CONVERT DEED BEARINGS TO STATE PLANE GRID BEARINGS ROTATE DEED BEARINGS 00°00'03" COUNTER CLOCKWISE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY \ AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

SCHEDULE B-II \ COMMITMENT No. 1121827 \ DATED: JULY 28, 2021@11:PM

A	●	C	1.) Defects, Liens, encumbrances, adverse claims or other matters, if any
A	●	C	2.) a. General or Special Taxes
A	●	C	b. Rights or claims of parties in possession not recorded in the Public Records
●	B	C	c. Any encroachment, encumbrance, violation, variation or adverse circumstances
●	B	C	d. Easements or claim of easements not recorded in the Public Records
A	●	C	e. Any lien, or right to a lien, for services, labor or materials furnished
A	●	C	3.) Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida
A	●	C	4.) Any Lien provided by County Ordinance or by Chapter 159, F.S. in favor of any city, town, village or port authority
A	●	C	5.) Rights of the lessees under unrecorded leases.
●	B	C	6.) deed on Conservation Easement, O.R.B. 3906, Page 573

(A) AS SHOWN HEREON (B) AFFECTS PROPERTY, BUT UNABLE TO PLOT (C) DOES NOT AFFECT THE PROPERY

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983\ 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9. © COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: JULY 30, 2021 BY:

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

DATE:	REVISIONS:	BY:
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	LJC.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	LJC.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB683 PG77 PO.U.S. WO13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-26-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN				
REF.					
FLD.	J.P.	FB.	PG.	JOB	13-040-101
OFF.	CASASUS	638	78-80	DATE	APRIL 16, 2013
CKD.	D.C.L.	SHEET	1 OF 2	DWG.	D13-040

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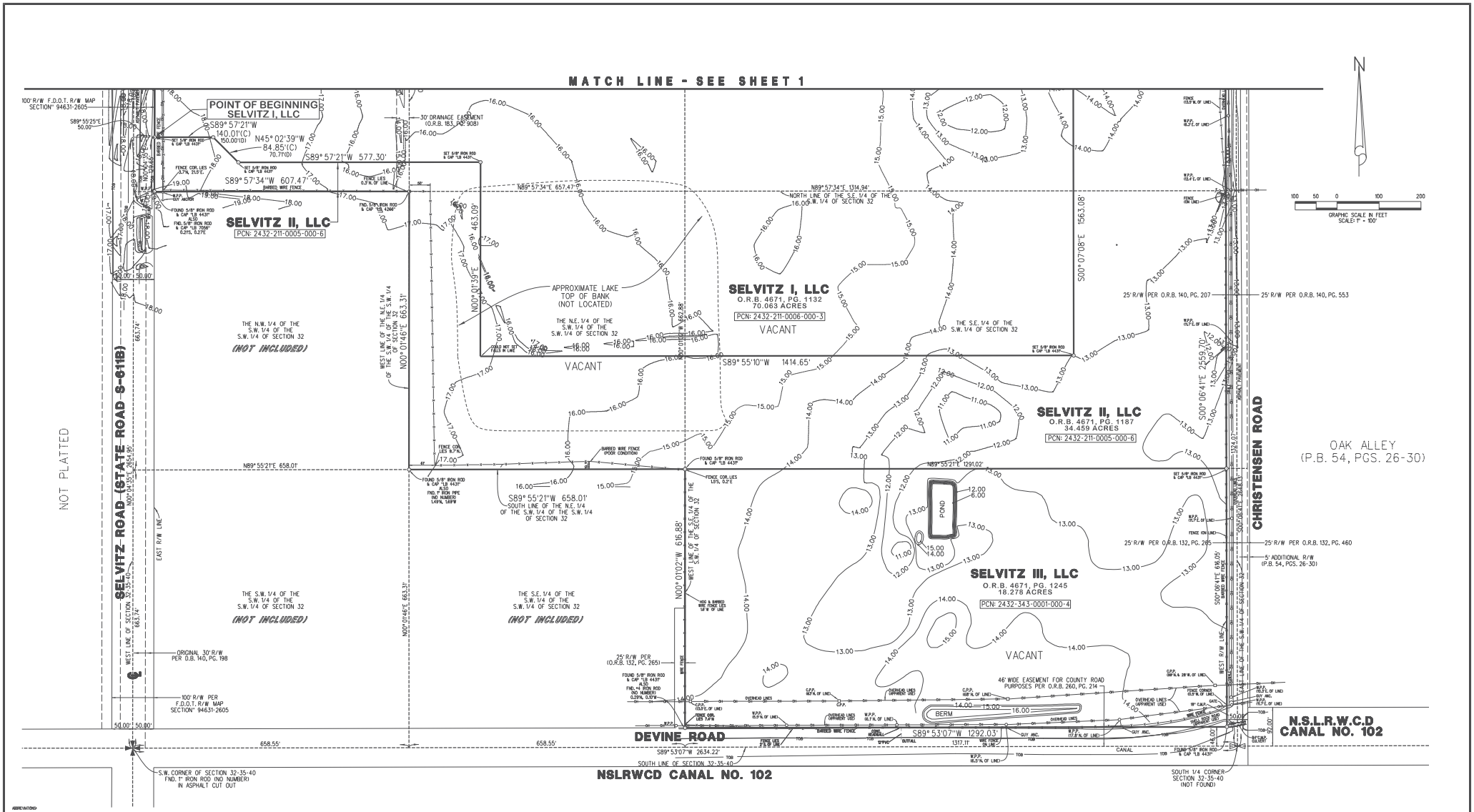

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.W.B. = CORRESPONDING WRITTEN BOOK
C.M.I. = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.U. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.H. = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.B. = RIGHT-OF-WAY
R.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
SIG = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TR = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN				
REF.					
FLD.	J.P.	FB.	PG.	JOB	13-040-101
OFF.	CASASUS	638	75-80	DATE	APRIL 16, 2013
CKD.	D.C.L.	SHEET 2	OF 2	DWG.	D13-040

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N
W E
S

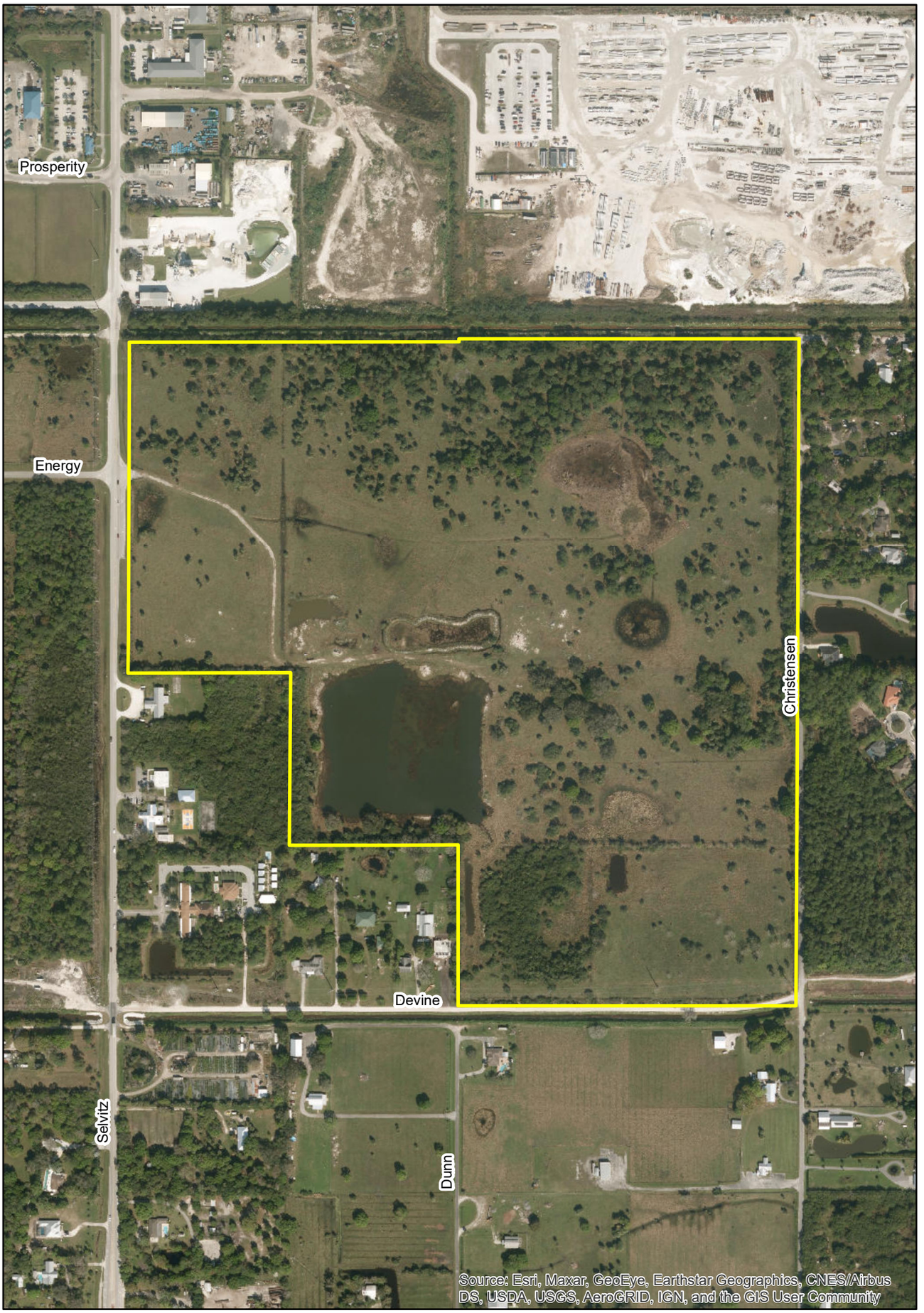
Symphony Lakes Neighborhood Map

Miles

0 0.125 0.25 0.5 0.75 1

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



N
W E
S

Symphony Lakes Aerial Map

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Miles
0 0.05 0.1 0.2 0.3 0.4

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 4300 Selvitz Rd

Parcel ID #(s) 2432-343-0001-000-4; 2432-211-0005-000-6; 2432-211-0006-000-3

Project description Residential Single-family development

Application Type

☒ Site Plan ☐ Minor Site Plan ☐ Innovative Residential Development

☐ Minor Amendment ☐ Major Amendment ☐ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 0

Residential: Proposed Units: 285 Proposed Sq. Ft.: 3540992.4 Site Acreage: 81.29 AC

Selvitz I - II - III LLC
Property Owner(s)

631 US Highway One, Suite 409
Street Address

North Palm Beach FL 33408
City State Zip

561-653-1104
Phone Number

ds@usrex.com
Email Address

Cotleur & Hearing
Applicant/Representative, Title, Company

1934 Commerce Ln, Ste 1
Street Address

Jupiter FL 33458
City State Zip

561-747-6336
Phone Number

dsorrow@cotleur-hearing.com
Email Address

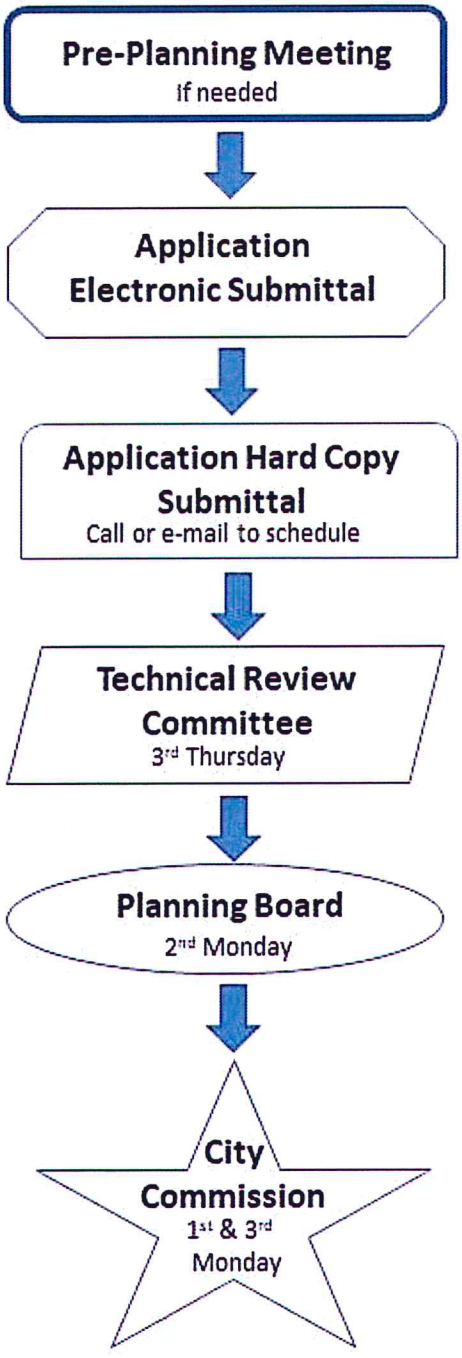
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s) *Date* 11/6/24

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

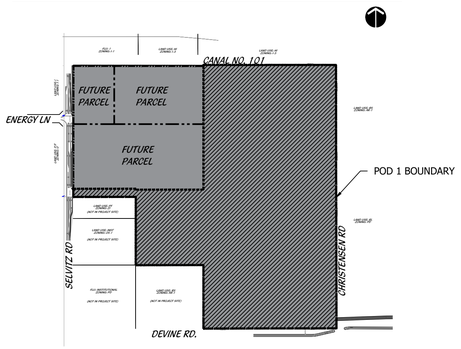


Site Plan submittal requirements:

Submit one (1) original, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.

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

VICINITY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

LANDSCAPE DATA

TOTAL POD 1 SITE AREA 4,596,578.78 S.F. (105 ACRES)

STREET TREE REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
1 TREE PER 40' LF	9264.27	232	232
* 2 MIDSTORY TREES = 1 12' TREE			

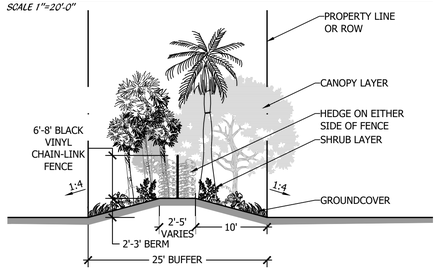
LANDSCAPE BUFFER REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
NORTH (CANAL NO. 101) (1 TREE PER 30' LF)	1287.80	32	39
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		515	516
EAST (CHRISTENSEN RD) (1 TREE PER 30' LF)	2559.70	64	71
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		1024	1024
SOUTH (DIVINE RD) (1 TREE PER 30' LF)	1292.10	32	10
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		517	512

TYPICAL BUFFER PLANT LIST

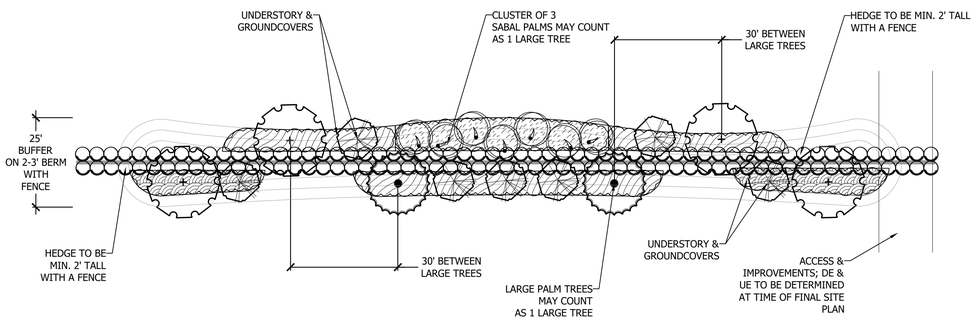
		BOTANICAL NAME	COMMON NAME	REMARKS
	TREES			
	LJ45	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	MULTI-STEM, LIMB UP 2.5`
	QV	QUERCUS VIRGINIANA	LIVE OAK	FULL CANOPY, 5` C.T. MIN.
	PALM TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	RE	ROYSTONEA REGIA	ROYAL PALM	MATCHED, FLORIDA FANCY
	PALMS	BOTANICAL NAME	COMMON NAME	REMARKS
	SS2	SABAL PALMETTO	CURVED CABBAGE PALM	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
	SHRUBS	BOTANICAL NAME	COMMON NAME	REMARKS
	CLD7	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	FULL & THICK
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	REMARKS
	CG	CHRYSOBALANUS ICACO `GREEN TIP`	COCOPLUM	FULL & THICK
	FG	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	FULL & THICK
	TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK

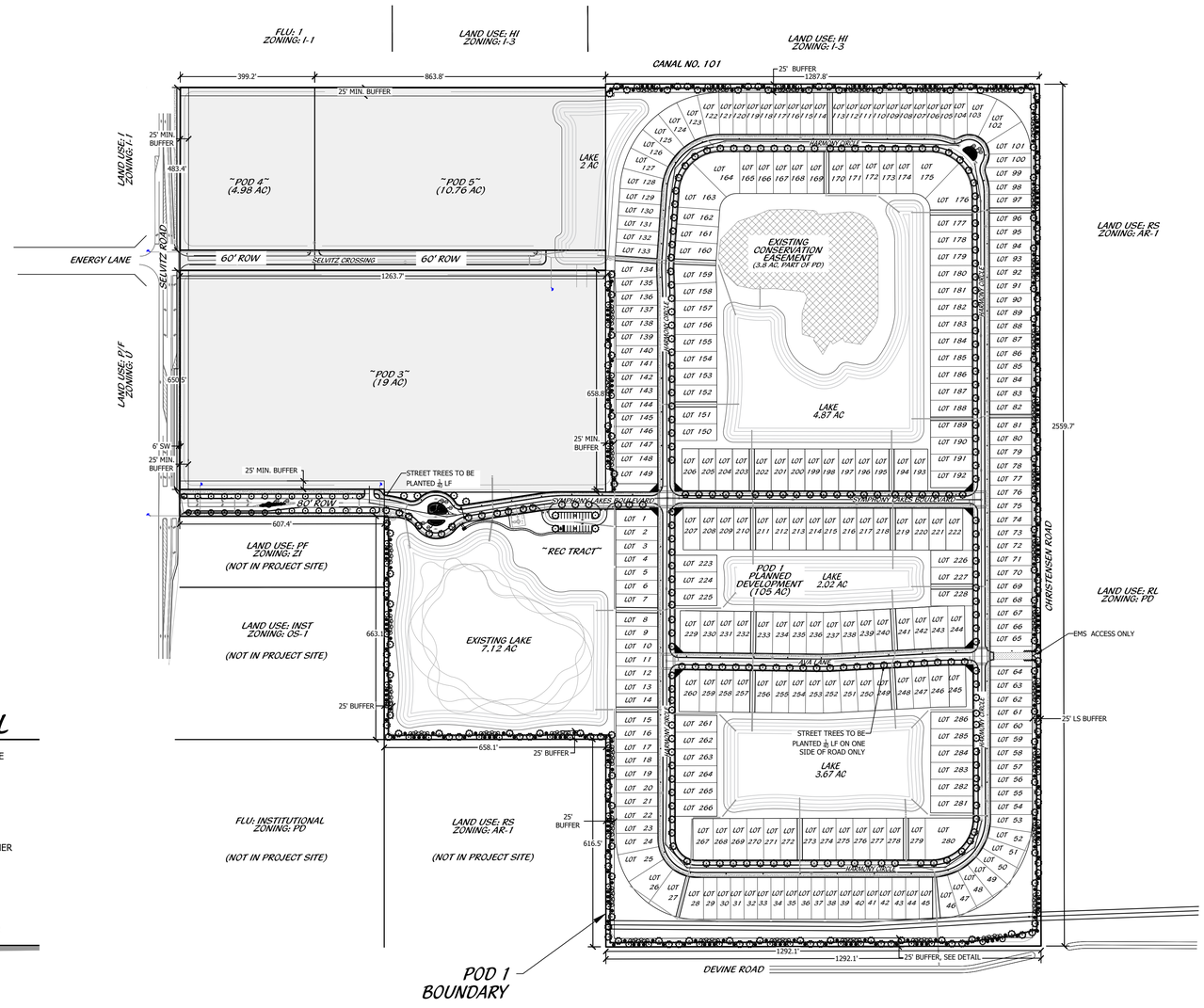
25' LANDSCAPE BUFFER TYPICAL

SCALE 1"=20'-0"



SCALE 1"=10'-0"





PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0" North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP1 OF 12

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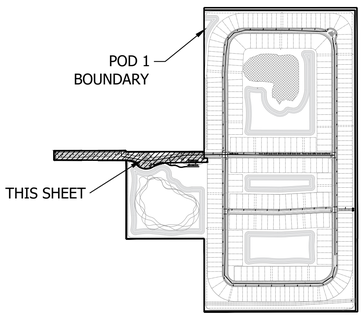
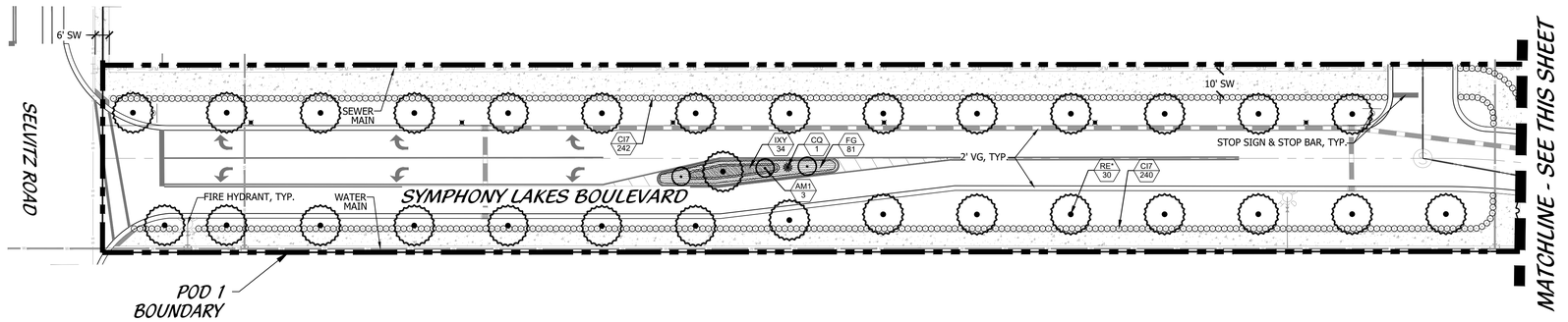
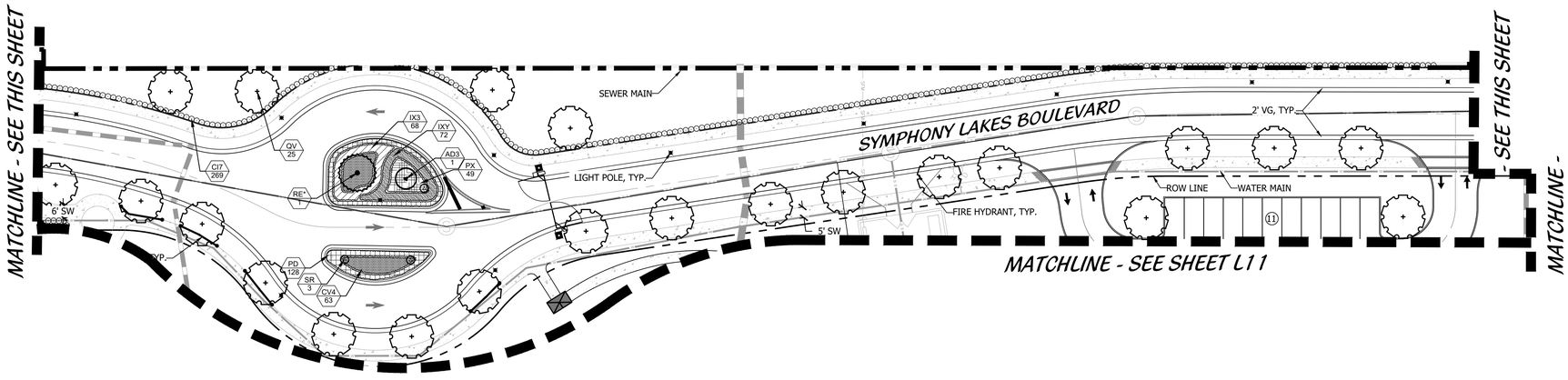
KEY MAP







LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

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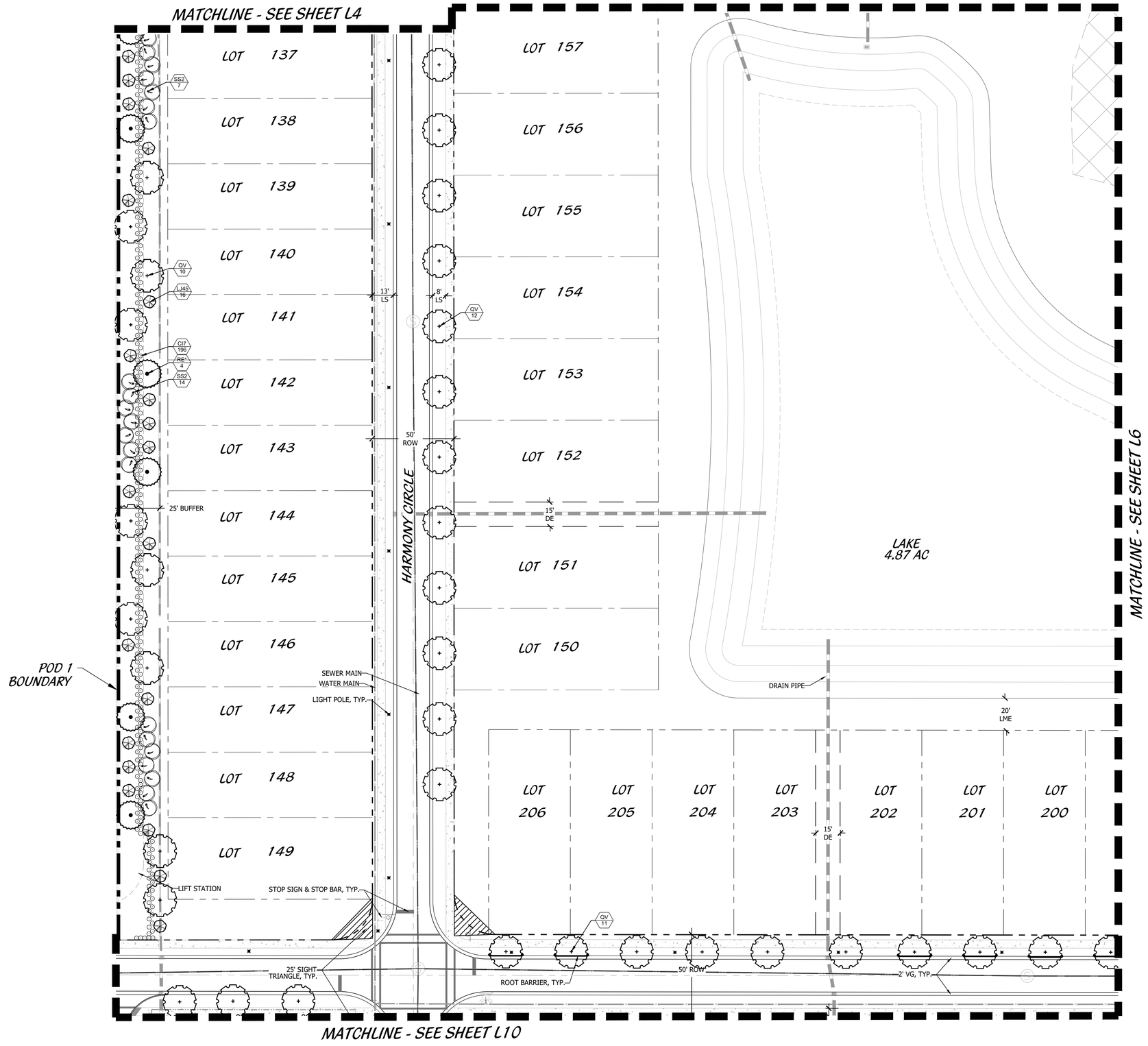
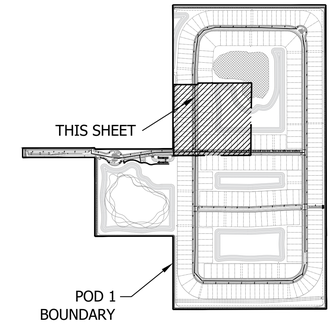


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
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PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP3 OF 12

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CANAL NO. 101

SS2 21 | RE* 6 | QV 13 | LI45 22 | CI7 267

POD 1 BOUNDARY

LAKE 2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

HARMONY CIRCLE

2' VG, TYP.

5' SW

QV 22

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

15' DE

MATCHLINE - SEE SHEET L5

LIGHT POLE, TYP.

WATER MAIN

FIRE HYDRANT, TYP.

SEWER MAIN

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

25' DE

15' DE

DRAIN PIPE

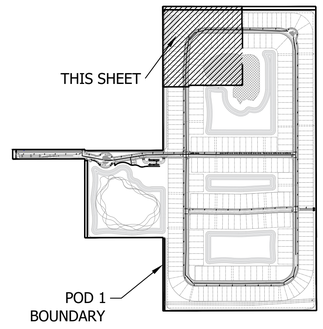
CI7 70 | QV 3 | LI45 7 | RE* 2

50' ROW

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

MATCHLINE - SEE SHEET L3

KEY MAP



LEGEND

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LS	LANDSCAPE
SB	SETBACK
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DO NOT ENTER
PEDESTRIAN CROSSING
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PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP4 OF 12

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CANAL NO. 101

SS2 42 | L46 42 | QV 24 | RE* 12 | CI7 508

LOT 113 | LOT 112 | LOT 111 | LOT 110 | LOT 109 | LOT 108 | LOT 107 | LOT 106 | LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

15' DE

HARMONY CIRCLE

2' VG, TYP

5' SW

STOP SIGN & STOP BAR, TYP.

IXY 62 | PT 73 | FG 67 | QV 23

CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET L4

LOT 170 | LOT 171 | LOT 172 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177 | LOT 178 | LOT 179 | LOT 180 | LOT 181

20' LME

DRAIN PIPE

LAKE 4.87 AC

8' LS

13' LS

15' DE

15' DE

WATER MAIN

SEWER MAIN

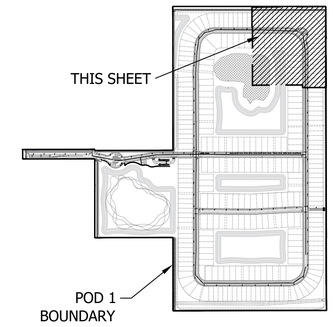
FIRE HYDRANT, TYP.

LIGHT POLE, TYP.

50' ROW

MATCHLINE - SEE SHEET L6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Land Planners
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APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP5 OF 12

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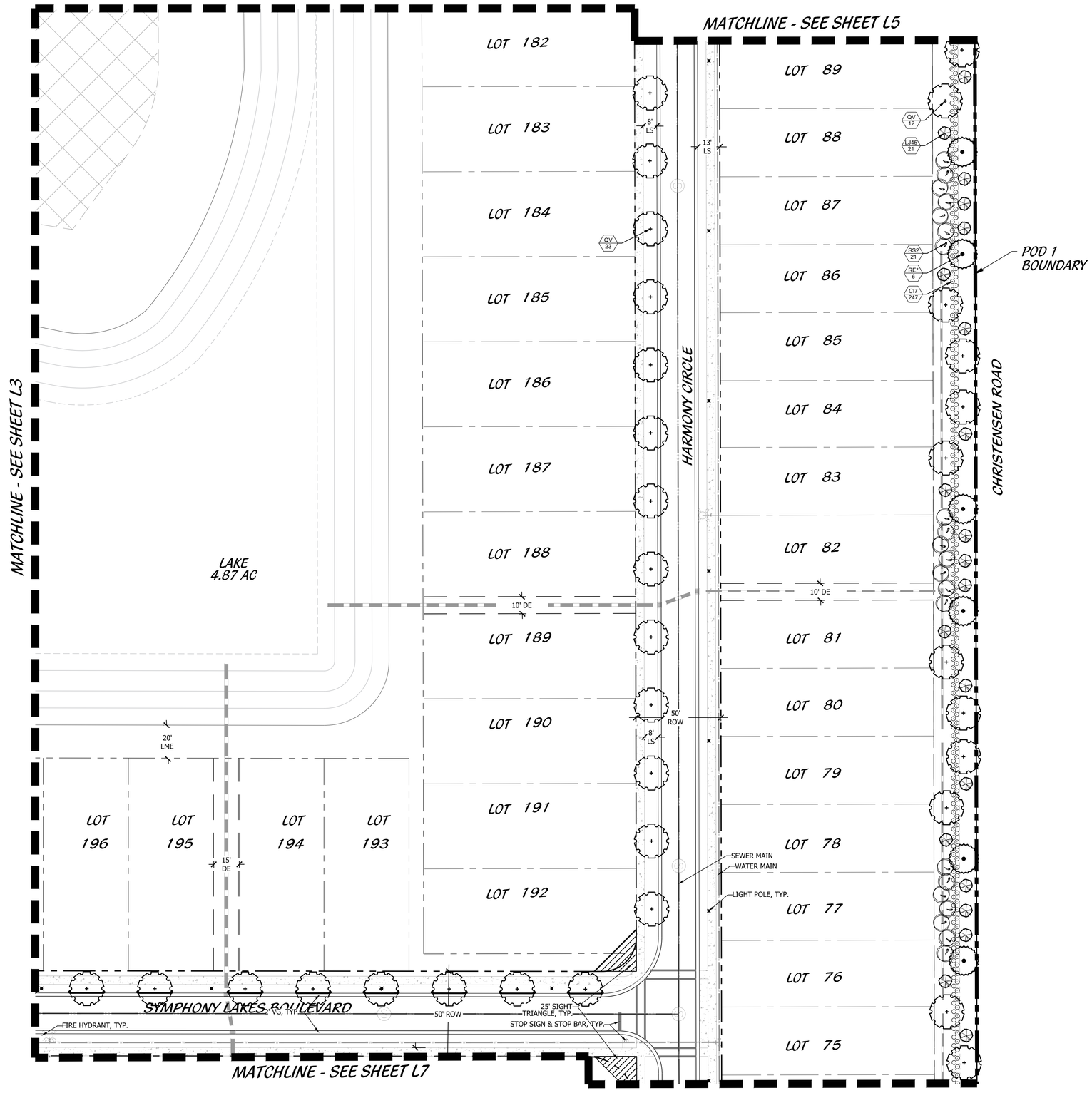

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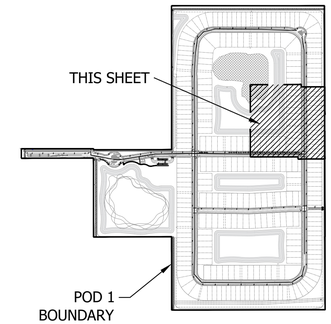

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET L10

MATCHLINE - SEE SHEET L8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 226

LOT 227

LOT 228

LAKE
2.02 AC

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 286

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

HARMONY CIRCLE

CHRISTENSEN ROAD

AVA LANE

5' SW

15' DE

20' LME

DRAIN PIPE

50.1' ROW

50' ROW

2' VG, TYP.

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

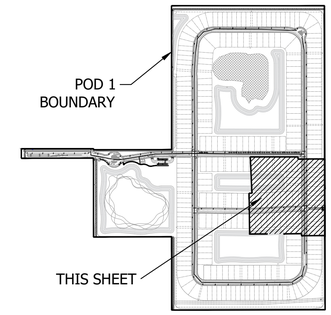
20' STABILIZED EMS

KNOX BOX FOR EMS ONLY

POD 1 BOUNDARY

QV 8 | LJ45 14 | SS2 14 | RE* 4 | CI7 178 | QV 10 | QV 16 | QV 5 | LJ45 7 | CI7 102 | SS2 7 | RE* 2

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
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STREET LIGHT
PRESERVE

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MATCHLINE - SEE SHEET L7

LAKE
3.67 AC

LOT 285
LOT 284
LOT 283
LOT 282
LOT 281
LOT 280
LOT 279
LOT 278
LOT 277
LOT 276
LOT 275
LOT 274

LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38

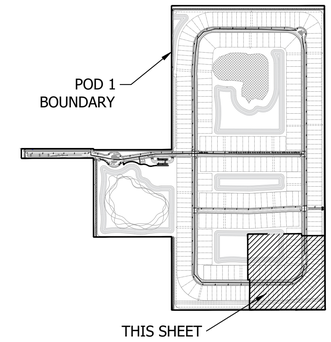
OV 19
20' LME
SEWER MAIN
WATER MAIN
FIRE HYDRANT, TYP.
DRAIN PIPE
15'
5' SW
2' VG, TYP.
LIGHT POLE, TYP.
50' ROW
15' DE
25' BUFFER
CI7 488
OV 22
LJ46 42
RE 12
SS2 42
FPL POWER LINES

HARMONY CIRCLE
CHRISTENSEN ROAD
DEVINE ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET L9

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

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MATCHLINE - SEE SHEET L10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

LAKE
3.67 AC

5' SW
5' LS
8' LS

HARMONY CIRCLE

L45 41
QV 23
CI7 493
25' BUFFER
RE* 12
SS2 42
WATER MAIN
QV 18

20' LME
DRAIN PIPE
15' DE
5' SW
2' VG, TYP.
LIGHT POLE, TYP.
50' ROW
FIRE HYDRANT, TYP.
15' DE

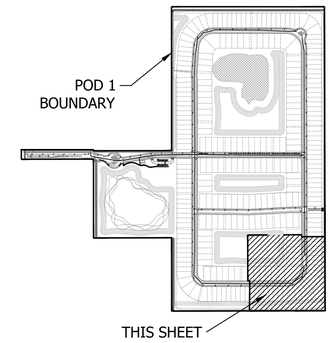
POD 1 BOUNDARY

MATCHLINE - SEE SHEET L8

FPL POWER LINES

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
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STOP SIGN
DO NOT ENTER
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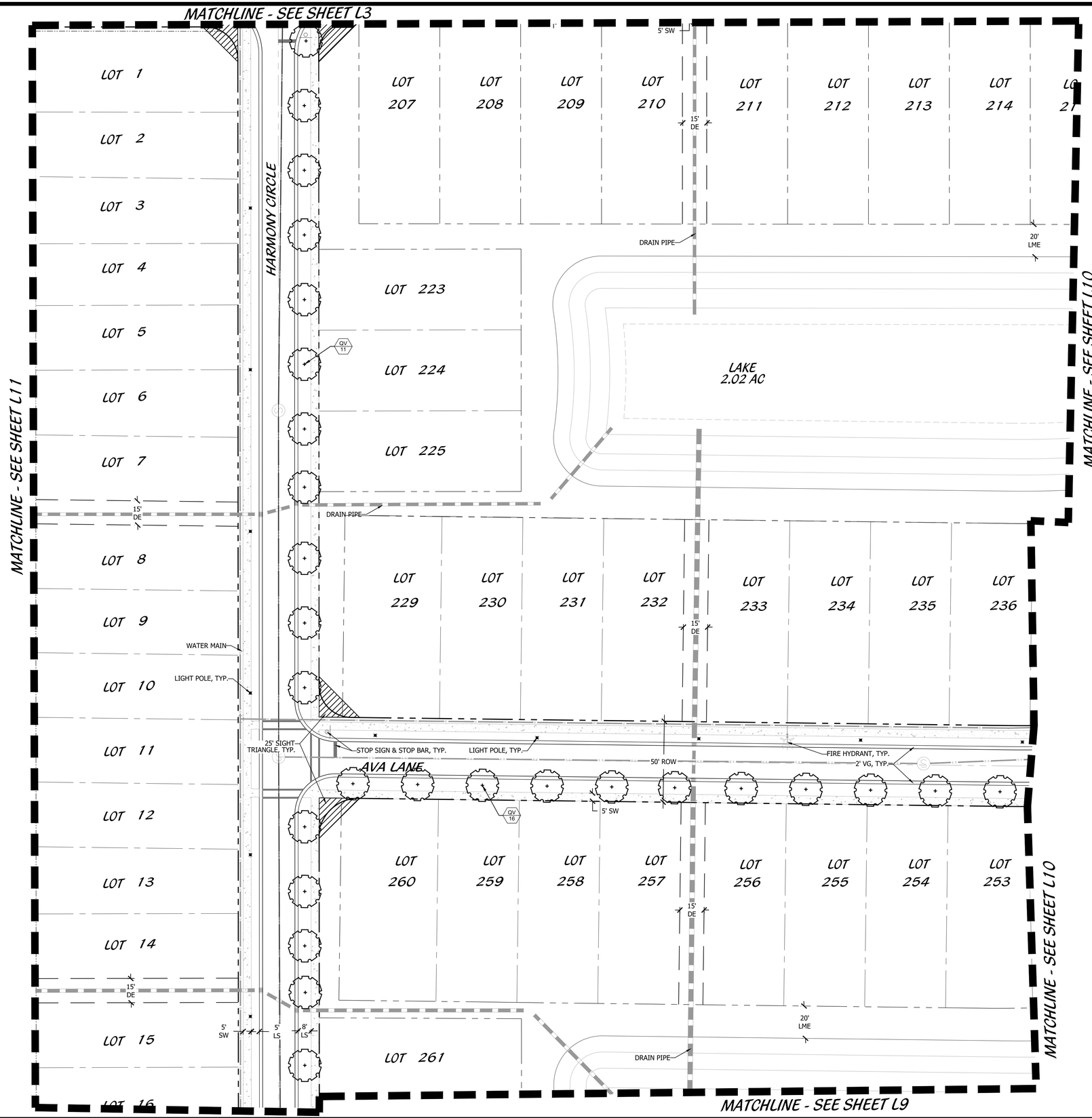

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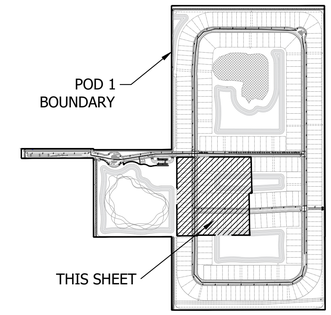

LEGEND

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LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
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PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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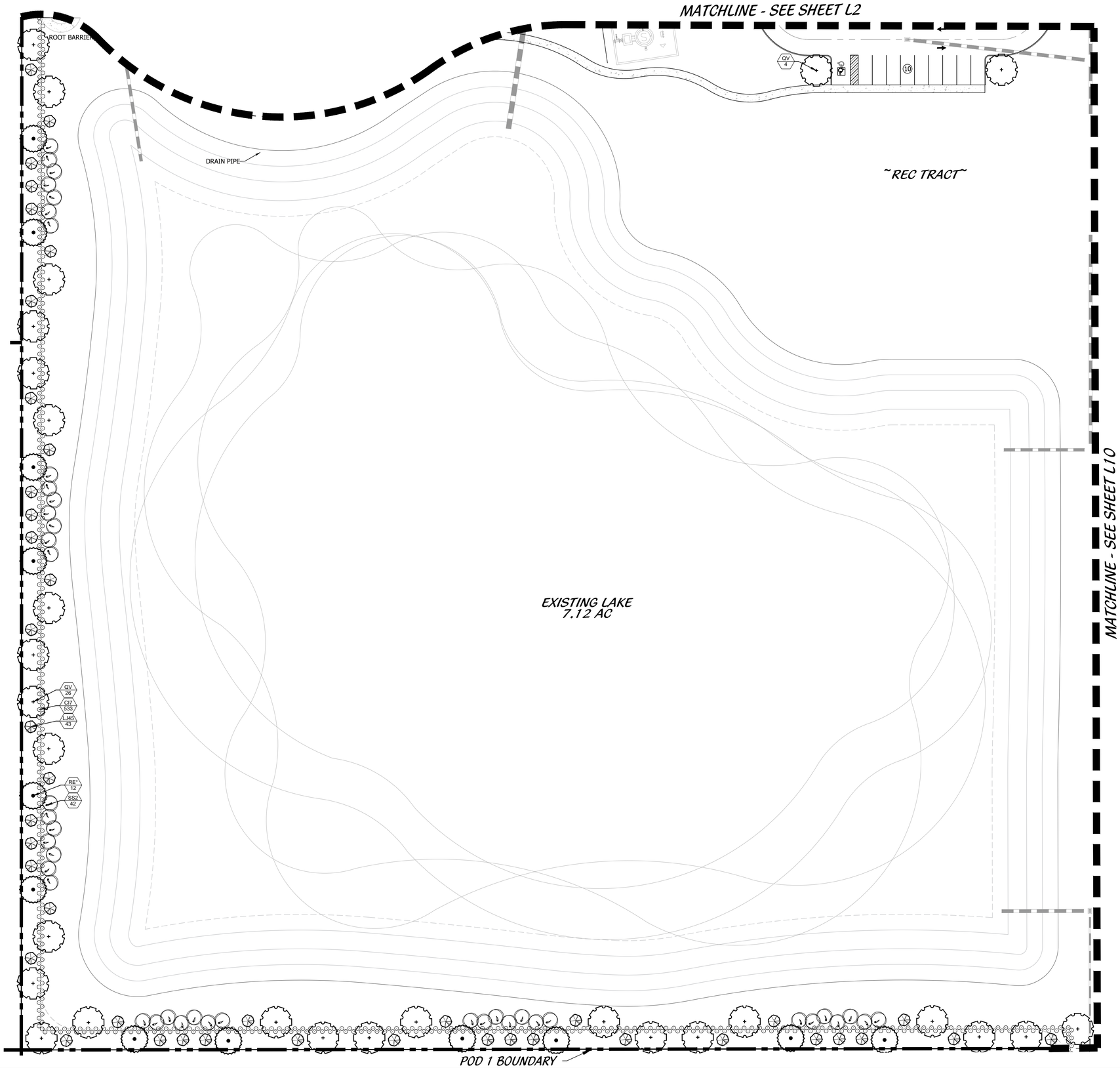

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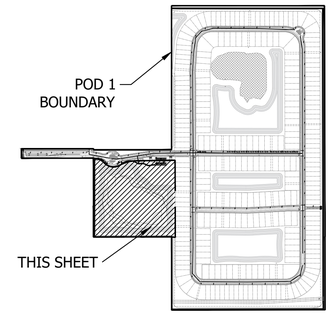

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT LANDSCAPE PLAN

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Scale: 1" = 30'-0"

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

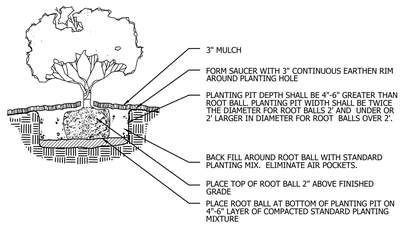
EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

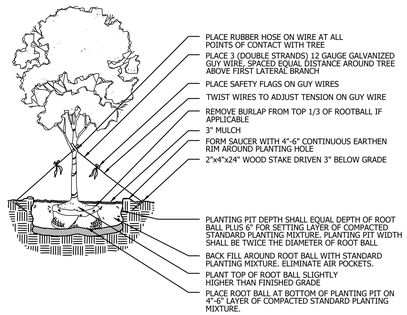
RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

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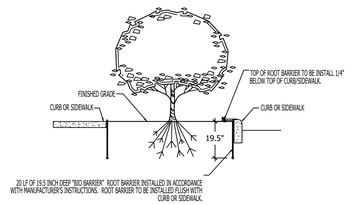
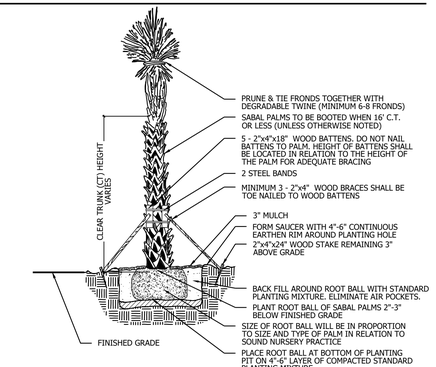


ROOT BARRIER DETAIL

SECTION VIEW

NTS



PALM PLANTING DETAIL

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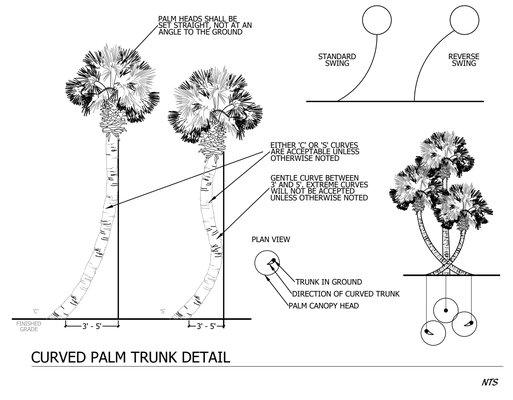
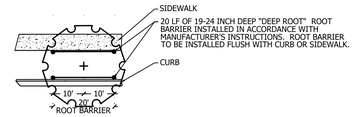


CURVED PALM TRUNK DETAIL

NTS



ROOT BARRIER DETAIL

PLAN VIEW

NTS

TYPICAL PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
LJ45	255	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	7`-8` OA	N	MULTI-STEM, LIMB UP 2.5`
QV*	354	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL	12`-14` OA	Y	FULL CANOPY, 5` C.T. MIN.
RE*	103	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	N/A	18` O.A.	Y	FULL CANOPY, 12` GW
PALM TREES								
AD3	1	VEITCHIA MERRILLII	TRIPLE TRUNK CHRISTMAS PALM	15 GAL.	N/A	6` - 8` CT	N	TRIPLE STEM, FULL CANOPY, MATCHED
AM1	3	VEITCHIA MERRILLII	SINGLE TRUNK CHRISTMAS PALM	FIELD GROWN	N/A	10` CT	N	FULL CANOPY, SINGLE TRUNK, MATCHED
PALMS								
SS2*	252	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N/A	10`, 16`, 22` CT, STGG.	Y	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CI7*	3,832	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	30" X 30"	2.5` O.C.	Y	FULL & THICK
CQ	1	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	3`-4` OA	AS	N	FULL & THICK
SR	3	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	36" X 24"	AS	N	FULL & THICK
GROUND COVERS								
CV4	63	CODIAEUM X `MAGNIFICENT`	MAGNIFICENT CROTON	7 GAL	30" X 30"	2.5` OC	N	FULL & THICK
FG	148	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` OC	N	FULL & THICK
IX3	68	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	3 GAL	18" X 20"	2` OC	N	FULL & THICK
IXY	168	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` X 2`	2` OC	N	FULL & THICK
PX	49	PHILODENDRON X `XANADU`	XANADU PHILODENDRON	3 GAL	12"-15" HT	2` OC	N	FULL & THICK
PT	73	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	3 GAL.	2` X 2`	2` O.C.	N	FULL & THICK
PD	128	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	3 GAL	18" X 18"	2` OC	N	FULL & THICK

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

*DENOTES FLORIDA NATIVE PLANT MATERIAL

PLANNED DEVELOPMENT
FINAL LANDSCAPE DETAILS

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP12 OF 12

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Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
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December 4, 2024

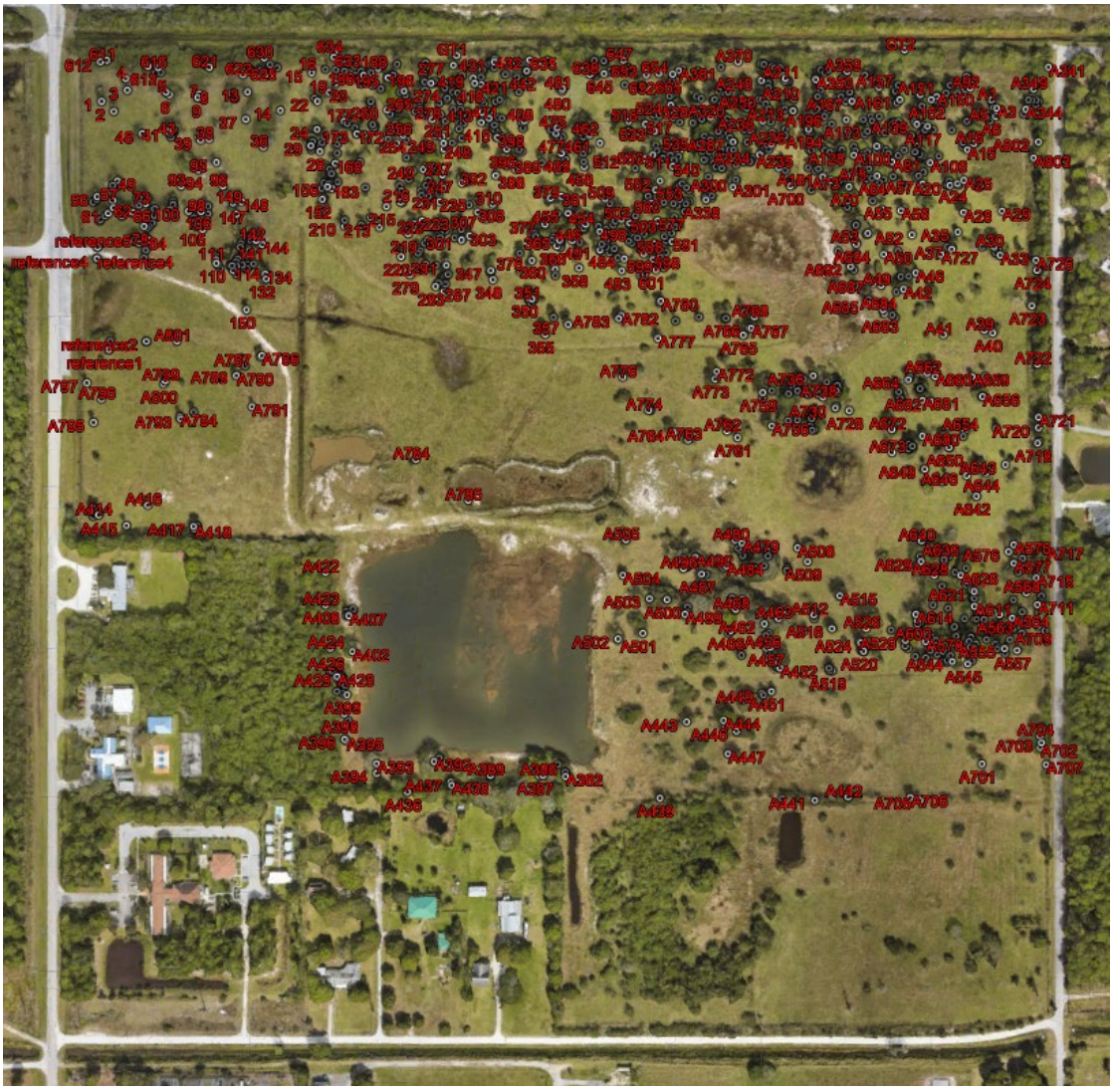
Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Tree Survey

Please see the tree coordinate points for each tree in the screenshot below and the tree data tables. An official tree survey is being prepared and will be provided at a later date.



Name	X	Y	Z	Description	Code & Attribute	
1	861850.3	1110883	-70.012	14 ft	5	cabbage palm
2	861882.2	1110857	-70.225	15 ft	5	cabbage palm
3	861917.7	1110912	-68.824	17 ft	5	cabbage palm
4	861913.3	1110942	-67.722	12 in	5	slash pine
5	862019	1110907	-70.087	14 ft	5	cabbage palm
6	862027.6	1110901	-64.575	13 ft	5	cabbage palm
7	862101.5	1110894	-66.636	12 ft	4	cabbage palm
8	862104.6	1110903	-66.101	11 in	4	slash pine
9	862109	1110892	-67.554	12 ft	4	cabbage palm
10	862188.7	1110905	-70.425	19 ft	5	cabbage palm
11	862197.7	1110891	-67.646	16 ft	5	cabbage palm
12	862197.6	1110893	-62.259	15 ft	5	cabbage palm
13	862232.2	1110908	-55.822	10 in	4	slash pine
14	862317.5	1110861	-67.62	24 in	4	slash pine
15	862399.5	1110958	-58.729	12 in	5	slash pine
16	862399.5	1110966	-58.581	27 in	4 two main	slash pine
17	862435.4	1110967	-56.754	15 ft	5	cabbage palm
18	862462.7	1110966	-48.663	18 ft	4	cabbage palm
19	862462.4	1110932	-45.176	20 ft	5	cabbage palm
20	862445.3	1110907	-67.456	14 ft	5	cabbage palm
21	862406.5	1110892	-69.772	15 ft	5	cabbage palm
22	862414.6	1110884	-70.353	14 ft	4	cabbage palm
23	862413.9	1110812	-70.838	12 ft	5	cabbage palm
24	862413.9	1110811	-70.848	12 ft	5	cabbage palm
25	862434.3	1110791	-60.382	15 ft	5	cabbage palm
26	862426.6	1110776	-71.54	15 ft	5	cabbage palm
27	862422.6	1110770	-55.3	15 ft	4	cabbage palm
28	862421.2	1110754	-69.68	13 ft	5	cabbage palm
29	862397.5	1110769	-76.704	14 ft	4	cabbage palm
30	862395.6	1110768	-69.887	15 ft	5	cabbage palm
31	862400.2	1110763	-67.003	14 ft	5	cabbage palm
32	862398.8	1110758	-71.367	15 ft	4	cabbage palm
33	862402.2	1110780	-67.574	18 ft	4	cabbage palm
34	862399.4	1110777	-61.232	18 ft	4	cabbage palm
35	862398.4	1110781	-63.801	12 ft	4	cabbage palm
36	862273	1110766	-66.291	12 ft	4	cabbage palm
37	862227.4	1110837	-70.074	12 ft	4	cabbage palm
38	862131.3	1110786	-63.922	11 in	3 bark	slash pine
39	862108.8	1110783	-64.132	15 ft	5	cabbage palm
40	862029.8	1110800	-69.31	23 ft	5	cabbage palm

41	862025.6	1110804	-69.739	15 ft	5	cabbage palm
42	862032.1	1110791	-68.706	14 ft	5	cabbage palm
43	862032.3	1110797	-68.64	13 ft	5	cabbage palm
44	862034.8	1110799	-67.682	14 ft	4	cabbage palm
45	862033.7	1110805	-67.236	22 ft	5	cabbage palm
46	862039.7	1110807	-66.331	16 ft	5	cabbage palm
47	862021.9	1110808	-68.863	13 ft	5	cabbage palm
48	861956.9	1110800	-68.44	13 ft	5	cabbage palm
49	861892	1110676	-65.418	10 in	4	slash pine
50	861879.2	1110665	-67.656	12 ft	4	cabbage palm
51	861879.9	1110660	-68.539	13 ft	4	cabbage palm
52	861893.9	1110663	-66.413	14 ft	5	cabbage palm
53	861827.7	1110622	-69.93	14 ft	5	cabbage palm
54	861833.2	1110625	-68.811	16 ft	5	cabbage palm
55	861838.4	1110628	-61.019	16 ft	5	cabbage palm
56	861838.9	1110636	-59.136	16 ft	5	cabbage palm
57	861879.9	1110625	-55.914	9 in	5	slash pine
58	861843.5	1110573	-70.92	20 ft	5	cabbage palm
59	861846.9	1110576	-69.29	22 ft	5	cabbage palm
60	861858.7	1110586	-67.731	22 ft	5	cabbage palm
61	861867.4	1110593	-65.979	20 ft	5	cabbage palm
62	861881	1110607	-67.416	24 in	5	cabbage palm
63	861903.4	1110585	-66.242	14 ft	4	cabbage palm
64	861907.3	1110588	-64.06	17 in	5	strangler fig
65	861926.5	1110596	-62.535	14 ft	5	cabbage palm
66	861932.6	1110594	-68.125	15 ft	5	cabbage palm
67	861948	1110613	-66.783	13 ft	5	cabbage palm
68	861944.3	1110630	-70.008	15 ft	5	cabbage palm
69	861949.4	1110631	-69.231	13 ft	5	cabbage palm
70	861969.8	1110633	-66.609	15 ft	5	cabbage palm
71	861989.7	1110604	-68.532	14 ft	5	cabbage palm
72	861984.5	1110602	-70.31	20 ft	4	cabbage palm
73	861965.4	1110617	-68.279	15 ft	5	cabbage palm
74	861988.4	1110586	-70.422	10 in	5	slash pine
75	861982.9	1110567	-68.699	13 ft	5	cabbage palm
76	861974.8	1110558	-69.611	13 ft	4	cabbage palm
77	861969.5	1110555	-65.979	14 ft	4	cabbage palm
78	861961.8	1110559	-68.735	13 ft	4	cabbage palm
79	861934.6	1110522	-69.211	14 ft	5	cabbage palm
80	861942	1110528	-68.719	14 ft	5	cabbage palm
81	861947.7	1110526	-66.685	15 ft	4	cabbage palm

82	861948.1	1110515	-66.481	15 ft	4	cabbage palm
83	861969	1110528	-65.671	14 ft	5	cabbage palm
84	861973	1110522	-65.819	15 ft	5	cabbage palm
85	861966.1	1110496	-64.982	12 ft	5	cabbage palm
86	861961.1	1110476	-63.981	14 ft	5	cabbage palm
87	861976	1110455	-69.346	12 ft	5	cabbage palm
88	862029.1	1110603	-67.669	15 ft	5	cabbage palm
89	862038.4	1110609	-59.388	15 ft	5	cabbage palm
90	862036.7	1110616	-56.682	12 ft	4	cabbage palm
91	862036.3	1110618	-57.948	13 ft	5	cabbage palm
92	862037.1	1110624	-57.328	12 ft	4	cabbage palm
93	862058.7	1110663	-68.955	12 ft	4	cabbage palm
94	862103.7	1110705	-66.839	20 ft	5	cabbage palm
95	862150.9	1110725	-58.384	12 ft	5	cabbage palm
96	862167.4	1110664	-65.317	14 ft	5	cabbage palm
97	862128.4	1110612	-64.513	13 ft	5	cabbage palm
98	862110.6	1110597	-65.323	15 ft	5	cabbage palm
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103	862095.7	1110572	-65.284	15 ft	5	cabbage palm
104	862100.3	1110560	-68.65	14 ft	4	cabbage palm
105	862099.7	1110558	-67.498	14 ft	4	cabbage palm
106	862114.7	1110551	-68.296	15 ft	4	cabbage palm
107	862128.9	1110591	-69.848	15 ft	5	cabbage palm
108	862160.5	1110450	-69.989	16 ft	5	cabbage palm
109	862155.5	1110459	-69.165	15 ft	5	cabbage palm
110	862150.8	1110463	-68.817	15 ft	5	cabbage palm
111	862149.1	1110472	-69.871	13 ft	4	cabbage palm
112	862187.5	1110458	-64.68	16 ft	4	cabbage palm
113	862186.7	1110456	-65.52	12 ft	4	cabbage palm
114	862195	1110444	-61.76	13 ft	5	cabbage palm
115	862203	1110433	-58.634	14 ft	5	cabbage palm
116	862192.7	1110449	-56.642	14 ft	5	cabbage palm
117	862195	1110451	-55.809	14 ft	5	cabbage palm
118	862191.5	1110457	-53.027	16 ft	5	cabbage palm
119	862202.9	1110455	-66.682	15 ft	5	cabbage palm
120	862202	1110466	-67.859	15 ft	5	cabbage palm
121	862203.6	1110473	-69.795	17 ft	5	cabbage palm
122	862207.3	1110473	-67.272	16 ft	4	cabbage palm

123	862218.7	1110459	-70.215	18 ft	5	cabbage palm
124	862222.2	1110451	-70.441	18 ft	5	cabbage palm
125	862227	1110450	-73.509	15 ft	5	cabbage palm
126	862231.1	1110449	-72.636	13 ft	4	cabbage palm
127	862244.2	1110459	-69.982	19 ft	5	cabbage palm
128	862247.8	1110461	-68.214	13 ft	5	cabbage palm
129	862234.8	1110457	-69.168	20 ft	5	cabbage palm
130	862232.7	1110461	-70.934	15 ft	5	cabbage palm
131	862274.7	1110419	-72.203	15 ft	5	cabbage palm
132	862281	1110422	-71.941	15 ft	5	cabbage palm
133	862284.1	1110432	-71.901	14 ft	5	cabbage palm
134	862278.1	1110435	-70.163	15 ft	4	cabbage palm
135	862231	1110483	-63.762	17 ft	4	cabbage palm
136	862237.6	1110497	-69.424	16 ft	4	cabbage palm
137	862212.9	1110505	-67.187	16 ft	5	cabbage palm
138	862214.4	1110514	-68.726	17 ft	5	cabbage palm
139	862217.2	1110519	-68.991	15 ft	5	cabbage palm
140	862240.6	1110523	-68.89	18 ft	5	cabbage palm
141	862251.6	1110521	-65.084	15 ft	4	cabbage palm
142	862255.5	1110522	-64.939	17 ft	4	cabbage palm
143	862261.6	1110513	-68.863	14 ft	5	cabbage palm
144	862270.8	1110511	-67.233	16 ft	5	cabbage palm
145	862240.3	1110533	-70.363	14 ft	5	cabbage palm
146	862242.9	1110541	-70.707	18 ft	5	cabbage palm
147	862202.7	1110591	-69.647	14 ft	4	cabbage palm
148	862216.7	1110622	-68.099	14 ft	4	cabbage palm
149	862194.1	1110620	-65.792	12 ft	4	cabbage palm
150	862229.4	1110342	-70.074	12 ft	5	cabbage palm
151	862426.3	1110593	-71.823	15 ft	5	cabbage palm
152	862427.5	1110630	-70.927	13 ft	4	cabbage palm
153	862430.8	1110632	-70.5	14 ft	5	cabbage palm
154	862425.4	1110658	-71.285	12 ft	5	cabbage palm
155	862439.1	1110659	-70.658	12 ft	4	cabbage palm
156	862441.1	1110662	-70.333	20 ft	4	cabbage palm
157	862431.5	1110672	-67.964	13 ft	4	cabbage palm
158	862434.6	1110674	-67.289	13 ft	5	cabbage palm
159	862446.5	1110671	-64.277	17 ft	5	cabbage palm
160	862442.8	1110670	-64.818	20 ft	4	cabbage palm
161	862448.1	1110674	-64.063	14 ft	5	cabbage palm
162	862467.5	1110675	-70.96	12 ft	5	cabbage palm
163	862452.6	1110657	-69.424	21 ft	5	cabbage palm

164	862451.9	1110696	-67.095	15 ft	4	cabbage palm
165	862447.5	1110699	-65.97	15 ft	4	cabbage palm
166	862446.5	1110707	-70.599	13 ft	4	cabbage palm
167	862460.3	1110719	-63.696	18 ft	5	cabbage palm
168	862461.5	1110723	-70.635	16 ft	5	cabbage palm
169	862466.3	1110750	-70.061	14 ft	4	cabbage palm
170	862466.4	1110773	-60.103	24 ft	5	cabbage palm
171	862481.2	1110790	-54.972	16 in	5	slash pine
172	862517.2	1110799	-66.951	13 in	5	slash pine
173	862518.6	1110799	-68.719	12 ft	4	cabbage palm
174	862537.2	1110797	-66.032	14 ft	4	cabbage palm
175	862512.5	1110816	-62.495	17 ft	5	cabbage palm
176	862492.8	1110826	-69.008	24 ft	5	cabbage palm
177	862484.9	1110832	-65.766	20 ft	5	cabbage palm
178	862528.4	1110930	-71.065	11 in	5	slash pine
179	862524.7	1110940	-74.077	19 ft	5	cabbage palm
180	862527.5	1110945	-75.35	19 ft	4	cabbage palm
181	862514.6	1110952	-71.498	15 ft	5	cabbage palm
182	862489.7	1110983	-65.884	14 in	4	slash pine
183	862484.8	1110963	-57.069	14 ft	4	cabbage palm
184	862511.8	1110977	-68.092	15 ft	4	cabbage palm
185	862528.8	1110962	-65.284	15 ft	4	cabbage palm
186	862535.1	1110952	-65.094	17 ft	5	cabbage palm
187	862555.6	1110958	-69.139	16 ft	5	cabbage palm
188	862573.5	1110970	-76.376	15 ft	5	cabbage palm
189	862581.7	1110975	-64.556	15 ft	5	cabbage palm
190	862579.9	1110981	-68.473	18 ft	5	cabbage palm
191	862586.5	1110981	-71.291	16 ft	4	cabbage palm
192	862623.2	1110981	-64.798	18 ft	5	cabbage palm
193	862612.9	1110953	-57.636	14 ft	4	cabbage palm
194	862611.6	1110951	-54.598	10 in	4	slash pine
195	862600.3	1110945	-50.487	13 in	5	slash pine
196	862597.5	1110947	-51.153	14 ft	4	cabbage palm
197	862580.4	1110917	-34.146	15 ft	5	cabbage palm
198	862559.7	1110926	-27.079	14 ft	4	cabbage palm
199	862555.9	1110874	-9.411	16 ft	4	cabbage palm
200	862554.5	1110884	-4.936	15 ft	4	cabbage palm
201	862564.2	1110817	-55.579	14 ft	5	cabbage palm
202	862559.5	1110824	-62.364	18 ft	5	cabbage palm
203	862557.6	1110823	-68.187	13 ft	4	cabbage palm
204	862561.9	1110816	-67.581	14 ft	4	cabbage palm

205	862599.4	1110786	-68.693	15 ft	5	cabbage palm
206	862540.2	1110660	-68.689	12 in	5	cabbage palm
207	862504.3	1110720	-68.145	19 ft	5	cabbage palm
208	862525.6	1110725	-69.831	18 ft	5	cabbage palm
209	862485.9	1110575	-72.298	16 ft	5	cabbage palm
210	862486.2	1110560	-70.317	15 ft	5	cabbage palm
211	862529.1	1110562	-70.451	13 ft	5	cabbage palm
212	862534.9	1110561	-69.165	12 ft	5	cabbage palm
213	862577.2	1110557	-70.471	14 ft	5	cabbage palm
214	862553.9	1110583	-70.799	12 ft	5	cabbage palm
215	862595.4	1110611	-70.343	13 ft	5	cabbage palm
216	862632.6	1110623	-72.128	15 ft	4	cabbage palm
217	862636.9	1110621	-73.479	16 ft	5	cabbage palm
218	862643.9	1110548	-71.098	16 ft	5	cabbage palm
219	862652.4	1110540	-71.537	17 ft	5	cabbage palm
220	862633.6	1110480	-71.419	15 ft	5	cabbage palm
221	862661.7	1110568	-69.618	15 ft	5	cabbage palm
222	862669.5	1110565	-68.84	16 ft	5	cabbage palm
223	862688.7	1110573	-68.985	16 ft	5	cabbage palm
224	862702.6	1110622	-67.659	18 ft	4	cabbage palm
225	862687.1	1110640	-68.04	19 ft	5	cabbage palm
226	862686.1	1110651	-66.928	20 ft	5	cabbage palm
227	862634	1110651	-71.34	14 ft	5	cabbage palm
228	862629.5	1110664	-66.501	15 ft	5	cabbage palm
229	862654	1110681	-68.135	17 ft	5	cabbage palm
230	862698.5	1110666	-67.249	12 ft	5	cabbage palm
231	862708	1110653	-59.267	16 in	4	slash pine
232	862705.4	1110638	-65.126	15 ft	4	cabbage palm
233	862707.6	1110636	-61.783	14 ft	4	cabbage palm
234	862712.8	1110638	-59.569	15 ft	5	cabbage palm
235	862734.1	1110623	-67.925	18 ft	4	cabbage palm
236	862744.4	1110658	-68.676	17 ft	5	cabbage palm
237	862741.9	1110693	-66.393	14 ft	4	cabbage palm
238	862704.6	1110680	-63.499	11 in	5	slash pine
239	862713.9	1110668	-64.661	14 in	4	slash pine
240	862691.5	1110707	-66.439	17 in	5	slash pine
241	862697.5	1110715	-66.248	12 in	4	slash pine
242	862664.5	1110703	-64.392	11 in	5	slash pine
243	862647.9	1110738	-70.258	16 ft	5	cabbage palm
244	862714.8	1110715	-64.362	36 in	5	laurel oak
245	862716.7	1110711	-64.588	20 ft	4	cabbage palm

246	862805.3	1110675	-68.991	20 ft	4	cabbage palm
247	862793.1	1110672	-68.096	20 ft	4	cabbage palm
248	862746	1110761	-45.579	10 in	5	slash pine
249	862744.7	1110776	-68.45	12 in	5	slash pine
250	862722.1	1110796	-67.167	17 in	3 bb	slash pine
251	862740.7	1110792	-70.153	12 in	4	slash pine
252	862705.9	1110764	-65.179	17 ft	5	cabbage palm
253	862648.8	1110782	-66.281	12 ft	4	cabbage palm
254	862623.1	1110774	-67.981	13 ft	4	cabbage palm
255	862619.2	1110809	-70.763	15 ft	5	cabbage palm
256	862638.7	1110797	-63.099	10 in	5	slash pine
257	862638.5	1110812	-62.174	27 in	4	laurel oak
258	862618	1110824	-67.751	20 ft	5	cabbage palm
259	862605.2	1110850	-68.47	20 ft	4	cabbage palm
260	862597.5	1110861	-64.838	17 ft	4	cabbage palm
261	862607.3	1110865	-63.473	20 ft	5	cabbage palm
262	862626.7	1110866	-64.332	13 ft	5	cabbage palm
263	862630.8	1110908	-74.913	32 in	3 rot inclusion	laurel oak
264	862645	1110901	-63.863	17 ft	4	cabbage palm
265	862641.3	1110911	-61.6	12 ft	5	cabbage palm
266	862697.4	1110984	-69.365	11 in	4	slash pine
267	862691.4	1110960	-67.82	14 ft	4	cabbage palm
268	862692.6	1110956	-67.676	16 ft	4	cabbage palm
269	862693.7	1110956	-68.424	12 in	3 disease	slash pine
270	862692.2	1110939	-76.127	15 ft	4	cabbage palm
271	862695.2	1110935	-67.065	10 in	5	slash pine
272	862696.2	1110914	-64.437	18 ft	4	cabbage palm
273	862714.1	1110931	-66.173	13 ft	5	cabbage palm
274	862711.8	1110932	-69.401	9 in	5	slash pine
275	862721.1	1110936	-67.987	11 in	4	slash pine
276	862726.3	1110933	-62.4	13 ft	5	cabbage palm
277	862770.2	1110978	-68.161	15 ft	5	cabbage palm
278	862715	1110837	-64.874	16 in	4	slash pine
279	862656.9	1110433	-69.769	12 ft	5	cabbage palm
280	862681.6	1110446	-69.119	23 in	4 two main	slash pine
281	862697.7	1110461	-68.371	17 ft	5	cabbage palm
282	862678.3	1110490	-64.638	18 ft	5	cabbage palm
283	862723.9	1110403	-55.589	13 ft	5	cabbage palm
284	862732	1110412	-55.445	17 ft	5	cabbage palm
285	862743.6	1110408	-70.238	19 ft	5	cabbage palm
286	862750	1110409	-69.083	17 ft	5	cabbage palm

287	862746.3	1110390	-60.707	12 ft	4	cabbage palm
288	862756.8	1110434	-55.392	14 ft	4	cabbage palm
289	862751.8	1110432	-51.872	14 ft	3 vines	cabbage palm
290	862724.6	1110458	-48.407	16 ft	5	cabbage palm
291	862752.2	1110458	-42.325	20 ft	5	cabbage palm
292	862739	1110509	-72.121	22 ft	5	cabbage palm
293	862709.9	1110510	-70.258	14 ft	5	cabbage palm
294	862695.2	1110516	-70.14	21 ft	5	cabbage palm
295	862704.3	1110524	-66.957	15 in	4	slash pine
296	862682.8	1110496	-66.061	17 ft	4	cabbage palm
297	862727.6	1110554	-68.319	16 ft	5	cabbage palm
298	862736	1110530	-70.33	17 ft	4	cabbage palm
299	862737.1	1110539	-71.747	17 ft	4	cabbage palm
300	862773.8	1110530	-70.077	19 ft	5	cabbage palm
301	862791.8	1110524	-67.495	13 in	4	slash pine
302	862794.2	1110527	-67.676	23 ft	5	cabbage palm
303	862812.5	1110534	-70.97	15 ft	4	cabbage palm
304	862791.4	1110551	-60.56	12 in	5	slash pine
305	862789	1110569	-71.242	15 ft	4	cabbage palm
306	862749	1110548	-51.668	22 ft	5	cabbage palm
307	862855	1110578	-68.401	14 ft	5	cabbage palm
308	862833.8	1110596	-66.393	16 ft	4	cabbage palm
309	862887.5	1110583	-71.918	15 ft	4	cabbage palm
310	862873.8	1110617	-70.012	15 ft	4	cabbage palm
311	862811.6	1110615	-66.314	16 ft	4	cabbage palm
312	862808.6	1110749	-74.182	16 ft	4	cabbage palm
313	862796.9	1110756	-66.534	16 in	4	slash pine
314	862767.2	1110776	-69.572	12 ft	5	cabbage palm
315	862791.8	1110789	-64.001	11 in	4	slash pine
316	862785.3	1110813	-65.714	17 in	4 two main	slash pine
317	862749.2	1110833	-79.336	15 ft	4	cabbage palm
318	862737	1110849	-62.256	24 ft	5	cabbage palm
319	862769.7	1110863	-59.067	28 in	4	laurel oak
320	862733.3	1110880	-59.926	15 ft	4	cabbage palm
321	862754.5	1110893	-66.554	16 ft	5	cabbage palm
322	862752.4	1110888	-62.147	18 ft	5	cabbage palm
323	862787.8	1110884	-69.756	22 ft	5	cabbage palm
324	862785	1110887	-65.694	11 in	5	slash pine
325	862785.2	1110892	-69.116	12 in	5	slash pine
326	862807.1	1110857	-72.817	11 in	4	slash pine
327	862807	1110846	-71.094	16 in	4	slash pine

328	862796.2	1110827	-59.378	10 in	4	slash pine
329	862786.3	1110828	-71.275	13 ft	4	cabbage palm
330	862790.2	1110836	-67.777	15 ft	5	cabbage palm
331	862789.5	1110846	-69.884	15 ft	5	cabbage palm
332	862788.4	1110864	-77.433	16 ft	5	cabbage palm
333	862769.4	1110904	-71.832	16 ft	5	cabbage palm
334	862781.3	1110907	-71.094	16 ft	5	cabbage palm
335	862768.2	1110908	-69.047	14 ft	5	cabbage palm
336	862766.8	1110915	-72.813	17 ft	5	cabbage palm
337	862771.9	1110926	-73.991	12 in	4	slash pine
338	862746.5	1110932	-77.279	12 in	4	slash pine
339	862745.3	1110929	-72.259	10 in	5	slash pine
340	862748.2	1110919	-70.461	17 ft	5	cabbage palm
341	862682.5	1110885	-66.344	10 in	5	slash pine
342	862682.2	1110863	-63.243	24 ft	5	cabbage palm
343	862682.4	1110852	-64.073	13 in	4	slash pine
344	862694.9	1110849	-69.579	19 ft	5	cabbage palm
345	862670.6	1110858	-71.301	18 ft	5	cabbage palm
346	862867.6	1110442	-71.603	13 ft	5	cabbage palm
347	862868.3	1110445	-71.166	10 in	5	slash pine
348	862873.9	1110421	-71.216	12 in	4	slash pine
349	862970.1	1110377	-71.475	20 ft	4	cabbage palm
350	862968.8	1110373	-71.481	13 ft	4	cabbage palm
351	862976.4	1110370	-70.418	22 ft	5	cabbage palm
352	862970.6	1110367	-71.98	19 ft	5	cabbage palm
353	862981.1	1110370	-71.593	14 ft	5	cabbage palm
354	862973.8	1110359	-70.983	21 ft	5	cabbage palm
355	863011.2	1110278	-72.42	15 in	5	slash pine
356	863032.9	1110323	-72.731	11 in	5	slash pine
357	863071.2	1110304	-74.04	12 in	5	slash pine
358	863099.5	1110451	-71.567	11 in	5	slash pine
359	863037.3	1110432	-67.453	13 in	4	slash pine
360	863036.8	1110448	-69.316	10 in	4	slash pine
361	863050.6	1110505	-71.114	17 ft	5	cabbage palm
362	863051.3	1110514	-68.263	20 ft	5	cabbage palm
363	863049.3	1110520	-67.872	13 in	3 rot	slash pine
364	863053.3	1110524	-68.178	16 ft	5	cabbage palm
365	863048.3	1110524	-65.789	16 ft	5	cabbage palm
366	863041.7	1110509	-58.896	12 ft	5	cabbage palm
367	863028.7	1110524	-52.63	13 in	4	slash pine
368	863033.3	1110532	-37.758	16 ft	5	cabbage palm

369	862998.8	1110515	-26.747	20 ft	5	cabbage palm
370	862999.9	1110522	-20.163	23 in	4	slash pine
371	862994.1	1110524	-66.462	13 ft	5	cabbage palm
372	862986	1110534	-65.694	22 ft	5	cabbage palm
373	862982.6	1110541	-63.388	15 ft	5	cabbage palm
374	862974.4	1110542	-61.475	12 ft	5	cabbage palm
375	862944.4	1110490	-70.379	18 ft	4	cabbage palm
376	862976	1110471	-69.424	13 ft	4	cabbage palm
377	863010.1	1110565	-70.786	14 ft	4	cabbage palm
378	863042.1	1110592	-67.866	12 ft	5	cabbage palm
379	863024.4	1110633	-72.892	15 in	4	slash pine
380	863018.9	1110628	-70.559	14 ft	3 vines	cabbage palm
381	863052.8	1110638	-67.587	13 in	4	slash pine
382	863067.8	1110630	-65.468	12 ft	5	cabbage palm
383	863089.2	1110683	-66.911	13 ft	5	cabbage palm
384	863092.2	1110683	-67.482	13 ft	3 vines	cabbage palm
385	863046.4	1110715	-67.088	22 in	4	strangler fig
386	863044.8	1110703	-69.743	14 ft	4	cabbage palm
387	863002.1	1110725	-70.149	14 ft	4	cabbage palm
388	862933.2	1110708	-69.303	13 in	3 vines	slash pine
389	862928.5	1110723	-69.116	14 ft	4	cabbage palm
390	862924.8	1110727	-67.479	10 in	4	slash pine
391	862908.9	1110717	-67.41	12 ft	4	cabbage palm
392	862881.1	1110691	-69.027	14 ft	4	cabbage palm
393	862898.7	1110728	-69.428	17 ft	5	cabbage palm
394	862949.2	1110755	-68.128	15 ft	4	cabbage palm
395	862942.5	1110759	-68.227	18 ft	4	cabbage palm
396	862909.7	1110761	-70.553	20 ft	4	cabbage palm
397	862916.7	1110791	-70.455	9 in	3 bb	slash pine
398	862885.6	1110790	-70.369	11 in	4	slash pine
399	862882.7	1110793	-68.184	12 in	5	slash pine
400	862894.6	1110794	-66.206	16 in	4	slash pine
401	862884.4	1110806	-69.736	12 in	4	slash pine
402	862880	1110810	-66.189	11 in	4	slash pine
403	862875.1	1110812	-68.122	10 in	4	slash pine
404	862873.5	1110821	-67.19	13 ft	4	cabbage palm
405	862877.8	1110823	-70.471	12 ft	5	cabbage palm
406	862949.1	1110831	-72.715	14 in	3 bb	slash pine
407	862952.1	1110815	-73.365	14 ft	4	cabbage palm
408	862956	1110833	-70.809	13 ft	4	cabbage palm
409	862897.4	1110841	-69.93	17 in	3 bb vines	slash pine

410	862887.2	1110842	-71.229	12 in	3 bb vines	slash pine
411	862863.6	1110840	-62.315	11 in	5	slash pine
412	862865.1	1110856	-68.512	13 in	4	slash pine
413	862845.7	1110856	-67.531	10 in	4	slash pine
414	862848.7	1110837	-63.388	16 ft	5	cabbage palm
415	862843.5	1110829	-65.172	18 ft	5	cabbage palm
416	862850.4	1110878	-73.778	15 in	4	slash pine
417	862844.9	1110886	-66.419	14 ft	3 vines	cabbage palm
418	862826.3	1110931	-66.111	10 in	4	slash pine
419	862821.9	1110945	-66.796	14 ft	4	cabbage palm
420	862837.8	1110930	-62.876	13 in	4	slash pine
421	862842.5	1110928	-67.909	16 ft	4	cabbage palm
422	862842.5	1110948	-73.88	13 ft	4	cabbage palm
423	862846	1110965	-68.391	12 in	5	slash pine
424	862821.6	1110978	-70.861	9 in	4	slash pine
425	862792.8	1110951	-68.125	18 ft	4	cabbage palm
426	862785.2	1110942	-70.491	11 in	4	slash pine
427	862786.2	1110928	-72.909	18 ft	5	cabbage palm
428	862867.9	1110988	-72.01	15 ft	5	cabbage palm
429	862869.5	1110984	-69.182	19 ft	5	cabbage palm
430	862861.6	1110981	-67.518	12 ft	4	cabbage palm
431	862878	1110986	-65.038	16 ft	5	cabbage palm
432	862878.5	1110992	-63.483	17 ft	5	cabbage palm
433	862877	1110973	-61.281	11 in	3 vine	slash pine
434	862906.2	1110955	-59.3	16 ft	4	cabbage palm
435	862854.1	1110920	-58.302	14 in	4	slash pine
436	862880.5	1110883	-54.72	9 in	3 bark	slash pine
437	862881.7	1110887	-53.749	13 in	5	slash pine
438	862891.3	1110888	-52.607	12 in	3 bark	slash pine
439	862957.1	1110937	-70.274	17 in	4	slash pine
440	862959.5	1110962	-75.733	16 in	4	slash pine
441	862961.9	1110963	-74.67	20 ft	4	cabbage palm
442	862962	1110964	-73.981	15 ft	4	cabbage palm
443	862936.6	1110948	-68.082	14 ft	4	cabbage palm
444	862941.2	1110909	-68.22	12 in	5	slash pine
445	863093.9	1110489	-69.782	16 ft	5	cabbage palm
446	863081.8	1110522	-67.308	18 ft	4	cabbage palm
447	863101.1	1110517	-63.539	18 ft	5	cabbage palm
448	863095.7	1110543	-54.605	30 in	4	laurel oak
449	863106.3	1110557	-51.888	12 ft	5	cabbage palm
450	863112.3	1110551	-51.18	13 ft	5	cabbage palm

451	863111	1110555	-43.329	21 ft	5	cabbage palm
452	863103.2	1110567	-36.721	21 ft	5	cabbage palm
453	863102.5	1110565	-29.119	13 ft	5	cabbage palm
454	863116.6	1110565	-19.228	12 ft	5	cabbage palm
455	863070.6	1110594	-79.132	19 ft	5	cabbage palm
456	863074.7	1110593	-75.789	21 ft	5	cabbage palm
457	863111.4	1110728	-73.873	15 in	4	slash pine
458	863112.8	1110715	-71.629	13 ft	5	cabbage palm
459	863109.6	1110749	-69.808	15 in	5	slash pine
460	863120.1	1110757	-73.082	12 ft	5	cabbage palm
461	863153.9	1110777	-70.878	15 in	5	slash pine
462	863126.1	1110798	-72.692	26 ft	5	cabbage palm
463	863122.8	1110804	-70.313	12 in	4	slash pine
464	863103.8	1110811	-70.619	12 ft	5	cabbage palm
465	863093.1	1110809	-70.12	13 ft	5	cabbage palm
466	863099.9	1110804	-75.461	27 ft	5	cabbage palm
467	863110.7	1110792	-79.237	16 in	5	slash pine
468	863096.8	1110761	-71.554	16 ft	5	cabbage palm
469	863052.9	1110749	-74.871	17 in	4	slash pine
470	863064	1110734	-73.411	16 ft	5	cabbage palm
471	863060.3	1110760	-70.904	14 ft	5	cabbage palm
472	863058.9	1110755	-66.304	14 ft	5	cabbage palm
473	863046.6	1110789	-71.291	26 ft	5	cabbage palm
474	863055.5	1110793	-68.161	26 ft	5	cabbage palm
475	863041.8	1110816	-73.453	21 ft	5	cabbage palm
476	863026	1110811	-61.79	16 in	3 bark vines bb	slash pine
477	863038.8	1110801	-67.256	23 ft	5	cabbage palm
478	863036.1	1110800	-71.655	9 in	5	strangler fig
479	863032.7	1110795	-73.082	25 ft	4	cabbage palm
480	863053.9	1110912	-74.933	17 ft	4	cabbage palm
481	863055.4	1110918	-78.181	18 ft	5	cabbage palm
482	863055.1	1110916	-73.496	14 in	3 bb vines	slash pine
483	863211.2	1110444	-71.695	12 in	5	slash pine
484	863218	1110475	-72.341	16 ft	4	cabbage palm
485	863200.6	1110478	-70.937	15 ft	5	cabbage palm
486	863191.8	1110502	-69.526	19 ft	5	cabbage palm
487	863189	1110500	-68.942	12 in	5	slash pine
488	863178.9	1110492	-66.997	22 ft	5	cabbage palm
489	863170.5	1110507	-65.34	22 ft	5	cabbage palm
490	863155.1	1110496	-63.253	19 ft	5	cabbage palm
491	863154.4	1110498	-61.655	12 ft	4	cabbage palm

492	863156.6	1110508	-60.268	19 ft	5	cabbage palm
493	863159.2	1110513	-58.758	13 in	4	slash pine
494	863171	1110521	-55.596	18 ft	5	cabbage palm
495	863172.4	1110527	-53.424	18 ft	5	cabbage palm
496	863181	1110539	-48.073	15 in	4	slash pine
497	863169.7	1110552	-48.617	23 ft	5	cabbage palm
498	863153.9	1110545	-49.296	12 ft	4	cabbage palm
499	863150.2	1110560	-70.517	18 ft	4	cabbage palm
500	863193.7	1110574	-70.208	17 in	4 two main	slash pine
501	863188.7	1110564	-67.685	22 ft	5	cabbage palm
502	863210	1110578	-65.1	25 in	4 two main	slash pine
503	863232	1110569	-66.429	15 in	4	slash pine
504	863216.2	1110538	-67.964	9 in	4	slash pine
505	863231.5	1110566	-63.781	12 ft	4	cabbage palm
506	863232.8	1110566	-61.803	12 ft	4	cabbage palm
507	863247.2	1110587	-67.397	19 ft	4	cabbage palm
508	863179.7	1110619	-59.516	22 ft	4	cabbage palm
509	863167.8	1110631	-68.082	21 ft	5	cabbage palm
510	863246.3	1110711	-69.713	14 ft	5	cabbage palm
511	863270.4	1110735	-74.67	14 ft	5	cabbage palm
512	863227.6	1110737	-72.679	15 ft	4	cabbage palm
513	863158.4	1110722	-65.195	15 ft	4	cabbage palm
514	863220.9	1110806	-66.048	24 ft	5	cabbage palm
515	863228.3	1110808	-68.88	28 in	5	laurel oak
516	863232.2	1110809	-64.431	13 in	5	slash pine
517	863273.3	1110825	-58.381	18 ft	5	cabbage palm
518	863229	1110833	-68.443	13 ft	4	cabbage palm
519	863258.8	1110922	-69.31	19 ft	4	cabbage palm
520	863265.3	1110923	-69.601	16 in	4	slash pine
521	863261.6	1110928	-64.982	13 ft	4	cabbage palm
522	863218.9	1110928	-66.639	16 in	3 bb	slash pine
523	863336.1	1110898	-71.176	14 in	4	slash pine
524	863339.3	1110875	-60.628	25 ft	5	cabbage palm
525	863341.1	1110873	-57.748	13 in	4	slash pine
526	863348.7	1110855	-49.126	15 ft	5	cabbage palm
527	863353.6	1110856	-50.353	15 in	5	cabbage palm
528	863361.4	1110841	-48.968	18 in	5	slash pine
529	863363	1110831	-48.562	14 ft	3 vines	cabbage palm
530	863345.7	1110842	-46.006	16 ft	4	cabbage palm
531	863308.7	1110848	-38.542	13 in	4	slash pine
532	863294.3	1110850	-35.389	17 in	4	slash pine

533	863296.5	1110807	-64.109	13 in	4	slash pine
534	863302.8	1110807	-65.996	14 in	4	slash pine
535	863362.6	1110758	-71.235	14 in	5	slash pine
536	863359.7	1110741	-61.557	12 ft	4	cabbage palm
537	863351.5	1110729	-66.065	19 in	4 two main	slash pine
538	863348	1110732	-73.896	12 ft	4	cabbage palm
539	863351.8	1110714	-69.811	13 ft	4	cabbage palm
540	863344.4	1110716	-67.371	14 ft	4	cabbage palm
541	863337.8	1110745	-73.778	10 in	5	slash pine
542	863322.3	1110738	-70.261	10 in	5	slash pine
543	863318.6	1110737	-62.63	11 in	5	slash pine
544	863312	1110737	-59.188	15 ft	4	cabbage palm
545	863327.7	1110758	-70.52	10 in	3 rot	slash pine
546	863335.8	1110769	-66.764	12 in	4	slash pine
547	863355.6	1110769	-65.409	12 ft	3 vines	cabbage palm
548	863311.5	1110759	-59.634	16 in	4	slash pine
549	863303.6	1110757	-66.79	14 ft	4	cabbage palm
550	863292.4	1110746	-63.197	13 in	3 bb	slash pine
551	863299.9	1110771	-69.506	12 in	3 bb	slash pine
552	863311.1	1110678	-64.539	20 in	4	slash pine
553	863299.6	1110654	-64.69	26 ft	5	cabbage palm
554	863278	1110652	-60.943	13 ft	4	cabbage palm
555	863280.4	1110642	-66.849	14 ft	4	cabbage palm
556	863279.9	1110639	-71.025	11 in	4	slash pine
557	863282.2	1110632	-72.679	12 ft	4	cabbage palm
558	863272	1110656	-67.538	13 in	4	slash pine
559	863275.7	1110621	-75.356	20 ft	4	cabbage palm
560	863288.1	1110619	-73.748	19 ft	4	cabbage palm
561	863315.5	1110619	-65.015	19 ft	5	cabbage palm
562	863321.5	1110622	-62.538	15 in	4	slash pine
563	863346.3	1110619	-68.109	22 ft	5	cabbage palm
564	863362.2	1110629	-65.661	13 in	3 bb	slash pine
565	863356.7	1110614	-64.516	13 in	3 bb	slash pine
566	863378.7	1110619	-58.952	13 ft	5	cabbage palm
567	863378.8	1110625	-59.011	12 in	4	slash pine
568	863386.9	1110625	-67.646	11 in	4	slash pine
569	863379.7	1110602	-70.051	15 in	5	laurel oak
570	863375.4	1110599	-70.113	20 ft	4	cabbage palm
571	863349.1	1110584	-69.346	10 in	5	laurel oak
572	863352.2	1110560	-70.418	16 in	4	slash pine
573	863361.2	1110566	-70.622	16 ft	5	cabbage palm

574	863352.6	1110562	-68.479	15 ft	5	cabbage palm
575	863350.8	1110559	-70.379	22 ft	5	cabbage palm
576	863336.9	1110560	-66.35	14 ft	5	cabbage palm
577	863305.4	1110574	-68.096	20 in	4 two main	slash pine
578	863243.1	1110532	-57.571	14 ft	5	cabbage palm
579	863238.3	1110522	-62.085	19 ft	5	cabbage palm
580	863237.2	1110516	-56.642	15 ft	5	cabbage palm
581	863229.3	1110521	-63.384	15 ft	5	cabbage palm
582	863259.3	1110518	-64.093	26 in	4	slash pine
583	863249.3	1110529	-72.174	18 ft	4	cabbage palm
584	863252.5	1110530	-65.166	22 ft	5	cabbage palm
585	863269.6	1110539	-69.608	11 in	4	slash pine
586	863291.8	1110507	-71.219	22 in	4	laurel oak
587	863300.3	1110513	-67.935	20 in	4 two main	slash pine
588	863295.7	1110515	-58.207	17 ft	4	cabbage palm
589	863311	1110499	-67.246	11 in	4	slash pine
590	863326.6	1110492	-68.24	16 ft	4	cabbage palm
591	863343	1110520	-70.29	9 in	5	slash pine
592	863327.2	1110523	-70.422	19 ft	3 vines	cabbage palm
593	863322.7	1110534	-66.504	19 ft	3 vines	cabbage palm
594	863321.3	1110453	-71.534	12 ft	4	cabbage palm
595	863316.7	1110462	-72.64	10 in	5	slash pine
596	863311.6	1110480	-68.286	15 in	4	slash pine
597	863295.6	1110472	-69.559	13 ft	4	cabbage palm
598	863292.8	1110473	-67.508	14 ft	5	cabbage palm
599	863269	1110489	-64.575	15 ft	5	cabbage palm
600	863257.9	1110502	-67.302	16 ft	4	cabbage palm
601	863300.6	1110447	-69.546	21 in	4 two main	slash pine
602	863270.6	1110436	-72.315	22 in	4 two main	slash pine
603	863260.3	1110433	-71.99	14 ft	4	cabbage palm
604	863360.5	1110665	-21.79	16 in	4	slash pine
605	863356.4	1110664	-19.093	12 ft	5	cabbage palm
606	863362.9	1110667	-17.262	10 in	4	slash pine
607	863369	1110671	-12.656	20 ft	4	cabbage palm
608	863380.8	1110661	-1.6	21 ft	5	cabbage palm
609	863387.2	1110654	12.787	10 in	4	slash pine
610	863341.8	1110542	-26.888	12 ft	4	cabbage palm
611	861864	1110990	-67.738	15 ft	4	cabbage palm
612	861847.6	1110986	-67.754	12 ft	4	cabbage palm
613	861971.7	1110975	-71.367	23 ft	5	cabbage palm
614	861991.4	1110978	-66.091	17 ft	5	cabbage palm

615	861991.9	1110979	-64.976	18 ft	5	cabbage palm
616	861998.7	1110970	-62.256	18 ft	5	cabbage palm
617	861992.4	1110957	-63.352	20 ft	5	cabbage palm
618	862006.2	1110958	-68.476	16 ft	5	cabbage palm
619	862124.9	1110977	-65.648	19 in	4	slash pine
620	862123.5	1110978	-61.137	14 ft	4	cabbage palm
621	862132.5	1110971	-63.512	17 ft	5	cabbage palm
622	862220	1110953	-70.586	12 in	4	cabbage palm
623	862239.6	1110967	-59.989	15 ft	5	cabbage palm
624	862240.6	1110962	-60.717	15 ft	4	cabbage palm
625	862237.8	1110964	-67.682	14 ft	5	cabbage palm
626	862263.7	1110967	-69.008	20 ft	5	cabbage palm
627	862265.8	1110964	-70.409	19 in	4 two main	slash pine
628	862273.9	1110965	-68.06	18 ft	4	cabbage palm
629	862267.7	1110971	-65.563	24 ft	5	cabbage palm
630	862276.1	1110996	-66.042	13 ft	5	cabbage palm
631	862290.4	1110979	-56.002	10 in	3 bark	slash pine
632	862309	1110972	-59.992	15 ft	4	cabbage palm
633	862458.1	1110998	-61.36	12 in	3 bark	slash pine
634	862459	1111010	-56.396	12 ft	4	cabbage palm
635	862970	1110992	-64.582	14 ft	5	cabbage palm
636	863016.9	1110992	-57.768	13 ft	5	cabbage palm
637	863141.6	1110952	-78.155	15 ft	5	cabbage palm
638	863127.6	1110955	-74.536	14 ft	5	cabbage palm
639	863138.5	1110957	-74.733	16 in	4	slash pine
640	863134.8	1110958	-73.748	30 ft	5	cabbage palm
641	863133.4	1110962	-69.766	18 ft	5	cabbage palm
642	863139.4	1110990	-74.759	13 in	3 rot bb	slash pine
643	863165.7	1110988	-65.09	26 ft	5	cabbage palm
644	863163.8	1110990	-58.102	24 ft	5	cabbage palm
645	863164.4	1110957	-64.339	15 ft	5	cabbage palm
646	863181.1	1110963	-72.403	18 ft	4	cabbage palm
647	863215.5	1110992	-66.245	28 ft	5	cabbage palm
648	863218.8	1110965	-67.991	14 ft	4	cabbage palm
649	863218.9	1110968	-71.58	18 in	4	slash pine
650	863226.2	1110972	-72.006	18 ft	4	cabbage palm
651	863226.8	1110972	-63.663	14 in	4	slash pine
652	863275.2	1110953	-69.969	18 ft	4	cabbage palm
653	863275.3	1110971	-71.554	13 ft	3 vines	cabbage palm
654	863307.9	1110956	-70.717	12 ft	4	cabbage palm
655	863344.2	1110954	-62.131	16 in	4	slash pine

656	863342.3	1110938	-58.991	12 ft	5	cabbage palm
657	863342	1110933	-59.752	18 ft	5	cabbage palm
base1	850395.4	1184618	-38.212	Base Setup		
GT1	862778.6	1111004	-70.661	active		
GT2	862921.4	1110985	-70.179	active		
reference1	861869.6	1110238	-62.702	power pole 28222 inside property near west edge		
reference2	861967.8	1110259	-69.095	power pole 28223 inside property near west edge		
reference3	862031	1110276	-68.778	power pole 28224 inside property near west edge		
reference4	861837.7	1110475	-70.153	facing the road	left gate post	
reference5	861839.4	1110505	-70.166	facing the road	right gate post	

Name	X	Y	Z	Description	Code & Attribute
A1	864178.5	1110889	-71.819	19 ft/5	cabbage palm
A2	864183.5	1110869	-70.176	12 ft/5	cabbage palm
A3	864191	1110866	-67.695	29 in/5	slash pine
A4	864200.6	1110862	-68.758	12 ft/5	cabbage palm
A5	864192.9	1110858	-65.664	15 ft/2	cabbage palm
A6	864189	1110847	-66.075	26 ft/5	cabbage palm
A7	864170.9	1110841	-71.855	12 ft/5	cabbage palm
A8	864174.4	1110834	-61.193	20 ft/4	cabbage palm
A9	864163.5	1110843	-69.546	14 ft/5	cabbage palm
A10	864114.1	1110834	-72.761	22 ft/4	cabbage palm
A11	864130.2	1110799	-70.405	22 in/4	slash pine
A12	864126.9	1110796	-66.416	15 ft/5	cabbage palm
A13	864104.1	1110778	-64.664	1 in/4	slash pine
A14	864103.6	1110767	-72.813	16 ft/5	cabbage palm
A15	864115.4	1110759	-71.718	10 in/4	slash pine
A16	864132.2	1110776	-65.432	16 ft/3 rot vines	cabbage palm
A17	864137.7	1110779	-65.924	16 ft/3 vines rot	cabbage palm
A18	864074.4	1110811	-73.102	16 ft/5	cabbage palm
A19	864067.8	1110678	-72.318	20 in/3 storm damage insect damage	slash pine
A20	864069.6	1110667	-72.836	14 ft/5	cabbage palm
A21	864063.1	1110668	-72.407	21 ft/5	cabbage palm
A22	864059.9	1110667	-73.197	15 ft/5	cabbage palm
A23	864092.6	1110668	-72.423	22 ft/5	cabbage palm
A24	864089.6	1110672	-72.626	24 ft/4	cabbage palm
A25	864106.1	1110680	-71.977	21 ft/3 rot	cabbage palm
A26	864144.8	1110662	-72.81	14 ft/5	cabbage palm
A27	864148.8	1110665	-72.462	14 ft/5	cabbage palm
A28	864105.6	1110596	-71.304	28 in/4	slash pine
A29	864206.2	1110600	-72.567	21 in/4	slash pine

A30	864185.6	1110508	-72.807	23 in/3 rot wind damage	
A31	864196.4	1110499	-70.891	16 in/4	slash pine
A32	864190	1110492	-73.86	16 in/4	slash pine
A33	864201.7	1110485	-70.379	22 in/4	slash pine
A34	864153.7	1110507	-71.413	16 in/4	slash pine
A35	864090.5	1110546	-73.05	17 ft/5	cabbage palm
A36	864064	1110507	-72.272	18 ft/5	cabbage palm
A37	864074.8	1110501	-69.982	18 ft/5	cabbage palm
A38	864075.8	1110506	-72.968	22 ft/5	cabbage palm
A39	864160.2	1110291	-73.483	19 ft/5	cabbage palm
A40	864182.1	1110283	-73.26	17 ft/2 hole through trunk	cabbage palm
A41	864053	1110278	-72.945	19 in/3 insect damage rot	slash pine
A42	863948.6	1110397	-70.622	17 in/4	slash pine
A43	863929.9	1110390	-68.972	15 ft/5	cabbage palm
A44	863941.5	1110429	-72.544	22 ft/5	cabbage palm
A45	863961.9	1110431	-72.905	20 ft/2 rot	cabbage palm
A46	863980.6	1110439	-73.283	17 ft/4	cabbage palm
A47	863926.8	1110323	-73.699	15 ft/5	cabbage palm
A48	863919.1	1110329	-73.079	20 in/5	slash pine
A49	863889.9	1110407	-72.607	20 ft/5	cabbage palm
A50	863896.9	1110487	-71.711	10 in/5	slash pine
A51	863933.9	1110496	-72.426	17 ft/5	cabbage palm
A52	863970.6	1110538	-72.22	21 ft/5	cabbage palm
A53	863855.1	1110542	-71.997	25 ft/5	cabbage palm
A54	863852	1110539	-70.5	15 ft/4	cabbage palm
A55	863892.7	1110604	-72.393	21 ft/3 trunk damage	cabbage palm
A56	863941.9	1110601	-78.374	20 ft/5	cabbage palm
A57	863998.2	1110670	-74.103	19 ft/5	cabbage palm
A58	863987.6	1110692	-71.8	55 in/3 bark inclusion insect damage rot	slash pine
A59	863982	1110688	-71.065	17 ft/3 rot	cabbage palm
A60	863951	1110666	-68.292	20 ft/5	cabbage palm
A61	863921.1	1110690	-69.565	25 ft/5	cabbage palm
A62	863896.2	1110682	-71.793	17 in/5	slash pine
A63	863885.6	1110673	-70.809	17 ft/5	cabbage palm
A64	863879	1110691	-72.213	19 in/4	slash pine
A65	863865.6	1110685	-73.434	21 in/2 rot	slash pine
A66	863867.7	1110626	-71.327	20 ft/3 rot	cabbage palm
A67	863801.2	1110610	-73.102	12 ft/5	cabbage palm
A68	863803.4	1110626	-73.05	50 in/5	laurel oak
A69	863801.2	1110660	-72.423	22 ft/5	cabbage palm
A70	863805.5	1110663	-72.558	9 in/5	slash pine

A71	863779.8	1110677	-71.783	21 in/5	slash pine
A72	863772.1	1110673	-69.575	14 ft/5	cabbage palm
A73	863756.2	1110680	-69.588	15 in/4	slash pine
A74	863800.3	1110692	-68.184	24 in/3 trunk damage	cabbage palm
A75	863826.5	1110704	-73.112	13 ft/5	cabbage palm
A76	863830.8	1110712	-68.726	15 in/5	slash pine
A77	863839.7	1110699	-68.932	16 in/5	slash pine
A78	863858.1	1110710	-73.168	22 ft/5	cabbage palm
A79	863852.2	1110684	-77.712	20 ft/5	cabbage palm
A80	863925.7	1110721	-69.949	20 ft/5	cabbage palm
A81	863918.1	1110727	-70.527	22 ft/5	cabbage palm
A82	863934.7	1110744	-76.803	22 in/5	slash pine
A83	863950.1	1110759	-68.266	16 in/5	slash pine
A84	863978.2	1110754	-67.535	15 in/5	slash pine
A85	863978.8	1110753	-69.214	13 ft/5	cabbage palm
A86	863982.2	1110753	-63.128	26 ft/5	cabbage palm
A87	863983.7	1110770	-67.423	25 ft/5	cabbage palm
A88	864040.5	1110743	-72.01	15 ft/4	cabbage palm
A89	864070.1	1110927	-70.622	22 ft/4	cabbage palm
A90	864074.7	1110925	-70.231	21 ft/4	cabbage palm
A91	864109.6	1110917	-66.308	15 ft/3 rot	cabbage palm
A92	864122	1110920	-72.016	20 ft/3 rot hollow	cabbage palm
A93	864124.5	1110930	-76.143	17 ft/5	cabbage palm
A94	864125.9	1110931	-75.103	17 ft/5	cabbage palm
A95	864112.8	1110950	-73.755	20 ft/5	cabbage palm
A96	864089	1110906	-67.708	15 in/4	slash pine
A97	863841.7	1110740	-65.704	17 ft/5	cabbage palm
A98	863843	1110748	-63.43	24 in/2 rot	slash pine
A99	863854.2	1110753	-68.778	16 ft/5	cabbage palm
A100	863878.1	1110768	-66.445	20 ft/5	cabbage palm
A101	863884.6	1110768	-62.229	25 in/5	slash pine
A102	863901.5	1110759	-60.799	24 ft/5	cabbage palm
A103	863909.1	1110750	-66.078	21 ft/5	cabbage palm
A104	863878.5	1110758	-54.418	23 ft/5	cabbage palm
A105	864000	1110701	-62.282	16 ft/5	cabbage palm
A106	864018	1110726	-67.984	12 ft/5	cabbage palm
A107	863991.5	1110741	-63.424	11 in/5	slash pine
A108	863992.2	1110741	-63.657	21 ft/4	cabbage palm
A109	863998.6	1110744	-68.25	20 ft/5	cabbage palm
A110	863991.1	1110747	-67.453	21 ft/5	cabbage palm
A111	864026.3	1110812	-71.924	16 in/2 insect damage rot storm damage	slash pine

A112	864011.2	1110813	-72.4	10 in/3 rot insect damage	slash pine
A113	864008.4	1110809	-71.455	16 ft/5	cabbage palm
A114	864004.6	1110811	-73.46	17 in/5	slash pine
A115	864001.2	1110810	-72.955	11 in/3 rot	slash pine
A116	863998.8	1110823	-70.313	15 in/4	slash pine
A117	864010.8	1110820	-64.388	9 in/2 insect damage vines	slash pine
A118	863993.2	1110802	-71.33	15 in/4	slash pine
A119	863968.8	1110796	-63.529	21 in/5	slash pine
A120	863970.9	1110796	-62.019	16 in/4	slash pine
A121	863935.4	1110832	-55.163	9 in/3 rot	slash pine
A122	863922.1	1110832	-51.271	22 in/5	slash pine
A123	863918.6	1110826	-48.319	18 in/3 vines insect damage	slash pine
A124	863914	1110827	-45.953	12 ft/5	cabbage palm
A125	863924.4	1110829	-44.323	12 ft/5	cabbage palm
A126	863899.4	1110804	-38.749	14 ft/3 rot	cabbage palm
A127	863888.4	1110805	-32.896	16 in/3 trunk damage	
A128	863818.3	1110745	-67.292	23 ft/4	cabbage palm
A129	863822.5	1110756	-71.649	17 in/5	
A130	863818.1	1110768	-63.584	17 in/4	slash pine
A131	863801.4	1110798	-57.128	18 in/4	slash pine
A132	863802.7	1110807	-66.173	14 ft/3 rot	cabbage palm
A133	863843.1	1110838	-62.354	17 ft/5	cabbage palm
A134	863866	1110835	-60.425	12 ft/5	cabbage palm
A135	863862.4	1110846	-54.913	19 in/5	slash pine
A136	863884.9	1110846	-66.084	17 ft/5	cabbage palm
A137	863854.2	1110808	-65.714	20 ft/3 vines	cabbage palm
A138	863846.7	1110799	-61.147	13 ft/4	cabbage palm
A139	863982.9	1110826	-59.136	15 ft/2 rot	cabbage palm
A140	863977.7	1110832	-73.571	16 in/5	slash pine
A141	864027.6	1110886	-64.132	22 in/3 rot insect damage	slash pine
A142	864030.6	1110888	-62.167	26 in/4	slash pine
A143	864037.1	1110881	-67.505	12 ft/5	cabbage palm
A144	864036.5	1110873	-67.272	15 in/1 rot insect damage	slash pine
A145	864040.8	1110881	-68.286	13 ft/5	cabbage palm
A146	864050.2	1110880	-64.145	12 ft/5	cabbage palm
A147	864054.3	1110882	-66.061	21 ft/5	cabbage palm
A148	864059.4	1110907	-63.617	16 ft/5	cabbage palm
A149	864036	1110899	-61.35	16 ft/4	cabbage palm
A150	864034.5	1110898	-51.695	23 in/4	slash pine
A151	863991.5	1110903	-49.08	20 in/4	slash pine
A152	864020.4	1110889	-40.855	18 in/4	slash pine

A153	863996.3	1110873	-40.596	14 ft/5	cabbage palm
A154	863994.2	1110873	-69.155	21 in/3 rot wind damage insect damage	slash pine
A155	863935.1	1110928	-68.237	21 in/4	slash pine
A156	863933.3	1110926	-69.746	12 ft/4	cabbage palm
A157	863883.4	1110921	-63.817	12 ft/5	cabbage palm
A158	863882.4	1110926	-65.058	28 in/5	slash pine
A159	863875.7	1110935	-69.474	14 ft/5	cabbage palm
A160	863926.7	1110912	-65.806	24 in/4	laurel oak
A161	863938.1	1110889	-68.338	42 in/3 bark inclusion insect damage	slash pine
A162	863930.7	1110881	-69.178	24 ft/5	cabbage palm
A163	863933.6	1110886	-69.241	12 ft/5	cabbage palm
A164	863807.9	1110910	-73.578	15 ft/5	cabbage palm
A165	863806.2	1110904	-71.258	15 ft/5	cabbage palm
A166	863817.3	1110895	-68.535	20 in/4	slash pine
A167	863813.6	1110885	-71.882	16 ft/4	cabbage palm
A168	863797.1	1110885	-73.296	12 ft/5	cabbage palm
A169	863780.7	1110887	-71.626	12 ft/5	cabbage palm
A170	863773.1	1110892	-69.326	13 ft/5	cabbage palm
A171	863784.5	1110898	-73.663	14 ft/5	cabbage palm
A172	863786.2	1110897	-73.571	13 ft/5	cabbage palm
A173	863798.3	1110837	-72.118	21 ft/3 rot	cabbage palm
A174	863760.4	1110826	-42.141	51 in/5	live oak
A175	863787.8	1110745	-22.84	21 in/3 rot	slash pine
A176	863787.4	1110759	-18.929	23 in/4	slash pine
A177	863784.6	1110748	-16.619	26 ft/5	cabbage palm
A178	863772.9	1110750	-12.387	13 in/4	slash pine
A179	863780.9	1110748	-72.495	14 ft/5	cabbage palm
A180	863755.7	1110753	1.373	19 in/4	slash pine
A181	863737.2	1110689	18.719	40 in/3 rot	slash pine
A182	863717.1	1110706	-71.705	21 ft/5	cabbage palm
A183	863699	1110713	-72.426	17 ft/5	cabbage palm
A184	863725.6	1110710	-74.011	19 in/3 vines	slash pine
A185	863710.3	1110738	-68.164	10 in/5	slash pine
A186	863701.7	1110760	-72.01	20 in/4	slash pine
A187	863707.3	1110758	-68.437	21 ft/5	cabbage palm
A188	863743.1	1110758	-65.602	15 ft/4	cabbage palm
A189	863733.7	1110767	-43.916	17 in/4	slash pine
A190	863710	1110775	-32.525	21 in/4	slash pine
A191	863706	1110802	-20.799	17 ft/4	cabbage palm
A192	863703.2	1110803	-16.747	24 ft/3 vines	cabbage palm
A193	863699	1110806	-17.039	12 in/4	slash pine

A194	863699.8	1110812	-16.317	26 in/4	slash pine
A195	863698.6	1110820	-13.877	15 in/3 vines	slash pine
A196	863698.5	1110818	-69.743	15 ft/4	cabbage palm
A197	863709.3	1110833	-68.312	13 in/4	slash pine
A198	863747.7	1110815	-50.517	20 ft/5	cabbage palm
A199	863741.8	1110846	-60.881	15 ft/5	cabbage palm
A200	863745.5	1110855	-70.13	27 in/3 wind damage vines	slash pine
A201	863749.5	1110859	-67.613	13 ft/5	cabbage palm
A202	863715.4	1110860	-67.023	13 ft/4	cabbage palm
A203	863722.2	1110866	-56.819	17 in/3 rot insect damage	slash pine
A204	863716.4	1110873	-55.294	17 in/4	slash pine
A205	863724.2	1110898	-65.205	26 in/3 vines insect damage	slash pine
A206	863720.7	1110899	-65.071	14 ft/5	cabbage palm
A207	863731.4	1110914	-73.388	12 ft/5	cabbage palm
A208	863647.5	1110937	-63.949	21 in/3 rot insect damage	slash pine
A209	863642.7	1110937	-66.485	14 ft/5	cabbage palm
A210	863637.7	1110939	-68.384	12 ft/5	cabbage palm
A211	863639	1110945	-67.82	18 in/4	slash pine
A212	863661.2	1110891	-67.905	20 in/3 insect damage vines	slash pine
A213	863659	1110861	-69.779	22 in/4	slash pine
A214	863660.1	1110861	-64.539	19 ft/5	cabbage palm
A215	863656.1	1110863	-62.968	16 ft/5	cabbage palm
A216	863638.1	1110864	-75.93	26 in/4	slash pine
A217	863627.6	1110863	-69.437	18 ft/5	cabbage palm
A218	863606.9	1110905	-61.268	14 ft/5	cabbage palm
A219	863614.9	1110908	-63.456	20 in/3 insect damage	slash pine
A220	863613.4	1110908	-65.72	13 ft/3 vines	cabbage palm
A221	863638.8	1110812	-71.809	18 in/4	slash pine
A222	863638.6	1110797	-64.464	25 ft/5	cabbage palm
A223	863636.5	1110795	-70.487	16 in/3 insect damage	slash pine
A224	863637	1110791	-54.047	38 in/5	laurel oak
A225	863604.7	1110804	-64.224	18 ft/4	cabbage palm
A226	863602.3	1110774	-67.292	14 in/4	slash pine
A227	863591.5	1110772	-65.29	13 in/3 vines	slash pine
A228	863590.8	1110770	-68.689	10 in/5	slash pine
A229	863595.5	1110759	-70.979	16 ft/4	cabbage palm
A230	863580	1110757	-66.619	13 in/5	slash pine
A231	863585.9	1110765	-62.262	20 in/5	slash pine
A232	863588.6	1110779	-57.036	12 ft/5	cabbage palm
A233	863572.9	1110777	-66.508	27 in/5	slash pine
A234	863571.8	1110746	-66.777	14 in/2 rot	slash pine

A235	863622.3	1110713	-68.076	15 ft/5	slash pine
A236	863639.2	1110706	-64.739	12 ft/3 vines	cabbage palm
A237	863600.9	1110831	-64.88	24 in/3 insect damage vines	slash pine
A238	863580.5	1110834	-66.79	17 ft/4	cabbage palm
A239	863580.8	1110841	-62.305	20 in/4	slash pine
A240	863597.7	1110859	-65.458	12 ft/5	cabbage palm
A241	863595.6	1110866	-68.434	19 in/3 vines	slash pine
A242	863587.6	1110879	-63.729	20 in/4	slash pine
A243	863579.5	1110890	-65.264	15 ft/5	cabbage palm
A244	863570.2	1110891	-61.353	13 ft/5	cabbage palm
A245	863595	1110921	-68.801	13 ft/5	cabbage palm
A246	863593.5	1110931	-67.764	18 ft/5	cabbage palm
A247	863594.3	1110936	-64.615	19 ft/5	cabbage palm
A248	863576.6	1110939	-67.111	14 ft/5	cabbage palm
A249	863533.6	1110927	-72.42	16 ft/3 vines	cabbage palm
A250	863524.8	1110892	-72.823	13 ft/4	cabbage palm
A251	863532.4	1110886	-72.853	25 in/4	slash pine
A252	863536.1	1110884	-71.58	13 ft/4	cabbage palm
A253	863531.3	1110869	-66.698	28 in/3 insect damage vines	slash pine
A254	863531.5	1110872	-61.875	20 ft/5	cabbage palm
A255	863538.5	1110868	-66.882	13 ft/5	cabbage palm
A256	863529.8	1110877	-65.999	12 ft/5	cabbage palm
A257	863539.4	1110873	-58.87	21 ft/5	cabbage palm
A258	863545.8	1110875	-58.584	19 ft/5	cabbage palm
A259	863552.5	1110877	-65.435	20 in/3 rot	slash pine
A260	863531.6	1110811	-65.245	16 in/3 vines trunk damage rot	slash pine
A261	863535.3	1110815	-71.419	12 ft/5	cabbage palm
A262	863531.5	1110823	-72.882	12 ft/5	cabbage palm
A263	863547.7	1110810	-66.39	24 ft/5	cabbage palm
A264	863552.2	1110814	-68.621	26 in/4	slash pine
A265	863499.2	1110823	-58.165	15 in/4	slash pine
A266	863482.3	1110834	-60.861	16 ft/5	cabbage palm
A267	863487.2	1110841	-64.48	20 in/3 vines	slash pine
A268	863473.6	1110847	-74.021	19 ft/5	cabbage palm
A269	863477.6	1110848	-73.332	18 ft/5	cabbage palm
A270	863469.2	1110870	-59.959	22 ft/2 rot	cabbage palm
A271	863472.6	1110877	-59.707	24 ft/5	cabbage palm
A272	863481.6	1110878	-60.136	23 ft/4	cabbage palm
A273	863476.3	1110885	-51.065	23 ft/4	cabbage palm
A274	863481.4	1110904	-43.811	12 ft/5	cabbage palm
A275	863489.2	1110910	-64.195	15 ft/5	cabbage palm

A276	863486.6	1110903	-35.445	15 in/5	slash pine
A277	863465.2	1110911	-65.592	21 ft/5	cabbage palm
A278	863450.1	1110887	-63.158	14 ft/5	cabbage palm
A279	863453.9	1110890	-69.188	27 in/3 rot vines	slash pine
A280	863465	1110813	-65.681	14 ft/5	cabbage palm
A281	863463.6	1110806	-66.101	13 ft/5	cabbage palm
A282	863468.1	1110810	-64.011	12 ft/5	cabbage palm
A283	863474.2	1110802	-62.836	15 ft/5	cabbage palm
A284	863489.7	1110802	-71.196	12 in/4	slash pine
A285	863493.9	1110790	-62.666	14 in/5	slash pine
A286	863503.1	1110781	-62.613	22 in/5	slash pine
A287	863502.2	1110779	-59.792	16 ft/5	cabbage palm
A288	863539	1110779	-61.862	22 ft/5	cabbage palm
A289	863503.8	1110759	-68.637	17 ft/5	cabbage palm
A290	863503.6	1110755	-68.584	20 in/5	slash pine
A291	863492.9	1110759	-64.864	12 ft/5	cabbage palm
A292	863489.7	1110772	-65.149	12 ft/5	cabbage palm
A293	863510.2	1110720	-70.635	20 ft/5	cabbage palm
A294	863552.2	1110737	-66.878	18 ft/5	cabbage palm
A295	863545	1110733	-67.269	20 in/5	slash pine
A296	863548.4	1110729	-68.601	14 ft/3 vines	cabbage palm
A297	863545.7	1110728	-68.785	21 ft/4	cabbage palm
A298	863529.1	1110729	-64.9	12 ft/5	cabbage palm
A299	863509.5	1110682	-64.838	12 ft/5	cabbage palm
A300	863510.1	1110675	-63.87	21 in/4	slash pine
A301	863502.3	1110661	-66.659	15 in/5	
A302	863474.1	1110712	-67.64	17 in/4	slash pine
A303	863472.5	1110711	-66.567	17 ft/5	cabbage palm
A304	863451.8	1110725	-65.953	15 in/5	slash pine
A305	863457.3	1110715	-69.92	14 ft/5	cabbage palm
A306	863452.4	1110712	-65.884	20 in/4	slash pine
A307	863437.4	1110689	-71.839	14 ft/1 vines	cabbage palm
A308	863477	1110739	-68.138	21 ft/5	cabbage palm
A309	863478.9	1110741	-69.034	23 ft/5	cabbage palm
A310	863488.6	1110748	-65.491	15 in/4	slash pine
A311	863465.5	1110745	-63.824	24 in/3 hollow	cabbage palm
A312	863456.9	1110748	-68.535	13 in/4	slash pine
A313	863471.6	1110756	-64.608	22 in/4	slash pine
A314	863443.2	1110785	-70.681	17 in/3 vines rot	slash pine
A315	863442.8	1110788	-67.456	18 ft/5	cabbage palm
A316	863427	1110795	-67.17	28 in/2 rot bark inclusion	laurel oak

A317	863440.7	1110754	-66.577	23 ft/5	cabbage palm
A318	863415.7	1110775	-65.664	22 ft/5	cabbage palm
A319	863415	1110777	-66.285	21 ft/5	cabbage palm
A320	863443.2	1110844	-71.386	13 ft/5	cabbage palm
A321	863416.9	1110843	-71.829	14 ft/5	cabbage palm
A322	863420.5	1110839	-68.197	12 ft/5	cabbage palm
A323	863397	1110829	-70.966	20 ft/3 vines	cabbage palm
A324	863401.2	1110860	-74.723	19 in/3 rot	slash pine
A325	863408.4	1110862	-66.98	13 ft/5	cabbage palm
A326	863407.7	1110855	-67.042	27 ft/5	cabbage palm
A327	863418.5	1110893	-69.766	12 ft/5	cabbage palm
A328	863406.5	1110899	-69.926	14 ft/5	cabbage palm
A329	863404.5	1110894	-74.838	28 in/4	slash pine
A330	863350.8	1110906	-70.983	13 ft/5	cabbage palm
A331	863343.2	1110902	-69.667	13 ft/4	cabbage palm
A332	863422.3	1110755	-61.934	13 in/5	slash pine
A333	863425.9	1110733	-64.536	27 in/5	laurel oak
A334	863431.3	1110733	-78.037	13 in/2 vines rot	slash pine
A335	863441.5	1110653	-71.304	22 ft/3 vines	cabbage palm
A336	863446.5	1110640	-71.17	26 ft/4	cabbage palm
A337	863446.4	1110634	-69.7	14 ft/5	cabbage palm
A338	863431.5	1110629	-74.9	16 ft/4	cabbage palm
A339	863429.2	1110636	-69.959	16 ft/5	cabbage palm
A340	863432.8	1110639	-71.99	15 in/3 vines	slash pine
A341	864327.9	1110975	-76.091	15 ft/5	cabbage palm
A342	864296.3	1110872	-74.995	18 ft/4	cabbage palm
A343	864294.8	1110877	-74.802	20 ft/4	cabbage palm
A344	864267.9	1110864	-71.488	15 ft/3 dying canopy	cabbage palm
A345	864302.5	1110886	-70.34	26 ft/5	cabbage palm
A346	864295.1	1110889	-64.953	23 ft/5	cabbage palm
A347	864284	1110888	-68.207	19 ft/5	cabbage palm
A348	864275.2	1110889	-66.078	16 ft/5	cabbage palm
A349	864288.5	1110917	-71.56	16 ft/4	cabbage palm
A350	863718.7	1110941	-73.689	21 ft/5	cabbage palm
A351	863723.1	1110939	-72.341	21 in/4	slash pine
A352	863718	1110946	-71.964	19 ft/5	cabbage palm
A353	863741.9	1110961	-73.699	16 ft/5	cabbage palm
A354	863742.5	1110963	-72.813	18 ft/5	cabbage palm
A355	863751.6	1110968	-73.699	15 ft/5	cabbage palm
A356	863748	1110969	-68.867	12 ft/5	cabbage palm
A357	863732.4	1110967	-68.355	13 ft/5	cabbage palm

A358	863799.3	1110962	-69.487	16 ft/5	cabbage palm
A359	863800.7	1110963	-69.185	14 ft/5	cabbage palm
A360	863789.8	1110945	-70.537	12 ft/5	cabbage palm
A361	863846.7	1110953	-70.779	12 ft/5	cabbage palm
A362	863624.8	1110973	-71.304	13 ft/5	cabbage palm
A363	863611.6	1110972	-71.455	15 in/5	slash pine
A364	863603.4	1110976	-71.121	15 ft/5	cabbage palm
A365	863596.1	1110961	-70.566	20 ft/5	cabbage palm
A366	863590.3	1110960	-70.615	14 ft/5	cabbage palm
A367	863583.1	1110982	-70.894	18 ft/5	cabbage palm
A368	863580.8	1110984	-70.832	21 ft/5	cabbage palm
A369	863574.5	1110983	-69.579	20 ft/5	cabbage palm
A370	863515.3	1110988	-62.646	16 ft/5	
A371	863470.5	1110974	-64.031	22 ft/5	cabbage palm
A372	863421.7	1110954	-71.983	12 ft/5	cabbage palm
A373	863414.1	1110959	-67.807	18 ft/5	cabbage palm
A374	863409.6	1110959	-61.436	30 in/4	slash pine
A375	863407.6	1110959	-62.321	17 ft/5	cabbage palm
A376	863409	1110964	-59.871	16 ft/5	cabbage palm
A377	863370.6	1110969	-69.208	12 ft/5	cabbage palm
A378	863367.4	1110961	-62.079	33 in/5	slash pine
A379	863360.4	1110961	-67.925	22 ft/5	cabbage palm
A380	863359.1	1110959	-65.668	22 ft/5	cabbage palm
A381	863360.1	1110964	-62.266	12 ft/5	cabbage palm
A382	863065.1	1109129	-71.596	21 in/5	laurel oak
A383	863063.8	1109140	-73.059	15 in/5	laurel oak
A384	863064	1109139	-74.549	26 in/5	laurel oak
A385	863044.7	1109160	-71.114	15 ft/5	cabbage palm
A386	863006.2	1109131	-70.533	19 ft/5	cabbage palm
A387	862996.8	1109131	-71.298	16 ft/5	cabbage palm
A388	862988.9	1109144	-71.252	45 in/2 rot	laurel oak
A389	862868.3	1109131	-71.36	16 ft/5	cabbage palm
A390	862867.6	1109130	-70.602	16 ft/5	cabbage palm
A391	862734.3	1109177	-71.691	15 ft/5	cabbage palm
A392	862721	1109167	-73.151	80 in/4 two main	live oak
A393	862570.5	1109162	-69.936	44 in/5	live oak
A394	862571	1109137	-77.384	18 ft/5	cabbage palm
A395	862491.4	1109221	-69.736	15 ft/5	cabbage palm
A396	862486.7	1109225	-70.205	14 ft/5	cabbage palm
A397	862495.8	1109273	-69.467	16 ft/5	cabbage palm
A398	862486.2	1109292	-68.351	15 ft/5	cabbage palm

A399	862493.4	1109341	-67.925	12 ft/3 rot	cabbage palm
A400	862482.9	1109346	-69.598	19 ft/3 trunk damage	cabbage palm
A401	862489	1109366	-67.042	21 ft/5	cabbage palm
A402	862506.7	1109453	-67.229	29 in/4	laurel oak
A403	862508.7	1109557	-69.706	13 ft/3 trunk damage lean	cabbage palm
A404	862508.4	1109564	-71.203	15 ft/3 trunk damage	cabbage palm
A405	862492.5	1109558	-69.398	19 ft/5	cabbage palm
A406	862490.9	1109547	-68.817	12 ft/4	cabbage palm
A407	862498.1	1109546	-69.231	18 ft/4	cabbage palm
A408	862497.4	1109549	-68.886	17 ft/4	cabbage palm
A409	861828.5	1109805	-69.313	22 ft/5	cabbage palm
A410	861825.3	1109817	-68.463	18 ft/5	cabbage palm
A411	861830.3	1109825	-68.371	21 ft/5	cabbage palm
A412	861841	1109821	-69.329	20 ft/5	cabbage palm
A413	861843.9	1109812	-68.506	19 ft/5	cabbage palm
A414	861842.9	1109808	-68.135	13 ft/5	cabbage palm
A415	861916	1109781	-69.205	21 ft/5	cabbage palm
A416	861972	1109834	-67.449	16 ft/5	cabbage palm
A417	862091.8	1109778	-68.893	22 ft/5	cabbage palm
A418	862093.2	1109772	-67.859	15 ft/5	cabbage palm
A419	862098.5	1109772	-65.74	16 ft/5	cabbage palm
A420	862100.8	1109780	-67.243	14 ft/5	cabbage palm
A421	862101.1	1109778	-64.713	17 ft/5	cabbage palm
A422	862436.6	1109659	-71.219	16 ft/5	cabbage palm
A423	862437.7	1109575	-69.651	12 ft/5	cabbage palm
A424	862450.1	1109462	-69.09	13 ft/4	cabbage palm
A425	862448.2	1109401	-63.086	16 ft/5	cabbage palm
A426	862450.7	1109406	-63.496	16 ft/5	cabbage palm
A427	862456.5	1109403	-47.941	17 ft/5	cabbage palm
A428	862468.8	1109389	-38.27	16 ft/5	cabbage palm
A429	862475.6	1109387	-38.155	18 ft/3 rot	cabbage palm
A430	862481.3	1109383	-38.04	22 ft/5	cabbage palm
A431	862478.1	1109390	-36.308	19 ft/5	cabbage palm
A432	862473.7	1109381	-31.96	19 ft/3 trunk damage	cabbage palm
A433	862477.5	1109372	-26.947	22 ft/5	cabbage palm
A434	862477.9	1109356	-67.485	19 ft/5	cabbage palm
A435	862466.8	1109350	-70.169	18 ft/5	cabbage palm
A436	862651.8	1109088	-56.957	18 in/5	laurel oak
A437	862764.5	1109114	-58.824	13 ft/5	cabbage palm
A438	862766.8	1109106	-60.425	12 ft/3 lean	cabbage palm
A439	863311.9	1109072	-73.916	27 in/5	live oak

A440	863631.7	1109071	-72.932	12 ft/4	cabbage palm
A441	863717.5	1109067	-73.857	9 in/5	laurel oak
A442	863804.7	1109076	-73.657	20 in/5	live oak
A443	863381.7	1109271	-72.8	27 in/5	laurel oak
A444	863478.4	1109275	-70.238	40 in/5	laurel oak
A445	863483.1	1109259	-70.474	21 ft/5	cabbage palm
A446	863512.2	1109247	-68.06	26 in/3 lean rot	live oak
A447	863490.1	1109188	-69.579	21 in/5	live oak
A448	863528.1	1109328	-71.052	37 in/5	live oak
A449	863579	1109345	-67.991	21 ft/5	cabbage palm
A450	863582.8	1109341	-68.972	20 ft/5	cabbage palm
A451	863603.6	1109350	-72.518	12 ft/5	cabbage palm
A452	863626	1109411	-69.605	15 ft/5	cabbage palm
A453	863618.2	1109415	-61.334	52 in/4	live oak
A454	863609.2	1109424	-60.136	18 ft/4	cabbage palm
A455	863592.6	1109449	-61.737	15 ft/4	cabbage palm
A456	863591.5	1109463	-73.03	21 ft/5	cabbage palm
A457	863600.8	1109466	-68.607	20 ft/5	cabbage palm
A458	863588.3	1109473	-67.095	21 ft/5	cabbage palm
A459	863589.2	1109496	-73.47	21 ft/5	cabbage palm
A460	863591.2	1109499	-66.209	18 ft/5	cabbage palm
A461	863596.5	1109501	-65.021	21 in/5	laurel oak
A462	863585	1109526	-63.292	62 in/4 two main	live oak
A463	863622	1109540	-58.653	40 in/5	live oak
A464	863572.2	1109554	-66.855	80 in/4 three main	live oak
A465	863490.9	1109502	-71.442	12 ft/5	cabbage palm
A466	863496	1109508	-69.034	28 in/5 clump	strangler fig
A467	863524.9	1109444	-69.916	13 ft/3 dying canopy	cabbage palm
A468	863510.2	1109563	-64.684	18 ft/5	cabbage palm
A469	863506.3	1109563	-64.943	17 ft/5	cabbage palm
A470	863527.4	1109590	-61.481	44 in/4	live oak
A471	863500.6	1109593	-67.361	30 in/4	live oak
A472	863497.3	1109588	-68.522	31 in/4	live oak
A473	863584.2	1109677	-72.495	59 in/4	live oak
A474	863558	1109671	-64.483	78 in/5	strangler fig
A475	863550.8	1109671	-70.868	17 in/5	laurel oak
A476	863560.7	1109670	-67.138	21 ft/4	cabbage palm
A477	863594.3	1109703	-64.267	21 ft/5	cabbage palm
A478	863593.4	1109716	-72.672	20 ft/5	cabbage palm
A479	863526.3	1109736	-71.511	13 ft/5	cabbage palm
A480	863509	1109743	-70.559	32 in/4	laurel oak

A481	863516.7	1109722	-70.573	16 ft/5	cabbage palm
A482	863519.9	1109717	-69.785	15 ft/5	cabbage palm
A483	863528.5	1109703	-71.37	12 ft/5	cabbage palm
A484	863485.9	1109676	-66.245	13 ft/5	cabbage palm
A485	863478.3	1109671	-64.336	13 ft/5	cabbage palm
A486	863432.7	1109655	-66.399	53 in/5	live oak
A487	863420.6	1109655	-63.027	14 ft/5	cabbage palm
A488	863422.9	1109631	-58.345	23 ft/5	cabbage palm
A489	863428.4	1109619	-54.355	15 ft/5	cabbage palm
A490	863404.1	1109699	-45.123	17 ft/5	cabbage palm
A491	863407.7	1109698	-44.296	23 in/5	live oak
A492	863374.5	1109696	-33.112	43 in/5	live oak
A493	863384.8	1109676	-30.405	12 ft/5	cabbage palm
A494	863382.7	1109675	-28.565	18 ft/5	cabbage palm
A495	863379.6	1109676	-28.591	19 ft/5	cabbage palm
A496	863373.2	1109670	-64.969	17 ft/5	cabbage palm
A497	863383.8	1109570	-66.071	21 ft/5	cabbage palm
A498	863383	1109556	-69.884	24 ft/5	cabbage palm
A499	863377.2	1109551	-72.193	25 in/5	live oak
A500	863330.1	1109589	-52.813	102 in/4	live oak
A501	863267	1109501	-71.196	12 ft/5	cabbage palm
A502	863202.2	1109487	-70.038	63 in/3 bark inclusion	live oak
A503	863284.3	1109591	-68.25	26 ft/3 machine damage	cabbage palm
A504	863214.8	1109652	-70.786	15 ft/3 dying canopy	cabbage palm
A505	863222.4	1109745	-70.783	22 in/1 rot vines	laurel oak
A506	863644.3	1109670	-72.348	15 ft/5	cabbage palm
A507	863643.9	1109665	-70.97	16 ft/5	cabbage palm
A508	863671.5	1109724	-73.434	21 ft/5	cabbage palm
A509	863698	1109688	-72.43	16 ft/5	cabbage palm
A510	863688.9	1109508	-72.236	12 ft/5	cabbage palm
A511	863715.4	1109540	-73.073	12 ft/5	cabbage palm
A512	863714.5	1109549	-71.383	14 ft/5	cabbage palm
A513	863718.3	1109554	-73.289	16 ft/5	cabbage palm
A514	863716.9	1109557	-73.729	15 ft/5	cabbage palm
A515	863782.5	1109599	-70.645	33 in/5	laurel oak
A516	863762	1109514	-72.436	16 ft/4	cabbage palm
A517	863754.2	1109411	-74.011	15 ft/3 rot	cabbage palm
A518	863755.7	1109405	-73.276	17 ft/4	cabbage palm
A519	863762.8	1109404	-72.715	18 ft/3 rot	cabbage palm
A520	863844.6	1109455	-74.437	13 ft/5	cabbage palm
A521	863838.5	1109458	-72.63	16 ft/5	cabbage palm

A522	863845.9	1109455	-71.491	16 in/3 insect damage	slash pine
A523	863844.3	1109459	-69.756	26 in/5	laurel oak
A524	863837.5	1109477	-65.865	22 in/3 insect damage trunk damage	slash pine
A525	863834.1	1109482	-64.434	20 ft/5	cabbage palm
A526	863851.5	1109514	-56.403	52 in/4	laurel oak
A527	863916.8	1109510	-46.737	21 ft/5	cabbage palm
A528	863965.9	1109498	-70.202	15 ft/5	cabbage palm
A529	863953.7	1109484	-40.671	13 ft/5	cabbage palm
A530	863953.7	1109468	-32.833	28 in/5	laurel oak
A531	863961.5	1109462	-74.234	17 ft/5	cabbage palm
A532	863980.1	1109441	-73.109	15 ft/3 vines	cabbage palm
A533	864007.2	1109439	-72.357	12 ft/5	cabbage palm
A534	864019.8	1109457	-68.519	20 ft/5	cabbage palm
A535	864014.8	1109460	-71.176	22 ft/3 vines	cabbage palm
A536	864037.4	1109446	-72.075	22 ft/4	cabbage palm
A537	864052.6	1109455	-71.508	16 ft/4	cabbage palm
A538	864063.3	1109432	-70.674	20 ft/5	cabbage palm
A539	864063.4	1109428	-66.714	15 ft/5	cabbage palm
A540	864053.1	1109428	-62.918	16 ft/5	cabbage palm
A541	864072.6	1109444	-73.844	15 ft/5	cabbage palm
A542	864068.4	1109442	-76.747	16 in/5	slash pine
A543	864069.5	1109443	-76.577	14 in/5	cabbage palm
A544	864076.7	1109428	-76.734	26 ft/5	cabbage palm
A545	864117.3	1109422	-69.408	22 ft/5	cabbage palm
A546	864123.8	1109465	-72.594	28 ft/5	cabbage palm
A547	864128.2	1109430	-73.512	14 ft/5	cabbage palm
A548	864133.8	1109464	-74.575	25 ft/5	cabbage palm
A549	864138.2	1109474	-67.544	38 in/5	laurel oak
A550	864136.2	1109479	-70.402	15 in/3 rot	slash pine
A551	864166.1	1109486	-75.822	30 ft/5	cabbage palm
A552	864189.4	1109473	-67.863	24 in/5	laurel oak
A553	864194.1	1109461	-68.726	15 ft/5	cabbage palm
A554	864197.7	1109465	-73.119	18 ft/5	cabbage palm
A555	864213.5	1109462	-78.128	16 ft/5	cabbage palm
A556	864215.5	1109449	-76.042	14 ft/5	cabbage palm
A557	864245.5	1109458	-75.399	18 ft/3 vines	cabbage palm
A558	864227.4	1109485	-69.579	15 in/5	slash pine
A559	864192.7	1109513	-66.452	15 ft/4	cabbage palm
A560	864258.8	1109503	-62.659	21 in/4	slash pine
A561	864234.1	1109510	-61.294	20 in/5	
A562	864235.3	1109514	-71.114	16 ft/5	cabbage palm

A563	864200.3	1109550	-64.372	15 ft/5	cabbage palm
A564	864233.5	1109541	-55.028	20 in/5	slash pine
A565	864252.8	1109531	-55.681	15 ft/4	cabbage palm
A566	864259.6	1109558	-64.943	15 ft/5	cabbage palm
A567	864236.8	1109589	-66.399	23 in/5	slash pine
A568	864270.5	1109607	-67.348	22 in/5	slash pine
A569	864266	1109615	-34.257	15 ft/4	cabbage palm
A570	864261.8	1109618	-34.326	16 ft/5	cabbage palm
A571	864229.5	1109623	-66.921	10 in/3 vines	slash pine
A572	864248.9	1109661	-61.18	9 in/2 vines	slash pine
A573	864263.8	1109673	-68.663	26 in/5	slash pine
A574	864260.6	1109697	-67.935	20 in/3 rot	slash pine
A575	864237.1	1109732	-68.601	26 in/3 rot	slash pine
A576	864223.7	1109714	-72.115	21 in/4	slash pine
A577	864237.5	1109684	-70.015	18 ft/4	cabbage palm
A578	864007.4	1109480	-65.359	15 ft/3 vines	cabbage palm
A579	864033.7	1109483	-55.756	19 ft/4	cabbage palm
A580	864078.6	1109477	-38.893	16 in/3 trunk damage rot	slash pine
A581	864111.2	1109450	-67.685	13 ft/5	cabbage palm
A582	864092.9	1109473	-71.488	20 ft/5	cabbage palm
A583	864116.9	1109476	-65.422	23 in/5	slash pine
A584	864125.8	1109492	-78.102	24 ft/5	cabbage palm
A585	864120.5	1109481	-67.426	18 ft/5	cabbage palm
A586	864159.6	1109537	-75.72	12 ft/5	cabbage palm
A587	864158	1109518	-73.191	15 ft/5	cabbage palm
A588	864151.7	1109520	-67.925	16 in/5	slash pine
A589	864123.3	1109493	-62.659	22 ft/5	cabbage palm
A590	864086.8	1109494	-67.305	20 ft/5	cabbage palm
A591	864079.5	1109515	-71.711	15 in/3 vines	slash pine
A592	864082.4	1109519	-68.266	17 ft/5	cabbage palm
A593	864021	1109493	-71.199	12 ft/5	cabbage palm
A594	863993.4	1109505	-76.094	25 in/3 rot	laurel oak
A595	863985.5	1109525	-72.052	18 ft/5	cabbage palm
A596	863990.9	1109530	-65.753	28 in/5	slash pine
A597	863994.9	1109531	-76.104	22 ft/5	cabbage palm
A598	863995	1109528	-68.109	20 ft/5	cabbage palm
A599	863992.4	1109533	-77.656	12 ft/5	cabbage palm
A600	863985.3	1109535	-72.876	14 ft/5	cabbage palm
A601	863992.1	1109536	-67.046	16 in/5	slash pine
A602	864014.4	1109498	-69.716	13 ft/5	cabbage palm
A603	864023.5	1109546	-72.377	19 ft/3 trunk damage	cabbage palm

A604	864108.6	1109539	-57.64	23 ft/4	cabbage palm
A605	864134.7	1109538	-60.911	9 in/5	slash pine
A606	864140.4	1109539	-69.526	16 in/5	slash pine
A607	864149.4	1109546	-73.269	28 in/5	laurel oak
A608	864152.3	1109560	-71.931	16 ft/5	cabbage palm
A609	864143.9	1109561	-62.981	20 in/5	slash pine
A610	864142.9	1109557	-62.344	21 in/5	slash pine
A611	864134.6	1109572	-52.479	25 ft/5	cabbage palm
A612	864066	1109567	-71.147	18 ft/5	cabbage palm
A613	864026.4	1109575	-21.019	26 in/5	live oak
A614	863980.5	1109551	-2.584	18 ft/5	cabbage palm
A615	864049.8	1109624	-73.745	23 ft/4	cabbage palm
A616	864064	1109606	-66.878	22 ft/5	cabbage palm
A617	864073.2	1109598	-62.305	22 ft/3 trunk damage vines	cabbage palm
A618	864083.6	1109661	-47.505	14 ft/5	cabbage palm
A619	864114	1109626	-62.666	16 ft/3 hollow	cabbage palm
A620	864126.8	1109614	-51.239	15 ft/5	cabbage palm
A621	864133.9	1109611	-62.807	22 ft/3 vines	slash pine
A622	864131	1109594	-65.874	12 ft/5	cabbage palm
A623	864134.3	1109592	-66.993	16 in/5	slash pine
A624	864130.4	1109593	-67.325	16 in/5	slash pine
A625	864112.9	1109671	-73.84	46 in/5	laurel oak
A626	864098.6	1109653	-66.997	16 ft/5	cabbage palm
A627	864052.3	1109663	-69.782	17 ft/4	cabbage palm
A628	864029.3	1109653	-58.427	27 in/5	live oak
A629	863994.8	1109688	-63.598	16 ft/5	cabbage palm
A630	863985.3	1109678	-69.26	21 in/5	slash pine
A631	863992.4	1109702	-69.09	39 in/5	laurel oak
A632	864026.9	1109713	-65.632	18 ft/5	cabbage palm
A633	864021.7	1109712	-64.687	22 in/3 vines insect damage	slash pine
A634	864041.7	1109715	-69.871	13 ft/4	cabbage palm
A635	864050.5	1109711	-67.515	27 in/3 rot vines	slash pine
A636	864057.3	1109702	-65.195	16 ft/5	cabbage palm
A637	864067.3	1109702	-64.752	10 in/5	laurel oak
A638	864055.1	1109693	-63.023	16 ft/5	cabbage palm
A639	864056.2	1109686	-54.408	21 in/3 vines rot	slash pine
A640	863995.8	1109742	-73.863	12 ft/3 vines growing into pine	cabbage palm
A641	863998	1109743	-72.197	17 in/5	slash pine
A642	864139.6	1109858	-72.708	16 ft/5	cabbage palm
A643	864215.6	1109941	-73.135	19 ft/3 dying canopy vines	cabbage palm
A644	864165.1	1109920	-72.42	10 in/3 insect damage	slash pine

A645	864146.5	1109928	-70.927	21 in/2 trunk damage rot	slash pine
A646	864114.5	1109912	-73.115	16 ft/5	cabbage palm
A647	864061.7	1109907	-73.125	15 ft/3 trunk damage	cabbage palm
A648	864048.6	1109896	-72.843	15 ft/3 trunk damage	cabbage palm
A649	864004.4	1109929	-72.613	16 ft/3 trunk damage	cabbage palm
A650	864067.8	1109985	-71.652	16 ft/5	cabbage palm
A651	864069.6	1109986	-71.823	16 ft/5	cabbage palm
A652	864055.1	1110001	-73.732	17 ft/5	cabbage palm
A653	864105.1	1110014	-72.019	16 in/4	slash pine
A654	864109.1	1110030	-67.882	20 ft/4	cabbage palm
A655	864191.9	1110035	-72.705	13 ft/4	cabbage palm
A656	864155.8	1110118	-71.18	19 ft/4	cabbage palm
A657	864155.1	1110120	-71.606	21 in/4	slash pine
A658	864162.1	1110170	-73.604	21 ft/3 trunk damage dying canopy	cabbage palm
A659	864128.8	1110169	-73.407	15 ft/5	cabbage palm
A660	864031.6	1110170	-73.427	16 ft/4	cabbage palm
A661	864027.3	1110190	-73.25	18 ft/5	cabbage palm
A662	864010.5	1110178	-73.102	16 in/5	slash pine
A663	863964.6	1110167	-73.666	17 ft/5	cabbage palm
A664	863961.4	1110161	-73.233	19 ft/5	cabbage palm
A665	863992.1	1110138	-72.252	17 ft/5	cabbage palm
A666	863991.8	1110137	-72.708	17 ft/5	cabbage palm
A667	863936.1	1110130	-73.716	14 ft/5	cabbage palm
A668	863937	1110119	-74.182	27 in/2 rot insect damage	slash pine
A669	863941.5	1110115	-69.063	16 ft/5	cabbage palm
A670	863939.2	1110113	-66.829	12 ft/5	cabbage palm
A671	863920.6	1110035	-65.792	15 ft/4	cabbage palm
A672	863918.3	1110031	-62.79	27 in/4	slash pine
A673	863918.4	1109972	-69.424	19 in/3 trunk damage	slash pine
A674	863961	1109982	-73.975	12 ft/5	cabbage palm
A675	863963.1	1109994	-75.842	13 ft/5	cabbage palm
A676	863968.9	1109990	-74.405	22 ft/5	cabbage palm
A677	863970.6	1109989	-73.365	20 ft/5	cabbage palm
A678	863972.4	1109989	-76.13	22 ft/5	cabbage palm
A679	863963.8	1109981	-74.661	12 ft/5	cabbage palm
A680	863998.2	1110015	-77.6	14 ft/5	cabbage palm
A681	863997.9	1110107	-70.776	23 in/5	slash pine
A682	864019.2	1110105	-71.291	12 ft/5	cabbage palm
A683	863898.6	1110334	-78.388	18 ft/5	cabbage palm
A684	863894.7	1110343	-78.516	16 ft/5	cabbage palm
A685	863855.4	1110358	-69.792	17 in/2 rot trunk damage	slash pine

A686	863856.7	1110371	-70.307	16 in/5	slash pine
A687	863869.7	1110412	-70.389	17 ft/5	cabbage palm
A688	863864.2	1110419	-69.818	17 in/4	slash pine
A689	863823.5	1110406	-70.264	10 in/5	slash pine
A690	863821	1110403	-70.779	12 ft/5	cabbage palm
A691	863818.8	1110447	-69.437	14 ft/4	cabbage palm
A692	863809.9	1110455	-66.823	19 ft/5	cabbage palm
A693	863777.5	1110497	-72.843	13 ft/4	cabbage palm
A694	863824.9	1110514	-72.872	14 ft/5	cabbage palm
A695	863824.2	1110518	-72.495	12 ft/5	cabbage palm
A696	863824.1	1110563	-71.652	12 ft/3 vines growing into oak	cabbage palm
A697	863823.4	1110564	-72.443	64 in/4 two main	live oak
A698	863707.3	1110654	-70.182	16 in/5	slash pine
A699	863658.8	1110669	-70.927	11 in/3 vines	slash pine
A700	863652.3	1110665	-72.925	13 ft/5	cabbage palm
A701	864154.7	1109162	-74.027	12 ft/5	cabbage palm
A702	864307.8	1109205	-67.705	48 in/4	laurel oak
A703	864310.9	1109217	-71.662	17 ft/5	cabbage palm
A704	864307	1109235	-71.311	32 in/5	laurel oak
A705	863992.6	1109068	-73.463	15 ft/3 rot	cabbage palm
A706	863967.6	1109074	-72.669	24 in/5 two main	laurel oak
A707	864321.7	1109161	-74.369	15 ft/4	cabbage palm
A708	864319.9	1109508	-67.069	11 in/4 two main	laurel oak
A709	864300.3	1109521	-66.514	21 ft/4	cabbage palm
A710	864297.5	1109530	-63.184	20 in/4	slash pine
A711	864299.4	1109576	-67.098	22 in/3 insect damage rot	slash pine
A712	864307.1	1109578	-75.556	14 ft/5	cabbage palm
A713	864308.9	1109584	-90.789	13 in/4	slash pine
A714	864310.1	1109599	-60.481	12 ft/5	cabbage palm
A715	864296.8	1109646	-57.397	26 in/5	laurel oak
A716	864299.6	1109653	-65.894	21 in/5	slash pine
A717	864323.5	1109718	-66.37	9 in/5	laurel oak
A718	864299.9	1109997	-73.407	26 in/5	slash pine
A719	864304.6	1110001	-72.128	16 ft/5	cabbage palm
A720	864302.1	1110037	-77.489	23 in/5	slash pine
A721	864301.6	1110064	-74.651	14 ft/5	cabbage palm
A722	864298.9	1110202	-66.846	15 in/5	slash pine
A723	864284.5	1110354	-73.647	17 ft/5	cabbage palm
A724	864297.4	1110446	-77.951	15 ft/5	cabbage palm
A725	864302.7	1110444	-73.306	18 ft/5	cabbage palm
A726	864294.8	1110472	-72.046	13 ft/5	cabbage palm

A727	864046.6	1110487	-72.111	27 in/3 rot	slash pine
A728	863806.7	1110081	-73.046	15 in/4	slash pine
A729	863773.1	1110092	-72.38	21 in/3 rot	slash pine
A730	863770.4	1110088	-69.976	21 in/3 rot	slash pine
A731	863772.5	1110133	-68.456	15 in/4	slash pine
A732	863776	1110129	-68.962	43 in/3 rot	laurel oak
A733	863779.5	1110141	-69.815	21 ft/1 rot trunk damage	cabbage palm
A734	863775.9	1110147	-72.535	22 ft/4	cabbage palm
A735	863748.1	1110155	-72.846	13 in/5	slash pine
A736	863712.5	1110172	-72.016	18 in/4	slash pine
A737	863725.8	1110124	-71.744	21 in/3 rot	slash pine
A738	863738.2	1110116	-72.069	10 in/3 rot	slash pine
A739	863699.7	1110123	-68.85	16 ft/5	cabbage palm
A740	863697.4	1110127	-68.391	22 in/4	slash pine
A741	863686.2	1110163	-63.043	14 ft/5	cabbage palm
A742	863672	1110151	-61.734	22 in/5	slash pine
A743	863668.8	1110144	-61.147	22 in/5	slash pine
A744	863669.9	1110146	-57.351	15 ft/5	cabbage palm
A745	863660	1110143	-54.264	15 ft/5	cabbage palm
A746	863670.2	1110134	-45.95	16 ft/5	cabbage palm
A747	863671.2	1110132	-46.383	18 ft/5	cabbage palm
A748	863708.4	1110060	-74.175	16 ft/4	cabbage palm
A749	863709.9	1110061	-72.722	22 in/5	strangler fig
A750	863715.9	1110031	-73.351	16 in/5	slash pine
A751	863709.7	1110030	-73.338	15 in/4	slash pine
A752	863704.3	1110041	-69.785	14 in/4	slash pine
A753	863670.7	1110041	-62	14 in/4	slash pine
A754	863670.9	1110056	-64.336	19 in/3 rot insect damage	slash pine
A755	863647.3	1110055	-64.903	22 in/5	slash pine
A756	863604.2	1110041	-69.998	22 in/3 trunk damage	slash pine
A757	863648.2	1110125	-78.197	18 ft/5	cabbage palm
A758	863604.1	1110133	-73.401	27 in/4	slash pine
A759	863580.1	1110128	-71.914	26 in/4	slash pine
A760	863580.2	1110113	-72.252	20 ft/5	cabbage palm
A761	863514.6	1110011	-71.527	17 in/5	slash pine
A762	863486.6	1110028	-71.727	22 in/5	slash pine
A763	863384.9	1110004	-73.145	14 ft/5	cabbage palm
A764	863346.8	1110024	-70.694	22 in/5	slash pine
A765	863529.2	1110277	-76.33	15 in/5	slash pine
A766	863545.1	1110296	-74.644	9 in/5	slash pine
A767	863550.2	1110295	-75.123	9 in/5	slash pine

A768	863558.4	1110324	-75.077	16 ft/5	cabbage palm
A769	863532.9	1110336	-80.366	16 ft/5	cabbage palm
A770	863484.1	1110321	-78.168	15 in/5	slash pine
A771	863482.1	1110320	-77.823	22 in/5	slash pine
A772	863459.9	1110182	-74.329	22 in/5	slash pine
A773	863455.7	1110163	-73.883	25 in/4	slash pine
A774	863281.9	1110081	-71.892	16 ft/4	cabbage palm
A775	863286.5	1110081	-71.573	14 ft/4	cabbage palm
A776	863213.9	1110167	-74.054	19 ft/5	cabbage palm
A777	863306.3	1110268	-71.583	14 ft/3 hollow	cabbage palm
A778	863352	1110314	-71.747	16 ft/5	cabbage palm
A779	863413	1110324	-71.084	16 ft/5	cabbage palm
A780	863313.6	1110365	-71.823	14 ft/4	cabbage palm
A781	863310.5	1110362	-71.77	14 ft/4	cabbage palm
A782	863209.7	1110328	-70.5	17 ft/5	cabbage palm
A783	863203.6	1110320	-70.664	18 ft/3 rot	cabbage palm
A784	862673	1109953	-57.453	12 ft/5	cabbage palm
A785	862809.8	1109847	-64.382	12 ft/5	cabbage palm
A786	862269.4	1110223	-71.14	16 ft/5	cabbage palm
A787	862265.4	1110220	-71.783	14 ft/5	cabbage palm
A788	862225.7	1110196	-69.949	16 ft/4	cabbage palm
A789	862204.2	1110174	-70.395	15 ft/5	cabbage palm
A790	862203	1110170	-70.028	14 ft/4	cabbage palm
A791	862243.5	1110090	-70.546	15 ft/4	cabbage palm
A792	862091.4	1110076	-69.785	14 ft/5	cabbage palm
A793	862058.2	1110058	-68.745	13 ft/3 trunk damage	cabbage palm
A794	862056.4	1110063	-67.587	14 ft/5	cabbage palm
A795	861829.6	1110049	-62.403	13 ft/5	cabbage palm
A796	861850.4	1110109	-60.415	14 ft/4	cabbage palm
A797	861811.9	1110151	-70.025	16 ft/4	cabbage palm
A798	861873.3	1110260	-64.736	20 in/5	slash pine
A799	862017.7	1110157	-69.07	15 ft/4	cabbage palm
A800	862012.9	1110149	-69.067	17 ft/3 trunk damage	cabbage palm
A801	862048	1110260	-69.122	16 ft/5	cabbage palm
A802	864301.5	1110780	-68.926	22 ft/5	cabbage palm
A803	864288.8	1110738	-79.054	22 in/4	slash pine
base	850395.4	1184618	-38.212	Base Setup	
GT1	864263.2	1110852	-71.396	active	
GT2	863950	1111017	-69.92	active	
reference 1	861869.6	1110238	-62.702	power pole 28222 inside property near west edge	

reference 2	861967.8	1110259	-69.095	power pole 28223 inside property near west edge	
reference 3	862031	1110276	-68.778	power pole 28224 inside property near west edge	
reference 4	861837.7	1110475	-70.153	facing the road	left gate post
reference 5	861839.4	1110505	-70.166	facing the road	right gate post

MITIGATION LEGEND

TREE TO BE REMOVED OR CABBAGE PALM TO BE RELOCATED

TREE TO BE PRESERVED

TREE TO BE RELOCATED

NOTE:
TREES TO REMAIN WILL BE PROTECTED AND BARRICADED IN PLACE.
REFER TO SHEET THREE FOR TREES TO BE REMOVED REQUIRING MITIGATION. NOT ALL TREES SHOWN ON THIS INVENTORY TO BE REMOVED REQUIRE MITIGATION.
ALL TREES ARE SHOWN FOR CONSTRUCTION AND PRESERVATION PURPOSES.
TREES NOTATED WITH "*" ARE DETERMINED IN POOR HEALTH BY CERTIFIED ARBORIST AND ARE EXCLUDED FROM IRC SECTION 926.12.(3).(a) REQUIREMENTS PER SECTION 926.07.(2).(c) PROVISIONS.

MITIGATION FEE IN LIEU: $95,200

CALCULATIONS:

OAKS

*THE REQUIRED MINIMUM TREE SIZE FOR A CANOPY TREE IS 12' OVERALL HEIGHT AND 2-1/2" CALIPER

*1041" DBH TO BE MITIGATED FOR IN SYMPHONY LAKES
*89" DBH OF OAKS (4"-12") PRESERVED IN PLACE
*1248" DBH OF PINES PRESERVED IN PLACE

* EVERY 2" PLANTED COUNTED TOWARDS 1" MITIGATION CREDIT
*OUTSTANDING OAK INCHES REQUIRING PAYMENT
(IN FEE-IN-LIEU OF PLANTING):
952"DBH X $100/INCH
952" X 100 = $95,200
***0**" OF HARDWOODS (4"-12" OAKS AND SLASH PINES CREDITS) ARE BEING PRESERVED ON SITE ABOVE THE REQUIRED MITIGATION BASED UPON CERTIFIED ARBORIST'S TREE HEALTH ASSESSMENT

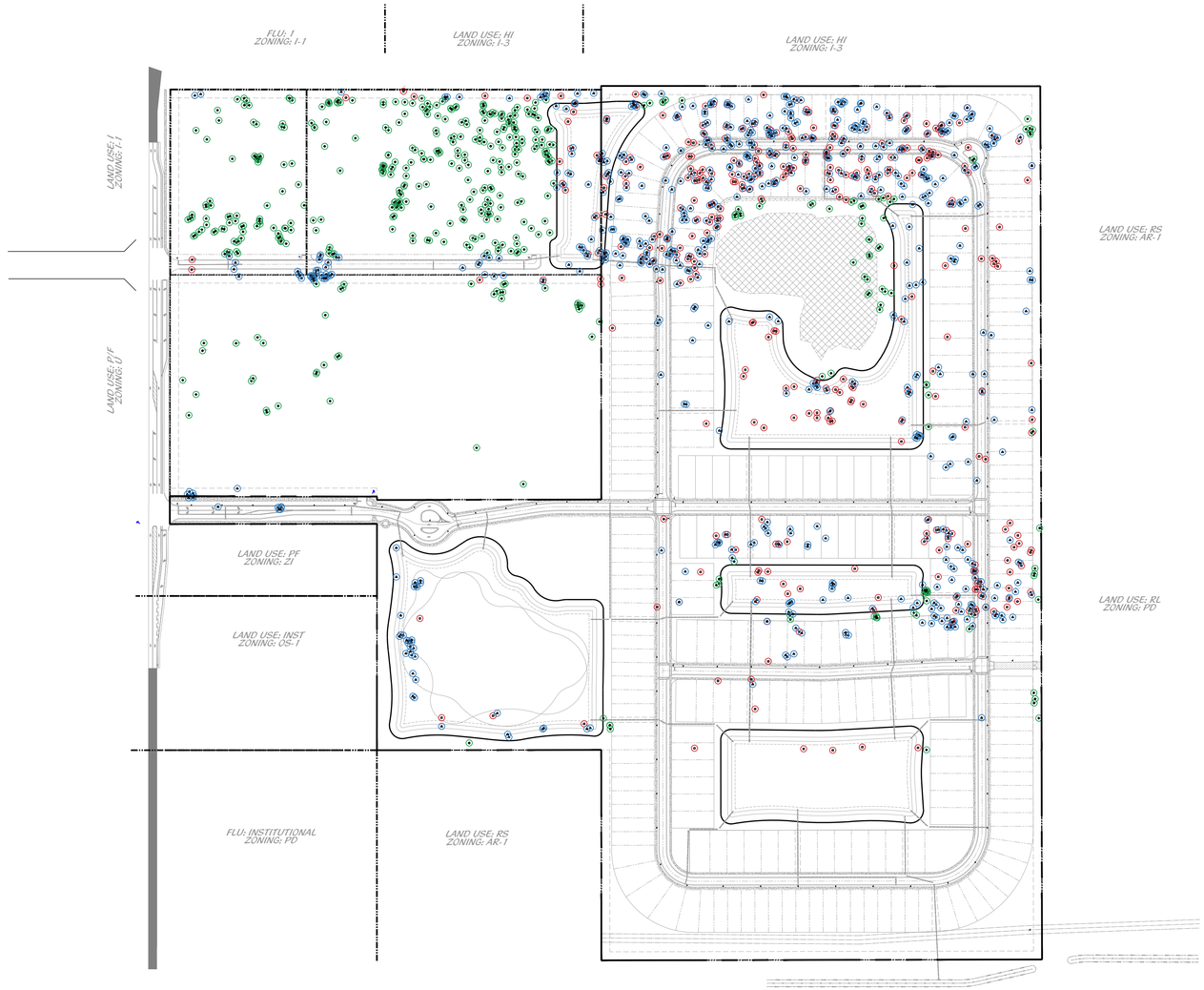
SABAL PALMS

*THE REQUIRED MINIMUM TREE SIZE FOR A SABAL PALM IS 10' OVERALL HEIGHT

*0 SABAL PALMS TO BE MITIGATED FOR IN SYMPHONY LAKES
*PALMS TO BE RELOCATED IN DEDICATED PRESERVATION TRACTS

MITIGATION ($250 PER SABAL PALM)
X x 250 = $00,000

TOTAL FEE IN LIEU OF: $95,200 + $0,000 = $95,200



PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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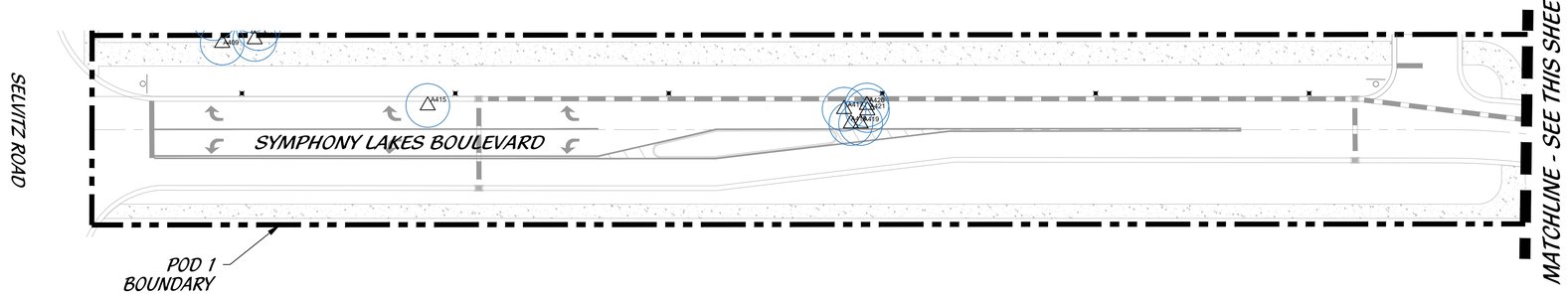
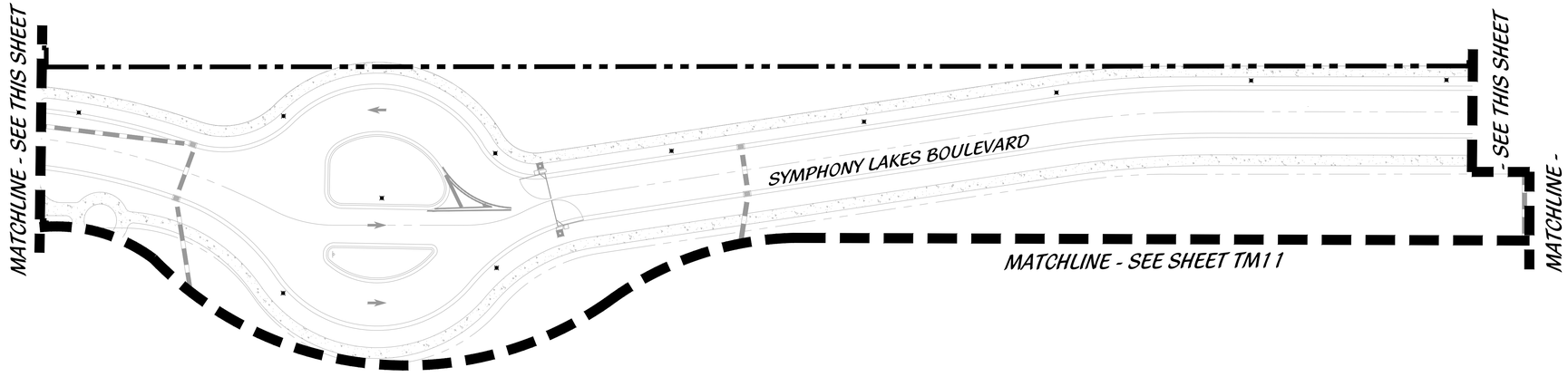
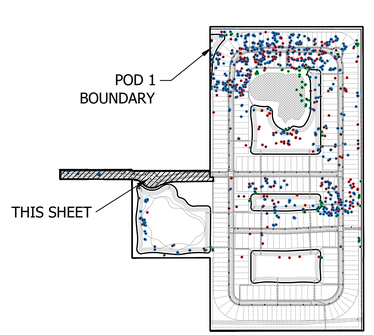




KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Land Planners
Environmental Consultants
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Jupiter, Florida 33458
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www.cotleurhearing.com
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SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET TM2 OF 18

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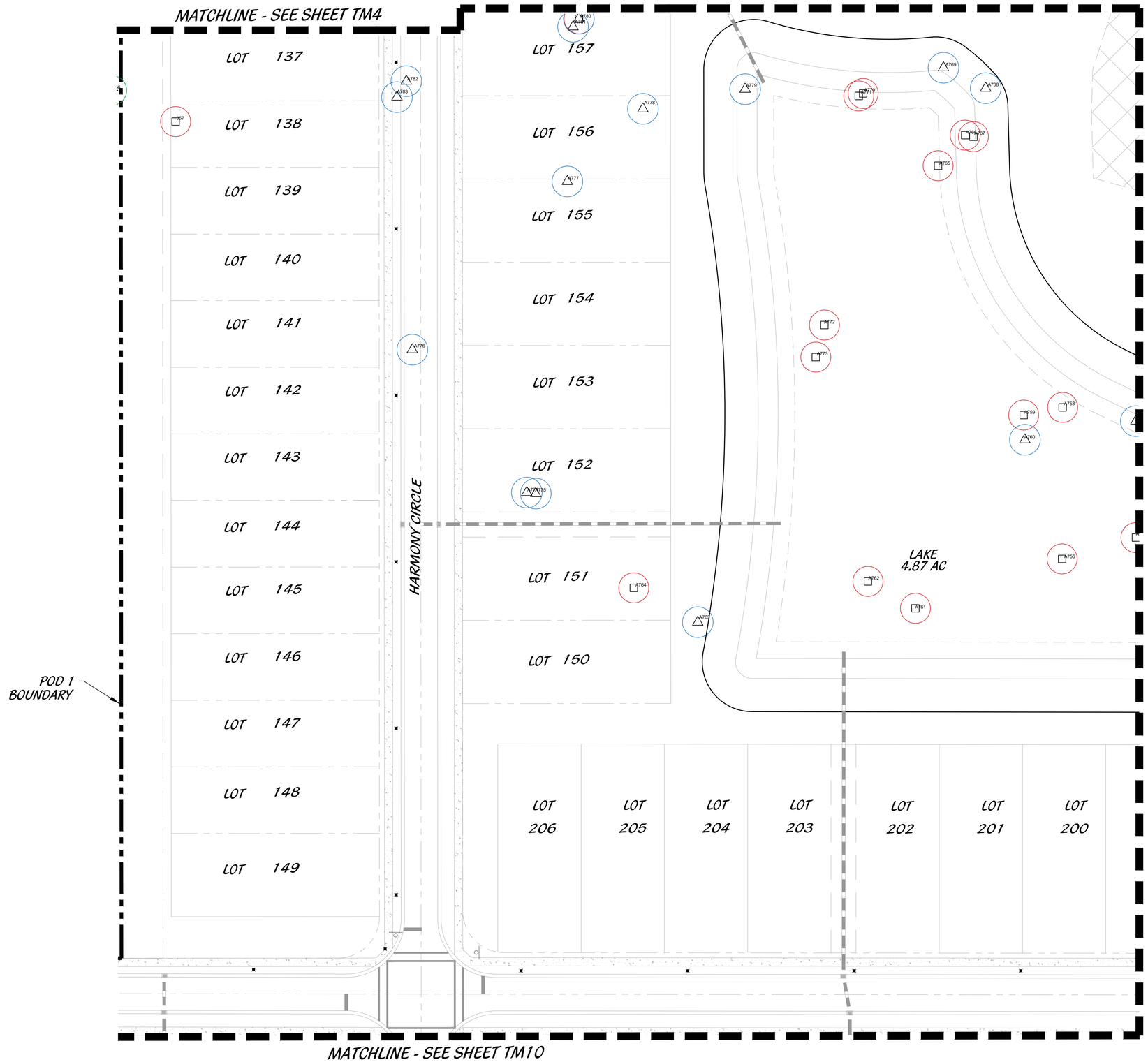
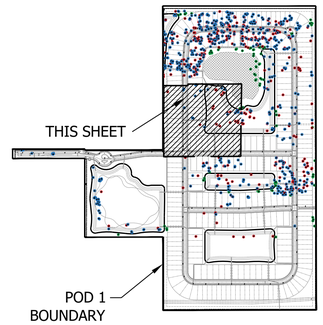


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET TM3 OF 18

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CANAL NO. 101

LAKE 2 AC

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

LOT 165 | LOT 164 | LOT 166 | LOT 167 | LOT 168 | LOT 169 | LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

HARMONY CIRCLE

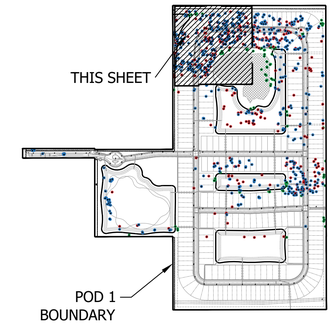
POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM5

MATCHLINE - SEE SHEET TM3

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
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APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET TM4 OF 18

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CANAL NO. 101

HARMONY CIRCLE

LAKE 4.87 AC

LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108
LOT 107
LOT 106
LOT 105
LOT 104
LOT 103
LOT 102
LOT 101
LOT 100
LOT 99
LOT 98
LOT 97
LOT 96
LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 171
LOT 172
LOT 174
LOT 175
LOT 170
LOT 173
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181

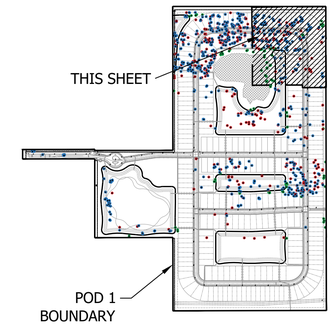
CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM4

MATCHLINE - SEE SHEET TM6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

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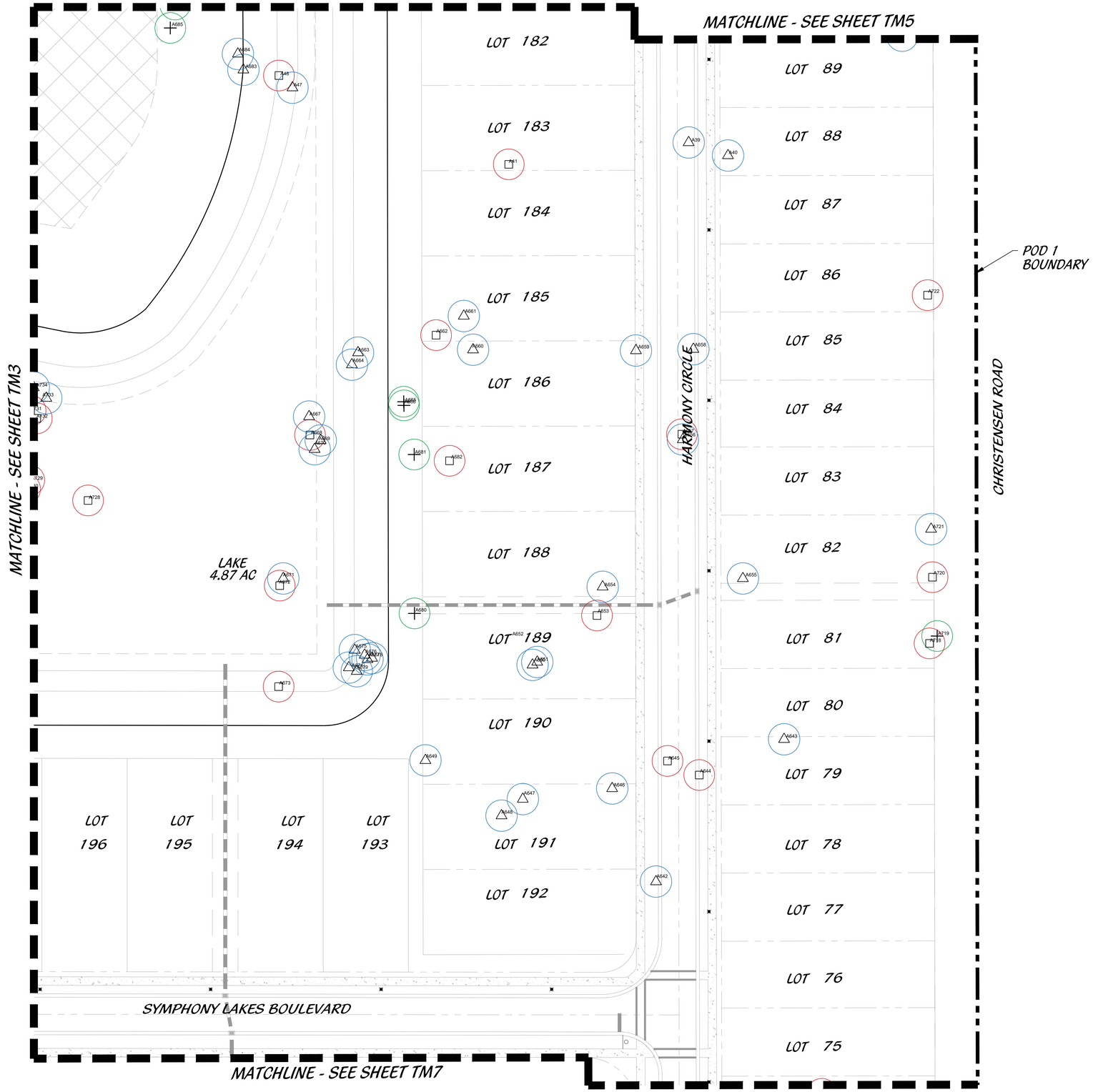
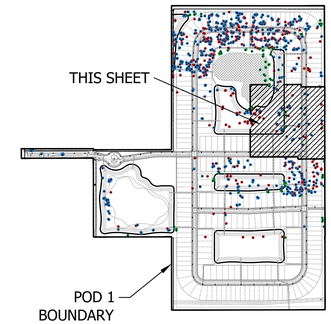


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

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Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET TM6

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 226 | LOT 227 | LOT 228

LAKE 2.02 AC

HARMONY CIRCLE

CHRISTENSEN ROAD

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

POD 1 BOUNDARY

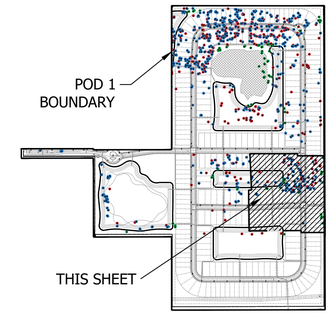
LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

AVA LANE

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 286

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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Ft. Pierce, Florida

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DATE	05-15-25
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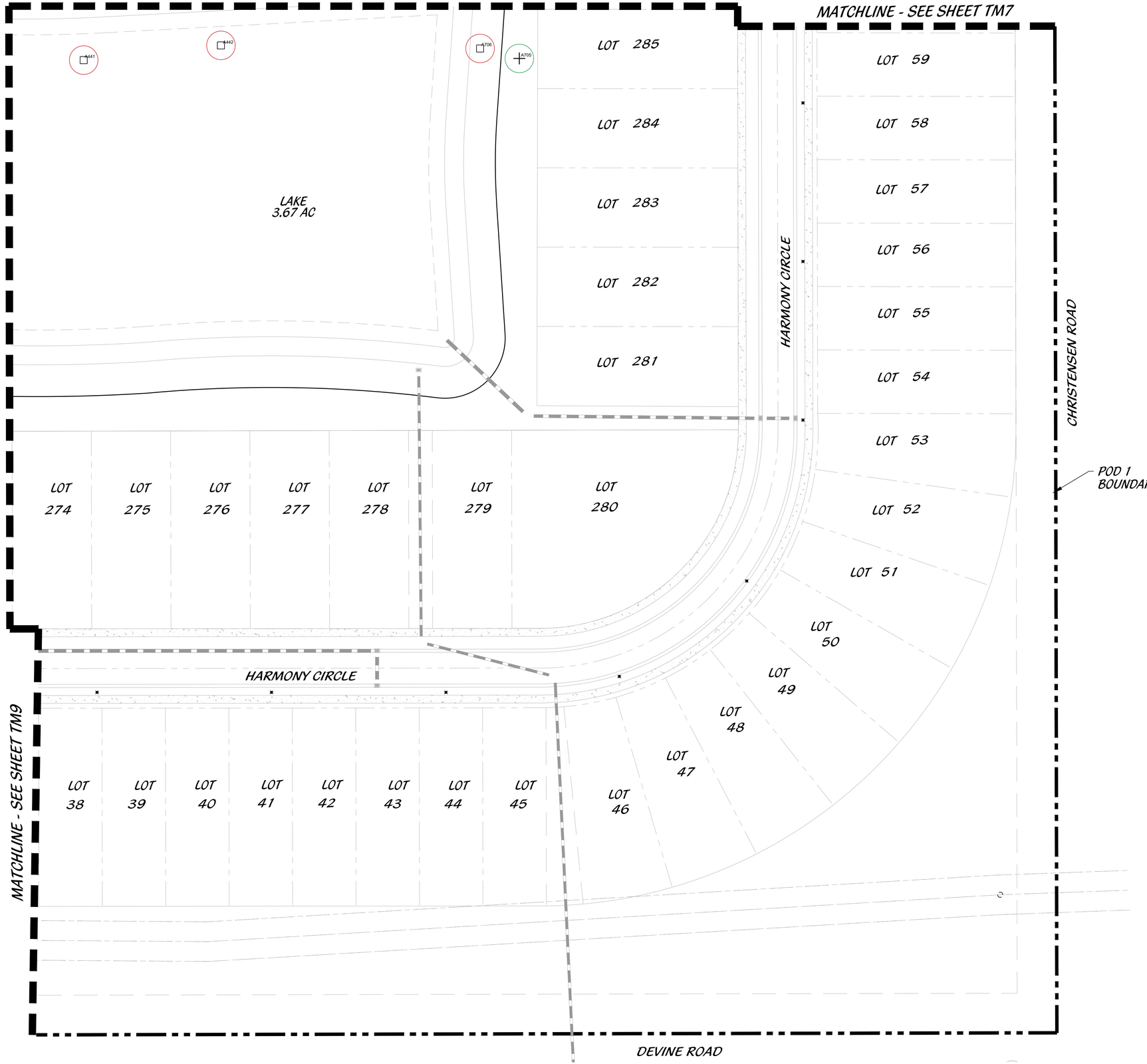

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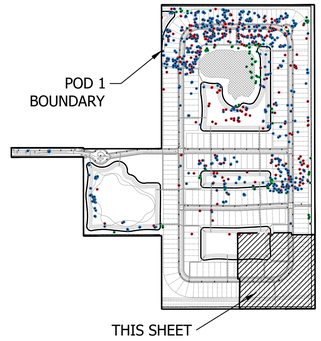

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

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DATE	05-15-25
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SHEET TM8 OF 18

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MATCHLINE - SEE SHEET TM10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

HARMONY CIRCLE

LAKE
3.67 AC

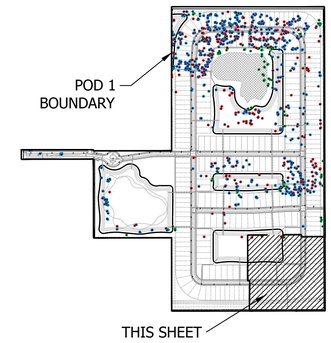
HARMONY CIRCLE

POD 1
BOUNDARY

MATCHLINE - SEE SHEET TM8

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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APPROVED	LAH
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DATE	05-15-25
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SHEET TM9 OF 18

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MATCHLINE - SEE SHEET TM3

MATCHLINE - SEE SHEET TM11

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 215

LOT 223
LOT 224
LOT 225

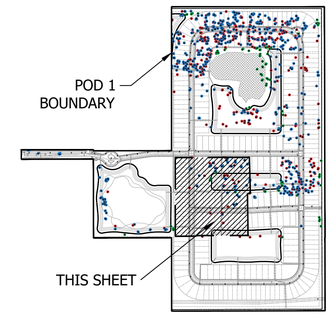
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
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STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

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APPROVED	LAH
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SHEET TM10 OF 18

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MATCHLINE - SEE SHEET TM2

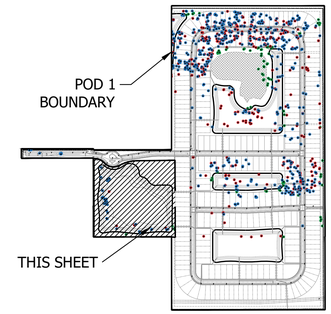
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET TM10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
1	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
2	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
3	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
4	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
5	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
6	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
7	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
8	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
9	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
10	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
11	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
13	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
14	SLASH PINE	PINUS ELLIOTTII	24"	4	REMOVE			1	0
15	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
16	SLASH PINE	PINUS ELLIOTTII	27"	4	PRESERVE			0	
17	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
18	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
19	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
20	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
21	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
22	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
23	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
24	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
25	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
26	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
27	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
28	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
29	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
30	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
31	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
32	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
33	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
34	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
35	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
36	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
37	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
38	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	1
39	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
40	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
41	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
42	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
43	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
44	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
45	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
46	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
47	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
48	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
49	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
50	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
51	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
52	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
53	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
54	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
55	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
56	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
57	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
58	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
59	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
60	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
61	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
62	CABBAGE PALM	SABAL PALMETTO	24"	5	PRESERVE			0	1
63	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
64	STRANGLER FIG	FICUS AUREA	17"	5	PRESERVE			0	1
65	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
66	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
67	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
68	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
69	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
70	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
71	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
72	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
73	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
74	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
75	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
76	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
77	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
78	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
79	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
80	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
81	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
82	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
83	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
84	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
85	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
86	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
87	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
88	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
89	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
90	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
91	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
92	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
93	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
94	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
95	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
96	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
97	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
98	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
99	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
100	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
101	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
102	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
103	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
104	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
105	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
106	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
107	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
108	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
109	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
110	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
111	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
112	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
113	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
114	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
115	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
116	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
117	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
118	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
119	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
120	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
121	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
122	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
123	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
124	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
125	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
126	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
127	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
128	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
129	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
130	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
131	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
132	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
133	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
134	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
135	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
136	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
137	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
138	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
139	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
140	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
141	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
142	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
143	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
144	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
145	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
146	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
147	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
148	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
149	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
150	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
151	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
152	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
153	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
154	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
155	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
156	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	
157	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
158	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
159	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
160	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
161	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
162	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
163	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
164	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
165	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
166	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
167	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
168	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
169	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
170	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
171	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
172	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
173	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
174	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
175	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
176	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
177	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
178	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
179	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
180	CABBAGE PALM	SABAL PALMETTO	19'	4	PRESERVE			0	1
181	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
182	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
183	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
184	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
185	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
186	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
187	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
188	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
189	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
190	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
191	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
192	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
193	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
194	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
195	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
196	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
197	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
198	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
199	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
200	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
201	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
202	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
203	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
204	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
205	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
206	CABBAGE PALM	SABAL PALMETTO	12"	5	RELOCATE			0	
207	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
208	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
209	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
210	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
211	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
212	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
213	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
214	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
215	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
216	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
217	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
218	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
219	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
220	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
221	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
222	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
223	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
224	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
225	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
226	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
227	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
228	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
229	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
230	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
231	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
232	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
233	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
234	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
235	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
236	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
237	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
238	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
239	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	1
240	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	1
241	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
242	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
243	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
244	LAUREL OAK	QUERCUS LAURIFOLIA	36"	5	PRESERVE			0	1
245	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
246	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
247	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
248	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
249	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
250	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	1
251	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
252	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
253	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
254	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
255	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
256	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	
257	LAUREL OAK	QUERCUS LAURIFOLIA	27"	4	PRESERVE			0	1
258	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
259	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
260	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	
261	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
262	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
263	LAUREL OAK	QUERCUS LAURIFOLIA	32"	3	PRESERVE			0	1
264	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
265	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
266	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
267	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
268	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
269	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	
270	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
271	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
272	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
273	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
274	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
275	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
276	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
277	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
278	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
279	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
280	SLASH PINE	PINUS ELLIOTTII	23"	4	PRESERVE			0	1
281	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
282	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
283	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
284	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
285	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
286	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
287	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
288	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
289	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
290	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
291	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
292	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
293	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
294	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
295	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	1
296	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
297	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
298	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
299	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
300	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
301	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
302	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
303	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
304	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
305	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
306	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
307	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
308	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
309	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
310	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
311	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
312	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
313	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
314	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
315	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
316	SLASH PINE	PINUS ELLIOTTII	17"	4	PRESERVE			0	
317	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
318	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
319	LAUREL OAK	QUERCUS LAURIFOLIA	28"	4	PRESERVE			0	
320	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
321	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
322	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
323	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
324	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
325	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
326	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
327	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
328	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
329	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
330	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
331	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
332	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
333	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
334	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
335	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
336	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
337	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
338	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
339	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
340	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
341	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
342	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
343	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
344	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
345	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
346	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
347	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
348	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
349	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
350	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
351	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
352	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
353	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
354	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
355	SLASH PINE	PINUS ELLIOTTII	15"	5	PRESERVE			0	
356	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
357	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
358	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
359	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
360	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
361	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
362	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
363	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
364	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
365	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
366	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
367	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
368	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
370	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
371	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
372	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
373	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
374	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
375	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
376	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
377	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
378	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
379	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
380	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	0
381	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
382	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
383	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
384	CABBAGE PALM	SABAL PALMETTO	13'	3	RELOCATE			0	0
385	STRANGLER FIG	FICUS AUREA	22"	4	REMOVE			1	
386	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
387	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
388	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
389	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
390	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
391	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
392	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
393	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
394	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
395	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
396	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
397	SLASH PINE	PINUS ELLIOTTII	9"	3	REMOVE			1	0
398	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
399	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
400	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
401	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
402	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
403	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
404	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
405	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
406	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
407	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
408	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
409	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	
410	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
411	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
412	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
413	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
414	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
415	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
416	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	
417	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
418	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
419	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
420	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
421	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
422	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
423	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
424	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	
425	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
426	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
427	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
428	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
429	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
430	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
431	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
432	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
433	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	
434	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
435	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
436	SLASH PINE	PINUS ELLIOTTII	9"	3	PRESERVE			0	
437	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
438	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
439	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
440	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
441	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
442	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
443	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
444	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	
445	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
446	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
447	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
448	LAUREL OAK	QUERCUS LAURIFOLIA	30"	4	REMOVE			1	0
449	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
450	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
451	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
452	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
453	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
454	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
455	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
456	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
457	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
458	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
459	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
460	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
461	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
462	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
463	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
464	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
465	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
466	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
467	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
468	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
469	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
470	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
471	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
472	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
473	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	0
474	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
475	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
476	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
477	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
478	STRANGLER FIG	FICUS AUREA	9"	5	REMOVE			1	
479	CABBAGE PALM	SABAL PALMETTO	25'	4	RELOCATE			0	0
480	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
481	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
482	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
483	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
484	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
485	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
486	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
487	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
488	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
489	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
490	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
491	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
492	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
493	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
495	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
496	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
497	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
498	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
499	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
500	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
501	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
502	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
503	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
504	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	0
505	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
506	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
507	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
508	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
509	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
510	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
511	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
512	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
513	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
514	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
515	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	0
516	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
517	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
518	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
519	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
520	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
521	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
522	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
523	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
524	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
525	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
526	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
527	CABBAGE PALM	SABAL PALMETTO	15"	5	RELOCATE			0	0
528	SLASH PINE	PINUS ELLIOTTII	18"	5	REMOVE			1	
529	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	
530	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
531	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
532	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
533	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
534	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
535	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	
536	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
537	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
538	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
539	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
540	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
541	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
542	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
543	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	0
544	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
545	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
546	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
547	CABBAGE PALM	SABAL PALMETTO	12'	3	RELOCATE			0	0
548	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
549	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
550	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
551	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	0
552	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
553	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
554	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
555	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
556	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
557	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
558	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
559	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
560	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
561	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
562	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
563	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
564	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
565	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	
566	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
567	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
568	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
569	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	REMOVE			1	
570	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
571	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	
572	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
573	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
574	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
575	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
576	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
577	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
578	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
579	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
580	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
581	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
582	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
583	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
584	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
585	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
586	LAUREL OAK	QUERCUS LAURIFOLIA	22"	4	REMOVE			1	
587	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
588	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
589	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
590	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
591	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
592	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	
593	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	0
594	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
595	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
596	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
597	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
598	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
599	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
600	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
601	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
602	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
603	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
604	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
605	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
606	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
607	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
608	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
609	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
610	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
611	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
612	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
613	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
614	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
615	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
616	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
617	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
618	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
619	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
620	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
621	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
622	CABBAGE PALM	SABAL PALMETTO	12"	4	PRESERVE			0	
623	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
624	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
625	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
626	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
627	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
628	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
629	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
630	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
631	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
632	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
633	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	
634	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
635	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
636	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
637	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
638	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
639	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
640	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	0
641	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
642	SLASH PINE	PINUS ELLIOTTII	13"	3	PRESERVE			0	
643	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	1
644	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
645	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
646	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
647	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	
648	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
649	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	
650	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
651	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
652	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
653	CABBAGE PALM	SABAL PALMETTO	13'	3	PRESERVE			0	1
654	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
655	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
656	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
657	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A1	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A2	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A3	SLASH PINE	PINUS ELLIOTTII	29"	5	REMOVE			1	

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A4	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A5	CABBAGE PALM	SABAL PALMETTO	15'	2	RELOCATE			0	
A6	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A7	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A8	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A9	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A10	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A11	SLASH PINE	PINUS ELLIOTTII	22"	4	PRESERVE			0	1
A12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A13	SLASH PINE	PINUS ELLIOTTII	1"	4	REMOVE			1	0
A14	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A15	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
A16	CABBAGE PALM	SABAL PALMETTO	16' rot vines	3	RELOCATE			0	
A17	CABBAGE PALM	SABAL PALMETTO	16' vines rot	3	RELOCATE			0	
A18	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A19	SLASH PINE	PINUS ELLIOTTII	20" storm damage"sect damage	3	REMOVE			1	0
A20	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A21	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A22	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A23	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A24	CABBAGE PALM	SABAL PALMETTO	24'	4	RELOCATE			0	0
A25	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A26	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A27	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A28	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	
A29	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A30	TREE	TREE	23" rot wind damage	3	REMOVE			1	
A31	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A32	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
A33	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A34	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A35	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A36	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A37	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A38	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A39	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A40	CABBAGE PALM	SABAL PALMETTO	17' hole through trunk	2	RELOCATE			0	
A41	SLASH PINE	PINUS ELLIOTTII	19""sect damage rot	3	REMOVE			1	
A42	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A43	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A44	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A45	CABBAGE PALM	SABAL PALMETTO	20' rot	2	RELOCATE			0	
A46	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A47	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A48	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	
A49	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A50	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A51	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A52	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A53	CABBAGE PALM	SABAL PALMETTO	25'	5	PRESERVE			0	
A54	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A55	CABBAGE PALM	SABAL PALMETTO	21' trunk damage	3	RELOCATE			0	0
A56	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A57	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A58	SLASH PINE	PINUS ELLIOTTII	55" bark"clusion"sect damage rot	3	REMOVE			1	0
A59	CABBAGE PALM	SABAL PALMETTO	17' rot	3	RELOCATE			0	0
A60	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A61	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A62	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	
A63	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
A64	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
A65	SLASH PINE	PINUS ELLIOTTII	21" rot	2	PRESERVE			0	1
A66	CABBAGE PALM	SABAL PALMETTO	20' rot	3	RELOCATE			0	0
A67	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A68	LAUREL OAK	QUERCUS LAURIFOLIA	50"	5	PRESERVE			0	
A69	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A70	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	
A71	SLASH PINE	PINUS ELLIOTTII	21"	5	PRESERVE			0	
A72	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A73	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A74	CABBAGE PALM	SABAL PALMETTO	24" trunk damage	3	RELOCATE			0	
A75	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A76	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A77	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A78	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A79	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
A80	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A81	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A82	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A83	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A84	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A85	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A86	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A87	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A88	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A89	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A90	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A91	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A92	CABBAGE PALM	SABAL PALMETTO	20' rot hollow	3	RELOCATE			0	0
A93	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A94	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A95	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A96	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A97	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A98	SLASH PINE	PINUS ELLIOTTII	24" rot	2	REMOVE			1	0
A99	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A100	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A101	SLASH PINE	PINUS ELLIOTTII	25"	5	REMOVE			1	0
A102	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A103	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A104	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A105	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A106	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A107	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
A108	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A109	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A110	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A111	SLASH PINE	PINUS ELLIOTTII	16""sect damage rot storm damage	2	REMOVE			1	
A112	SLASH PINE	PINUS ELLIOTTII	10" rot"sect damage	3	REMOVE			1	0
A113	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A114	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A115	SLASH PINE	PINUS ELLIOTTII	11" rot	3	REMOVE			1	
A116	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A117	SLASH PINE	PINUS ELLIOTTII	9""sect damage vines	2	REMOVE			1	
A118	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A119	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A120	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A121	SLASH PINE	PINUS ELLIOTTII	9" rot	3	REMOVE			1	0
A122	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	
A123	SLASH PINE	PINUS ELLIOTTII	18" vines"sect damage	3	REMOVE			1	
A124	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A125	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A126	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A127	TREE	TREE	16" trunk damage	3	REMOVE			1	
A128	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A129	TREE	TREE	17"	5	REMOVE			1	0
A130	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A131	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A132	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A133	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A134	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A135	SLASH PINE	PINUS ELLIOTTII	19"	5	REMOVE			1	
A136	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A137	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	
A138	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A139	CABBAGE PALM	SABAL PALMETTO	15' rot	2	RELOCATE			0	
A140	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A141	SLASH PINE	PINUS ELLIOTTII	22" rot"sect damage	3	REMOVE			1	
A142	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A143	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A144	SLASH PINE	PINUS ELLIOTTII	15"	1	REMOVE			1	0
A145	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A146	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A147	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A148	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A149	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A150	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
A151	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A152	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	0
A153	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A154	SLASH PINE	PINUS ELLIOTTII	21" rot wind damage"sect damage	3	REMOVE			1	0
A155	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A156	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A157	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A158	SLASH PINE	PINUS ELLIOTTII	28"	5	REMOVE			1	
A159	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A160	LAUREL OAK	QUERCUS LAURIFOLIA	24"	4	REMOVE			1	
A161	SLASH PINE	PINUS ELLIOTTII	42" bark"clusion"sect damage	3	REMOVE			1	
A162	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A163	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A164	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A165	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A166	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A167	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A168	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A169	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A170	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A171	CABBAGE PALM	SABAL PALMETTO	#REF!		RELOCATE			0	
A172	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A173	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A174	LIVE OAK	QUERCUS VIRGINIANA	51"	5	REMOVE	51"		1	
A175	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	
A176	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	0
A177	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A178	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A179	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A180	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	
A181	SLASH PINE	PINUS ELLIOTTII	40"	3	REMOVE			1	
A182	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A183	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A184	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A185	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
A186	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A187	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A188	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A189	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A190	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A191	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A192	CABBAGE PALM	SABAL PALMETTO	24' vines	3	RELOCATE			0	0
A193	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
A194	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A195	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A196	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A197	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A198	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A199	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A200	SLASH PINE	PINUS ELLIOTTII	27" wind damage vines	3	REMOVE			1	0
A201	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A202	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A203	SLASH PINE	PINUS ELLIOTTII	17" rot"sect damage	3	REMOVE			1	0
A204	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A205	SLASH PINE	PINUS ELLIOTTII	26" vines"sect damage	3	REMOVE			1	
A206	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A207	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A208	SLASH PINE	PINUS ELLIOTTII	21" rot"sect damage	3	REMOVE			1	
A209	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A210	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A211	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A212	SLASH PINE	PINUS ELLIOTTII	20""sect damage vines	3	REMOVE			1	
A213	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A214	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A215	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A216	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A217	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A218	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A219	SLASH PINE	PINUS ELLIOTTII	20""sect damage	3	REMOVE			1	0
A220	CABBAGE PALM	SABAL PALMETTO	13' vines	3	RELOCATE			0	
A221	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A222	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A223	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	REMOVE			1	

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A224	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A225	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A226	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	
A227	SLASH PINE	PINUS ELLIOTTII	13" vines	3	REMOVE			1	
A228	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A229	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A230	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A231	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A232	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A233	SLASH PINE	PINUS ELLIOTTII	27"	5	REMOVE			1	0
A234	SLASH PINE	PINUS ELLIOTTII	14" rot	2	REMOVE			1	
A235	SLASH PINE	PINUS ELLIOTTII	15'	5	REMOVE			1	
A236	CABBAGE PALM	SABAL PALMETTO	12' vines	3	RELOCATE			0	0
A237	SLASH PINE	PINUS ELLIOTTII	24"'sect damage vines	3	REMOVE			1	
A238	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A239	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A240	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A241	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A242	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A243	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A244	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A245	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A246	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A247	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A248	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A249	CABBAGE PALM	SABAL PALMETTO	16' vines	3	RELOCATE			0	
A250	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A251	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	
A252	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A253	SLASH PINE	PINUS ELLIOTTII	28"'sect damage vines	3	REMOVE			1	
A254	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A255	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A256	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A257	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A258	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A259	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A260	SLASH PINE	PINUS ELLIOTTII	16" vines trunk damage rot	3	REMOVE			1	0
A261	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A262	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A263	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A264	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A265	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A266	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A267	SLASH PINE	PINUS ELLIOTTII	20" vines	3	REMOVE			1	0
A268	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A269	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A270	CABBAGE PALM	SABAL PALMETTO	22' rot	2	RELOCATE			0	0
A271	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A272	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A273	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	0
A274	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A275	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A276	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A277	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A278	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A279	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A280	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A281	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A282	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A283	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A284	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
A285	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	0
A286	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A287	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A288	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A289	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A290	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A291	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A292	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A293	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A294	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A295	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A296	CABBAGE PALM	SABAL PALMETTO	14' vines	3	RELOCATE			0	0
A297	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A298	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A299	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A300	SLASH PINE	PINUS ELLIOTTII	21"	4	PRESERVE			0	
A301	TREE	TREE	15"	5	PRESERVE			0	
A302	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A303	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A304	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A305	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A306	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A307	CABBAGE PALM	SABAL PALMETTO	14'	1	RELOCATE			0	
A308	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A309	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A310	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A311	CABBAGE PALM	SABAL PALMETTO	24" hollow	3	RELOCATE			0	
A312	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A313	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A314	SLASH PINE	PINUS ELLIOTTII	17" vines rot	3	REMOVE			1	0
A315	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A316	LAUREL OAK	QUERCUS LAURIFOLIA	28" rot bark"clusion	2	REMOVE			1	0
A317	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A318	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A319	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A320	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A321	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A322	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A323	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	0
A324	SLASH PINE	PINUS ELLIOTTII	19" rot	3	REMOVE			1	0
A325	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A326	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
A327	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A328	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A329	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	0
A330	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A331	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A332	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A333	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A334	SLASH PINE	PINUS ELLIOTTII	13" vines rot	2	REMOVE			1	0
A335	CABBAGE PALM	SABAL PALMETTO	22' vines	3	PRESERVE			0	1
A336	CABBAGE PALM	SABAL PALMETTO	26'	4	PRESERVE			0	
A337	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A338	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A339	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A340	SLASH PINE	PINUS ELLIOTTII	15" vines	3	PRESERVE			0	1
A341	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A342	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
A343	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
A344	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A345	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	
A346	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
A347	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
A348	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A349	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A350	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A351	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A352	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A353	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A354	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A355	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A356	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A357	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A358	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A359	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A360	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A361	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A362	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A363	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A364	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A365	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A366	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A367	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A368	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A370	TREE	TREE	16'	5	REMOVE			1	0
A371	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A372	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A373	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A374	SLASH PINE	PINUS ELLIOTTII	30"	4	REMOVE			1	0
A375	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A376	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A377	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A378	SLASH PINE	PINUS ELLIOTTII	33"	5	REMOVE			1	0
A379	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A380	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A381	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A382	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	PRESERVE			0	1
A383	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	PRESERVE			0	1
A384	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	1
A385	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A386	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A387	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A388	LAUREL OAK	QUERCUS LAURIFOLIA	45" rot	2	REMOVE			1	
A389	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A390	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A391	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A392	LIVE OAK	QUERCUS VIRGINIANA	80" two main	4	REMOVE	80"		1	0
A393	LIVE OAK	QUERCUS VIRGINIANA	44"	5	REMOVE	44"		1	
A394	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A395	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A396	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A397	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A398	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A399	CABBAGE PALM	SABAL PALMETTO	12' rot	3	RELOCATE			0	
A400	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A401	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A402	LAUREL OAK	QUERCUS LAURIFOLIA	29"	4	REMOVE			1	
A403	CABBAGE PALM	SABAL PALMETTO	13' trunk damage lean	3	RELOCATE			0	
A404	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A405	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A406	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A407	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A408	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A409	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A410	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A411	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A412	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A413	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A414	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A415	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A416	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A417	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A418	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A419	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A420	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A421	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A422	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A423	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A424	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A425	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A426	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A427	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A428	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A429	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A430	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A431	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A432	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A433	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A434	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A435	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A436	LAUREL OAK	QUERCUS LAURIFOLIA	18"	5	PRESERVE			0	
A437	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A438	CABBAGE PALM	SABAL PALMETTO	12' lean	3	RELOCATE			0	
A439	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A440	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A441	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	REMOVE			1	0
A442	LIVE OAK	QUERCUS VIRGINIANA	20"	5	REMOVE	20"		1	
A443	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	0

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Ft. Pierce, Florida

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JOB NUMBER 21-1214
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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A444	LAUREL OAK	QUERCUS LAURIFOLIA	40"	5	REMOVE			1	
A445	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A446	LIVE OAK	QUERCUS VIRGINIANA	26" lean rot	3	REMOVE	26"		1	0
A447	LIVE OAK	QUERCUS VIRGINIANA	21"	5	REMOVE	21"		1	0
A448	LIVE OAK	QUERCUS VIRGINIANA	37"	5	REMOVE	37"		1	
A449	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A450	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A451	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A452	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A453	LIVE OAK	QUERCUS VIRGINIANA	52"	4	REMOVE	52"		1	
A454	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A455	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A456	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A457	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A458	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A459	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A460	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A461	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	REMOVE			1	0
A462	LIVE OAK	QUERCUS VIRGINIANA	62" two main	4	REMOVE	62"		1	
A463	LIVE OAK	QUERCUS VIRGINIANA	40"	5	REMOVE	40"		1	
A464	LIVE OAK	QUERCUS VIRGINIANA	80" three main	4	REMOVE	80"		1	
A465	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A466	STRANGLER FIG	FICUS AUREA	28" clump	5	REMOVE			1	0
A467	CABBAGE PALM	SABAL PALMETTO	13' dying canopy	3	RELOCATE			0	
A468	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A469	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A470	LIVE OAK	QUERCUS VIRGINIANA	44"	4	REMOVE	44"		1	
A471	LIVE OAK	QUERCUS VIRGINIANA	30"	4	REMOVE	30"		1	
A472	LIVE OAK	QUERCUS VIRGINIANA	31"	4	REMOVE	31"		1	
A473	LIVE OAK	QUERCUS VIRGINIANA	59"	4	REMOVE	59"		1	0
A474	STRANGLER FIG	FICUS AUREA	78"	5	REMOVE			1	0
A475	LAUREL OAK	QUERCUS LAURIFOLIA	17"	5	REMOVE			1	0
A476	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A477	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A478	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A479	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A480	LAUREL OAK	QUERCUS LAURIFOLIA	32"	4	REMOVE			1	
A481	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A482	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A483	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A484	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A485	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A486	LIVE OAK	QUERCUS VIRGINIANA	53"	5	REMOVE	53"		1	
A487	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A488	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
A489	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
A490	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A491	LIVE OAK	QUERCUS VIRGINIANA	23"	5	REMOVE	23"		1	
A492	LIVE OAK	QUERCUS VIRGINIANA	43"	5	REMOVE	43"		1	
A493	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A495	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A496	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A497	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
A498	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	
A499	LIVE OAK	QUERCUS VIRGINIANA	25"	5	PRESERVE			25"	
A500	LIVE OAK	QUERCUS VIRGINIANA	102"	4	REMOVE	102"		1	
A501	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A502	LIVE OAK	QUERCUS VIRGINIANA	63" bark"clusion	3	REMOVE	63"		1	
A503	CABBAGE PALM	SABAL PALMETTO	26' machine damage	3	RELOCATE			0	
A504	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A505	LAUREL OAK	QUERCUS LAURIFOLIA	22"	1	REMOVE			1	
A506	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A507	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A508	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A509	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A510	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A511	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A512	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A513	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A514	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A515	LAUREL OAK	QUERCUS LAURIFOLIA	33"	5	REMOVE			1	0
A516	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A517	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A518	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A519	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	0
A520	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A521	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A522	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	PRESERVE			0	1
A523	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	
A524	SLASH PINE	PINUS ELLIOTTII	22""sect damage trunk damage	3	REMOVE			1	
A525	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A526	LAUREL OAK	QUERCUS LAURIFOLIA	52"	4	REMOVE			1	0
A527	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A528	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A529	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A530	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	PRESERVE			0	1
A531	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A532	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	0
A533	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A534	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A535	CABBAGE PALM	SABAL PALMETTO	22' vines	3	RELOCATE			0	0
A536	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A537	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A538	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A539	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A540	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A541	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A542	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A543	CABBAGE PALM	SABAL PALMETTO	14"	5	RELOCATE			0	0
A544	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A545	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A546	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	1
A547	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A548	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
A549	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A550	SLASH PINE	PINUS ELLIOTTII	15" rot	3	REMOVE			1	
A551	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	
A552	LAUREL OAK	QUERCUS LAURIFOLIA	24"	5	REMOVE			1	
A553	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A554	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A555	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A556	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A557	CABBAGE PALM	SABAL PALMETTO	18' vines	3	RELOCATE			0	
A558	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A559	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A560	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A561	TREE	TREE	20"	5	REMOVE			1	
A562	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A563	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A564	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A565	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A566	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A567	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A568	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A569	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A570	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A571	SLASH PINE	PINUS ELLIOTTII	10" vines	3	REMOVE			1	0
A572	SLASH PINE	PINUS ELLIOTTII	9" vines	2	REMOVE			1	0
A573	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	
A574	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A575	SLASH PINE	PINUS ELLIOTTII	26" rot	3	REMOVE			1	0
A576	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A577	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A578	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	
A579	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A580	SLASH PINE	PINUS ELLIOTTII	16" trunk damage rot	3	REMOVE			1	0
A581	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A582	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A583	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A584	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A585	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A586	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A587	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A588	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A589	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A590	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A591	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A592	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A593	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A594	LAUREL OAK	QUERCUS LAURIFOLIA	25" rot	3	REMOVE			1	
A595	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
A596	SLASH PINE	PINUS ELLIOTTII	28"	5	PRESERVE			0	1
A597	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A598	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A599	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A600	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A601	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	
A602	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A603	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	0
A604	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A605	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
A606	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A607	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	
A608	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A609	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A610	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A611	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A612	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A613	LIVE OAK	QUERCUS VIRGINIANA	26"	5	REMOVE	26"		1	0
A614	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A615	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A616	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A617	CABBAGE PALM	SABAL PALMETTO	22' trunk damage vines	3	RELOCATE			0	0
A618	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A619	CABBAGE PALM	SABAL PALMETTO	16' hollow	3	RELOCATE			0	0
A620	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A621	SLASH PINE	PINUS ELLIOTTII	22' vines	3	REMOVE			1	0
A622	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A623	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A624	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A625	LAUREL OAK	QUERCUS LAURIFOLIA	46"	5	REMOVE			1	0
A626	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A627	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A628	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A629	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A630	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A631	LAUREL OAK	QUERCUS LAURIFOLIA	39"	5	REMOVE			1	0
A632	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A633	SLASH PINE	PINUS ELLIOTTII	22" vines"sect damage	3	REMOVE			1	0
A634	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A635	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A636	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A637	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	0
A638	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A639	SLASH PINE	PINUS ELLIOTTII	21" vines rot	3	REMOVE			1	0
A640	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to pine	3	RELOCATE			0	0
A641	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A642	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A643	CABBAGE PALM	SABAL PALMETTO	19' dying canopy vines	3	RELOCATE			0	0
A644	SLASH PINE	PINUS ELLIOTTII	10""sect damage	3	REMOVE			1	0
A645	SLASH PINE	PINUS ELLIOTTII	21" trunk damage rot	2	REMOVE			1	
A646	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A647	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A648	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	0
A649	CABBAGE PALM	SABAL PALMETTO	16' trunk damage	3	RELOCATE			0	0
A650	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A651	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A652	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A653	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A654	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A655	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A656	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A657	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A658	CABBAGE PALM	SABAL PALMETTO	21' trunk damage dying canopy	3	RELOCATE			0	0
A659	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A660	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A661	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A662	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A663	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A664	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A665	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A666	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A667	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A668	SLASH PINE	PINUS ELLIOTTII	27" rot"sect damage	2	REMOVE			1	0
A669	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

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	Common Name	Botanical Name							
A670	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A671	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A672	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A673	SLASH PINE	PINUS ELLIOTTII	19" trunk damage	3	REMOVE			1	0
A674	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A675	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A676	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A677	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A678	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A679	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A680	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A681	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A682	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A683	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A684	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A685	SLASH PINE	PINUS ELLIOTTII	17" rot trunk damage	2	PRESERVE			0	1
A686	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A687	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A688	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
A689	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
A690	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A691	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
A692	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A693	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
A694	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A695	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A696	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to oak	3	PRESERVE			0	1
A697	LIVE OAK	QUERCUS VIRGINIANA	64"		PRESERVE			64"	1
A698	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A699	SLASH PINE	PINUS ELLIOTTII	11" vines	3	PRESERVE			0	1
A700	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
A701	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A702	LAUREL OAK	QUERCUS LAURIFOLIA	48"	4	PRESERVE			0	1
A703	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A704	LAUREL OAK	QUERCUS LAURIFOLIA	32"	5	PRESERVE			0	1
A705	CABBAGE PALM	SABAL PALMETTO	15' rot	3	PRESERVE			0	1
A706	LAUREL OAK	QUERCUS LAURIFOLIA	24" two main	5	REMOVE			1	0
A707	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A708	LAUREL OAK	QUERCUS LAURIFOLIA	11" two main	4	PRESERVE			0	1
A709	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A710	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A711	SLASH PINE	PINUS ELLIOTTII	22""sect damage rot	3	REMOVE			1	0
A712	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A713	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
A714	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A715	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	REMOVE			1	0
A716	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A717	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	PRESERVE			0	1
A718	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	0
A719	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A720	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A721	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A722	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A723	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A724	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A725	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A726	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A727	SLASH PINE	PINUS ELLIOTTII	27" rot	3	REMOVE			1	0
A728	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A729	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A730	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A731	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A732	LAUREL OAK	QUERCUS LAURIFOLIA	43" rot	3	REMOVE			1	0
A733	CABBAGE PALM	SABAL PALMETTO	21'	1	RELOCATE			0	0
A734	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A735	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A736	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	1
A737	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A738	SLASH PINE	PINUS ELLIOTTII	10" rot	3	REMOVE			1	0
A739	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A740	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A741	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A742	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A743	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A744	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A745	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A746	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A747	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A748	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A749	STRANGLER FIG	FICUS AUREA	22"	5	REMOVE			1	0
A750	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A751	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A752	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A753	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A754	SLASH PINE	PINUS ELLIOTTII	19" rot"sect damage	3	REMOVE			1	0
A755	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A756	SLASH PINE	PINUS ELLIOTTII	22" trunk damage	3	REMOVE			1	0
A757	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A758	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A759	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	0
A760	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A761	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A762	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A763	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A764	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A765	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A766	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A767	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A768	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A769	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A770	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A771	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A772	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A773	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
A774	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A775	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A776	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A777	CABBAGE PALM	SABAL PALMETTO	14' hollow	3	RELOCATE			0	0
A778	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A779	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A780	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A781	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A782	CABBAGE PALM	SABAL PALMETTO	17"	5	RELOCATE			0	
A783	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A784	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A785	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A786	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A787	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A788	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A789	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A790	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A791	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A792	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A793	CABBAGE PALM	SABAL PALMETTO	13' trunk damage	3	PRESERVE			0	
A794	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A795	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A796	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A797	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A798	SLASH PINE	PINUS ELLIOTTII	20"	5	PRESERVE			0	
A799	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A800	CABBAGE PALM	SABAL PALMETTO	17' trunk damage	3	RELOCATE			0	
A801	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A802	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A803	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
					TOTAL CREDITS:	0	0	300	253

OAK MITIGATION REGUIRED	OAK MITIGATION	SABAL RELOCATION	SABAL PRESERVATION
952	952	0	0

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Land Planners
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www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

CONSTRUCTION DRAWINGS

FOR

SYMPHONY LAKES
PLANNED DEVELOPMENT SUBDIVISION

FORT PEIRCE
ST. LUCIE COUNTY, FLORIDA

SECTION: 32 TOWNSHIP: 35S RANGE: 40E



SITE VICINITY MAP

SCALE: N.T.S



SITE LOCATION MAP

SCALE: N.T.S

OWNERS/APPLICANT:

OWNER

SELVITZ LLC
631 US HIGHWAY 1 , SUITE 409
NORTH PALM BEACH, FLORIDA 33408
PHONE: (561) 653-1104
EMAIL: DS@USREX.COM

PROJECT TEAM:

CIVIL ENGINEER

MILLS, SHORT & ASSOCIATES
700 22ND PLACE, SUITE 2C/2D
VERO BEACH, FLORIDA 32960
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LAND PLANNER

COTLEUR & HEARING
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PHONE: (561)653-4450
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TRAFFIC ENGINEER

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34990
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LANDSCAPE ARCHITECT

COTLEUR & HEARING
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ENVIRONMENTAL

ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST.
JENSEN BEACH, FL 34957
PHONE: (772) 342-7200
~~EMAIL: KTENNOUR@SCHINKELBAUTZ.COM~~

SURVEYOR

LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD. SUITE 200
JUPITER, FL 33458
PHONE: (561) 745-8454
~~EMAIL: BLANER@LWAFL.COM~~

LEGAL DESCRIPTION

Parcel ID's: 2432-211-0006-000-3, 2431-211-0005-000-6, 2432-343-0001-000-4

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

SHEET INDEX:

G-1	TITLE SHEET
G-2.1	GENERAL NOTES
G-2.2	GENERAL NOTES
C-1	EXISTING CONDITIONS
C-2.1	OVERALL HORIZONTAL CONTROL PLAN
C-2.2	HORIZONTAL CONTROL PLAN
C-2.3	HORIZONTAL CONTROL PLAN
C-2.4	HORIZONTAL CONTROL PLAN
C-2.5	HORIZONTAL CONTROL PLAN
C-2.6	HORIZONTAL CONTROL PLAN
C-2.7	HORIZONTAL CONTROL PLAN
C-2.8	HORIZONTAL CONTROL PLAN
C-2.9	HORIZONTAL CONTROL PLAN
C-2.10	HORIZONTAL CONTROL PLAN
C-2.11	HORIZONTAL CONTROL PLAN
C-3.0	MASS GRADING PLAN
C-3.1	PAVING, GRADING, & DRAINAGE PLAN
C-3.2	PAVING, GRADING, & DRAINAGE PLAN
C-3.3	PAVING, GRADING, & DRAINAGE PLAN
C-3.4	PAVING, GRADING, & DRAINAGE PLAN
C-3.5	PAVING, GRADING, & DRAINAGE PLAN
C-3.6	PAVING, GRADING, & DRAINAGE PLAN
C-3.7	PAVING, GRADING, & DRAINAGE PLAN
C-3.8	PAVING, GRADING, & DRAINAGE PLAN
C-3.9	PAVING, GRADING, & DRAINAGE PLAN
C-3.10	PAVING, GRADING, & DRAINAGE PLAN
C-4.1	PAVING, GRADING, & DRAINAGE DETAILS
C-4.2	PAVING, GRADING, & DRAINAGE DETAILS
C-4.3	CROSS SECTIONS
C-4.4	TYPICAL CROSS SECTIONS
C-5.0	OVERALL UTILITY PLAN
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-5.3	UTILITY PLAN
C-5.4	UTILITY PLAN
C-5.5	UTILITY PLAN
C-5.6	UTILITY PLAN
C-5.7	UTILITY PLAN
C-5.8	UTILITY PLAN
C-5.9	UTILITY PLAN
C-5.10	UTILITY PLAN
C-6.1	UTILITY DETAILS
C-6.2	UTILITY DETAILS
C-6.3	UTILITY DETAILS
C-6.4	UTILITY DETAILS
C-6.5	UTILITY DETAILS (LIFT STATION)
C-6.6	UTILITY PROFILES
C-6.7	UTILITY PROFILES
C-6.8	UTILITY PROFILES
C-6.9	UTILITY PROFILES
C-7	OFF-SITE IMPROVEMENTS
C-8	STORMWATER POLLUTION AND PREVENTION PLAN
C-9	STORMWATER POLLUTION AND PREVENTION DETAILS

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

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: TITLE SHEET
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. G-1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 7/17/2025
TIME: 5:07 PM

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER, THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. 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.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS), THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED,
18. 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.
19. 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,
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION 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.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. 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.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. 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.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER. UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C. AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE. ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM, TESTING REQUIREMENTS SPECIFY.
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

WATER MAIN CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
        2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.,
        2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER,
        2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
        2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610. F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DERINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS/MITIGATION:
        ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR, ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER . TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES . SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18, PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905. LATEST EDITION AND SHALL BE DR18, PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED INTHE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21, MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI, ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50, DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS. UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62,610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C. USING BLUES AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWM,8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWM,8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWM,8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS, PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. VIHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE, NFPA 1.16.5.

FORCE MAIN NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER. THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT- SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT- SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS, AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
   B. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   C. HYDROSTATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
   D. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS. BUT CONSTRUCTED IN THE FIELD, ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES. HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F,D,E,P, AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

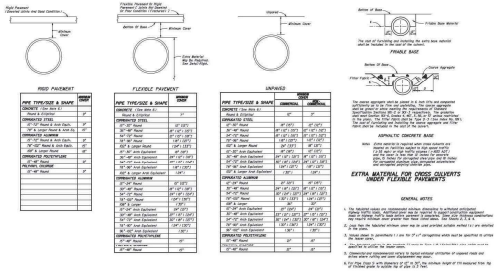
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TABLE 2.0 - STORM PIPE COVER



Mills, Short & Associates
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www.MillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TAB SHEET TITLE: GENERAL NOTES	DRAWN BY: DCC	CHECKED BY	APPROVED BY	SCALE: SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-1 GENERAL NOTES.dwg
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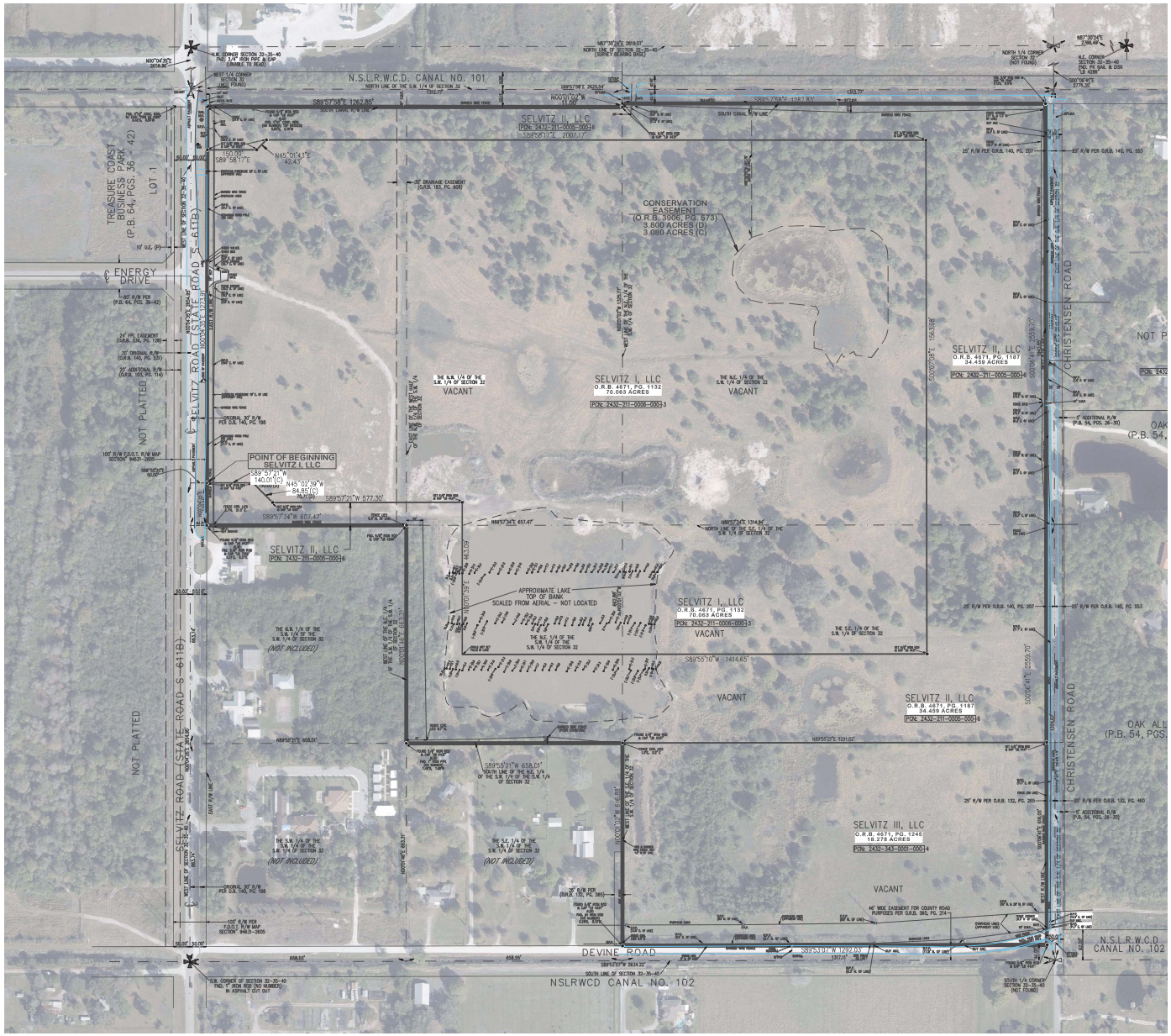
TIME: 5:07 PM


N.S.L.R.W.C.D. CANAL NO. 101
SELVITZ II, LLC
PCN: 2432-211-0005-00016
S89°58'17"E 2007.17'
CONSERVATION EASEMENT
(O.R.B. 3906, PG. 573)
3.800 ACRES (D)
3.080 ACRES (C)
SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES
PCN: 2432-211-0006-00013
SELVITZ II, LLC
O.R.B. 4671, PG. 1187
54.459 ACRES
PCN: 2432-211-0005-00016
SELVITZ III, LLC
O.R.B. 4671, PG. 1245
18.278 ACRES
PCN: 2432-343-0001-00014
VACANT
NOT PLATTED
TREASURE COAST BUSINESS PARK (P.B. 64, PGS. 36 - 42)
LOT 1
ENERGY DRIVE
SELVITZ ROAD (STATE ROAD S-611B)
CHRISTENSEN ROAD
OAK ALL (P.B. 54, PGS.
NOT P
POINT OF BEGINNING SELVITZ I, LLC
S89° 57'21"W 140.01'(C)
N45° 02'39"W 84.85'(C)
S89°57'21"W 577.30'
S89°57'54"W 607.47'
APPROXIMATE LAKE TOP OF BANK SCALED FROM AERIAL – NOT LOCATED
THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32 (NOT INCLUDED)
THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
S89°55'10"W 1414.65'
S89°58'21"W 658.01'
SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
46' WIDE EASEMENT FOR COUNTY ROAD PURPOSES PER O.R.B. 360, PG. 314
DEVINE ROAD
NSLRWCD CANAL NO. 102
N.S.L.R.W.C.D CANAL NO. 102
S.W. CORNER OF SECTION 33-35-40 FND. 1" IRON ROD (NO NUMBER) IN ASPHALT CUT OUT
SOUTH 1/4 CORNER SECTION 33-35-40 (NOT FOUND)
N.E. CORNER SECTION 33-35-40 FND. 1/4" IRON PIPE & CAP (UNABLE TO READ)
N.E. CORNER SECTION 33-35-40 FND. PK NAIL & DISK "LB 4386"
NORTH 1/4 CORNER SECTION 33 (NOT FOUND)
N87°30'24"E 2660.49'
S89°57'58"E 1262.85'
N45°01'43"E 42.43'
S89°58'17"E
150.00'
50' DRAINAGE EASEMENT (O.R.B. 183, PG. 605)
25' R/W PER O.R.B. 140, PG. 207
45' R/W PER O.R.B. 140, PG. 553
5' ADDITIONAL R/W (P.B. 54, PGS. 28-30)
60' R/W PER O.R.B. 132, PG. 460
25' R/W PER O.R.B. 132, PG. 205
100' R/W EAST R/W MAP SECTION 94631-2605
24' FPL EASEMENT (O.R.B. 236, PG. 179)
30' ORIGINAL R/W (O.R.B. 140, PG. 535)
20' ADDITIONAL R/W (O.R.B. 183, PG. 614)
ORIGINAL 30' R/W PER O.R.B. 140, PG. 195
100' R/W PER P.S.L.C. R/W MAP SECTION 94631-2605
S00°07'06"E 1353.77'
S00°07'06"E 1287.83'
S00°07'06"E 1450.08'
S00°07'41"E 2659.70'
S00°08'41"E 2659.70'
N89°57'34"E 657.47'
N89°57'34"E 1314.94'
N89°58'21"E 658.01'
N89°55'21"E 1291.03'
S89°53'07"W 1297.03'
1317.41'
N00°07'06"W 1316.83'
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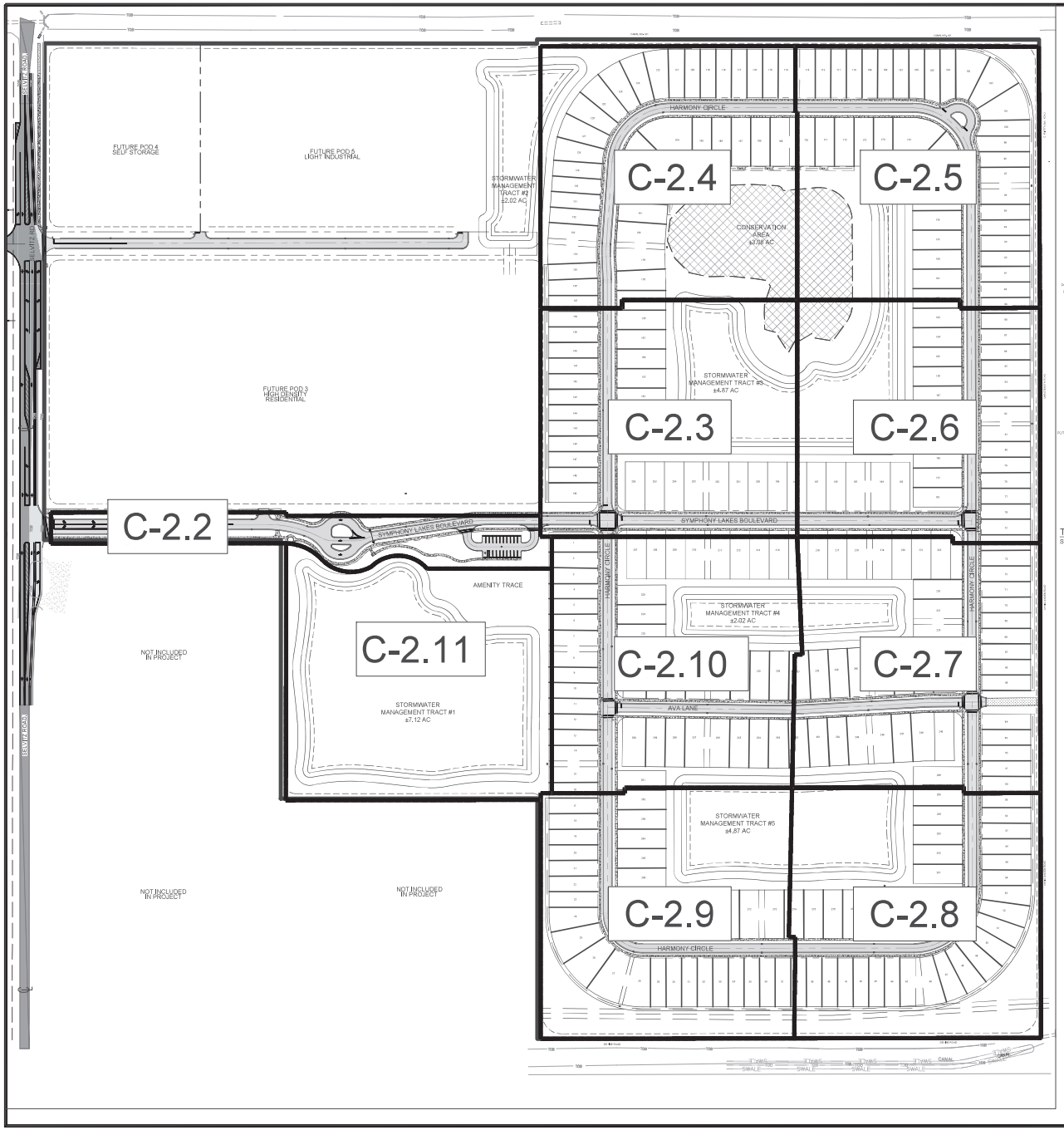
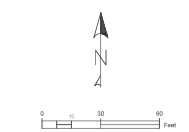
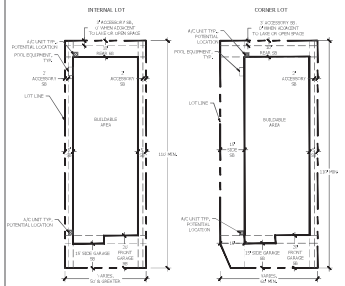
N00°07'06"W 1316.83





LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE



TYPICAL LOT LAYOUT
SCALE: NTS

KEYNOTE LEGEND:

A.	30" R1-1, HIHNTENSITY STOP SIGN w/ D3 STREET NAME
B.	CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C.	24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D.	ENTRY AND EXIT GATES
E.	5' CONCRETE SIDEWALK
F.	VALLEY GUTTER
G.	TYPE "D" CURB
H.	STREET LIGHT
I.	4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J.	4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K.	DETECTABLE WARNING STRIP FDOT INDEX #522-002
L.	EMERGENCY VEHICLE ACCESS GATE
M.	4" W WHITE STRIPING
N.	PARKING STOP
O.	ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

DEDICATED EASEMENTS AND TRACTS:

1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY THE HAWK'S LANDING HOA.

3.) LANDSCAPE BUFFER TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

4.) ALL OPEN SPACE TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

5.) SWM TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

GENERAL NOTES:

1.) ALL TRAFFIC CONTROL SIGNAGE, SIZES, HEIGHTS AND PLACEMENTS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FDOT DESIGN STANDARDS, AND THE I.R.C. TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS, LATEST EDITIONS.

2.) ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

3.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

4.) ALL SOLID, NON-BREAKAWAY OBJECTS (POSTS, BOLLARDS, STREETLIGHTS, GATE SUPPORTS) SHALL BE LOCATED A MINIMUM DISTANCE OF 2.5-FEET FROM FACE OF CURB WHERE A TYPE 'D' CURB EXISTS OR 6-FEET FROM THE EDGE OF TRAVEL LANE WHERE MOUNTABLE CURB EXISTS.

5.) STREET NAME SIGNS SHALL BE 6" HIGH WITH 6" LETTERS.

6.) KEY ACCESS BOX (KNOX) WILL BE PROVIDED AT ENTRANCE GATE

7.) ALL UTILITIES WILL BE UNDERGROUND.

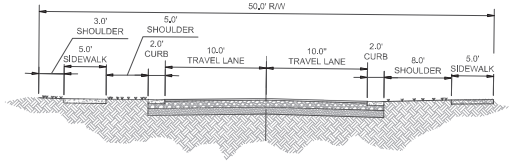
8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.

9.) POTABLE WATER WILL BE PROVIDED BY INDIAN RIVER COUNTY DEPARTMENT OF UTILITIES SERVICES.

10.) ALL PAVEMENT MARKINGS 25' BACK FROM INDIAN RIVER COUNTY ROW LINE SHALL CONSIST OF 90 MIL EXTRUDED ALKYD BASE THERMOPLASTIC. ALL OTHER ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.

12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.



50' PRIVATE RIGHT-OF-WAY
SCALE: NTS

Mills, Short & Associates
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700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: OVERALL HORIZONTAL CONTROL SHEET
DESIGNED BY: DCC
DRAWN BY: JWM
CHECKED BY:
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-2.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 HORIZONTAL CONTROL PLAN.dwg
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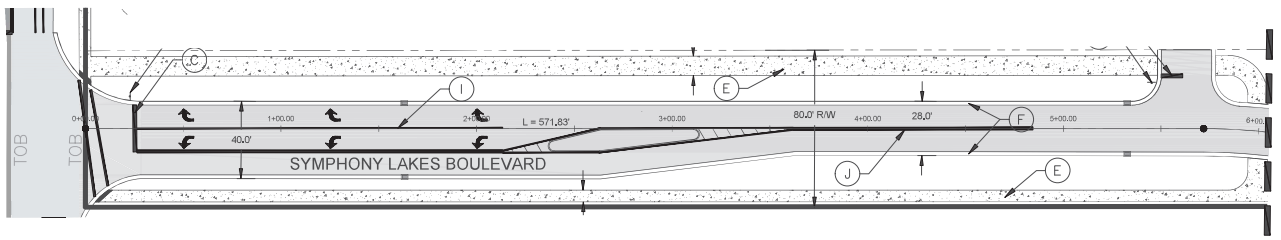

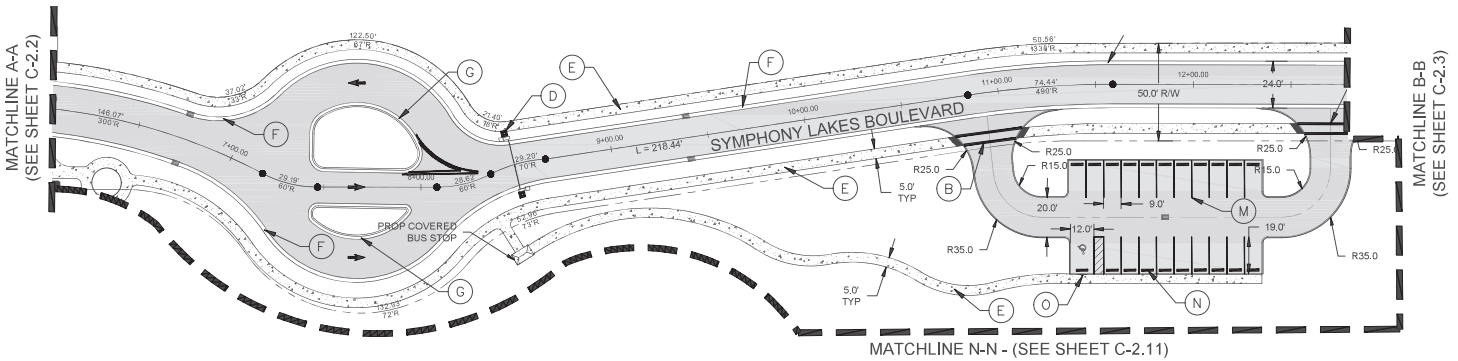

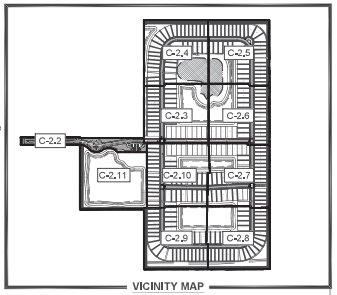

LEGEND:

- PROPERTY LINE
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- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 523-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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5.) STREET NAME SIGNS SHALL BE 8" HIGH WITH 6" LETTERS.
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7.) ALL UTILITIES WILL BE UNDERGROUND.
8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.
9.) POTABLE WATER WILL BE PROVIDED BY INDIAN RIVER COUNTY DEPARTMENT OF UTILITIES SERVICES.
10.) ALL PAVEMENT MARKINGS 25' BACK FROM INDIAN RIVER COUNTY ROW LINE SHALL CONSIST OF 90 MIL EXTRUDED ALKYD BASE THERMOPLASTIC. ALL OTHER ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.
11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.
12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.

DEDICATED EASEMENTS AND TRACTS:

1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY THE HAWK'S LANDING HOA.

3.) LANDSCAPE BUFFER TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

4.) ALL OPEN SPACE TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

5.) SWM TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7262
CA-26: 30998
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-2.2

TIME: 5:08 PM
DATE: 7/17/2025
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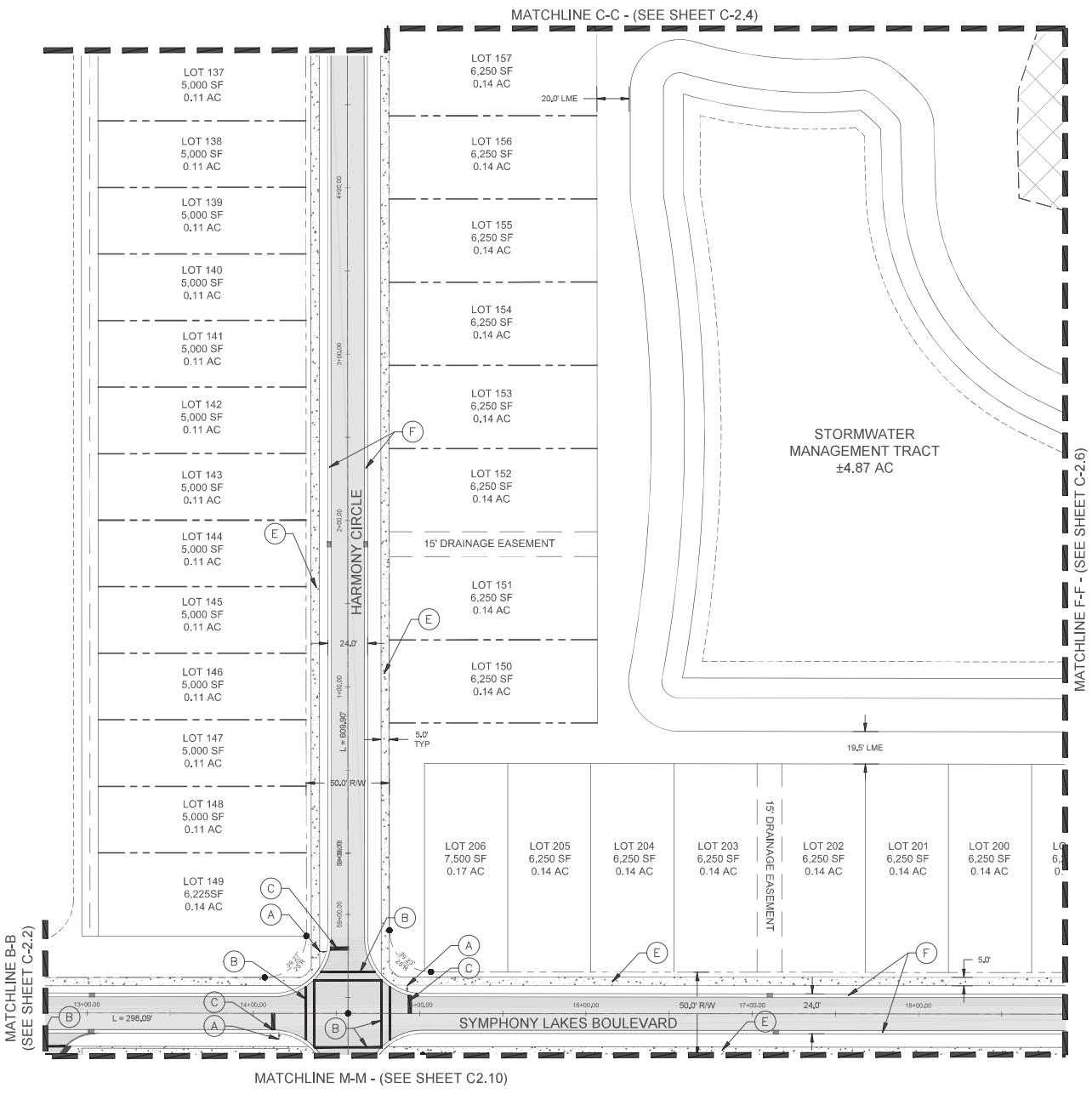

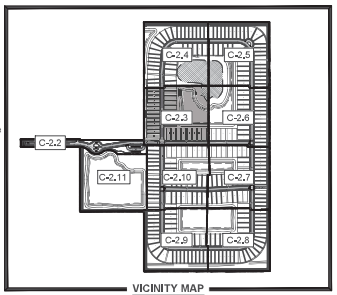

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.3

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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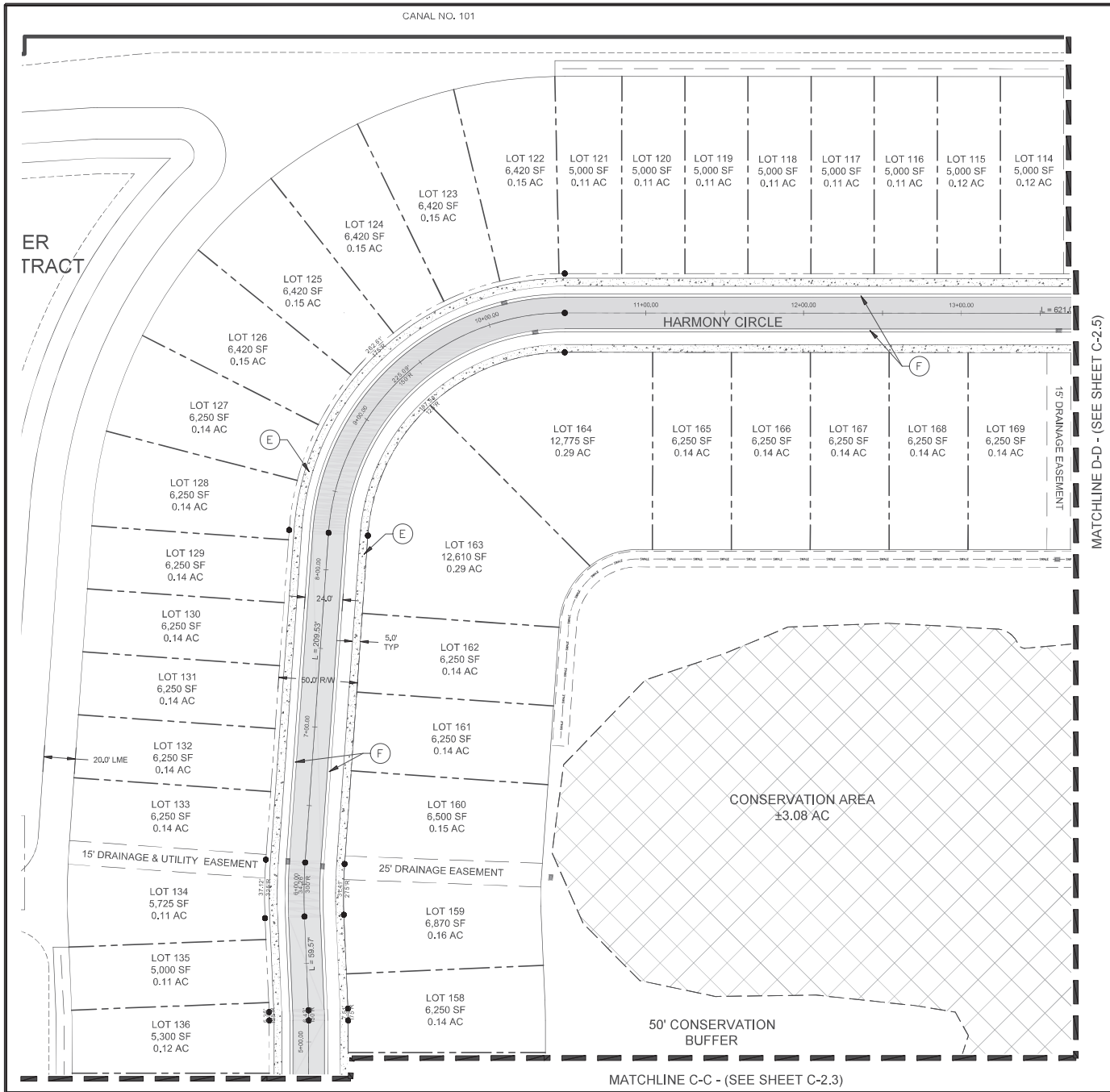

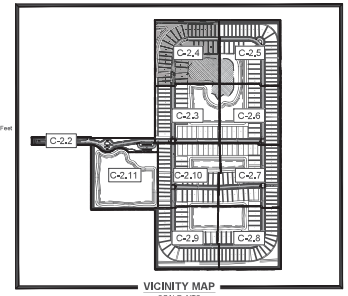

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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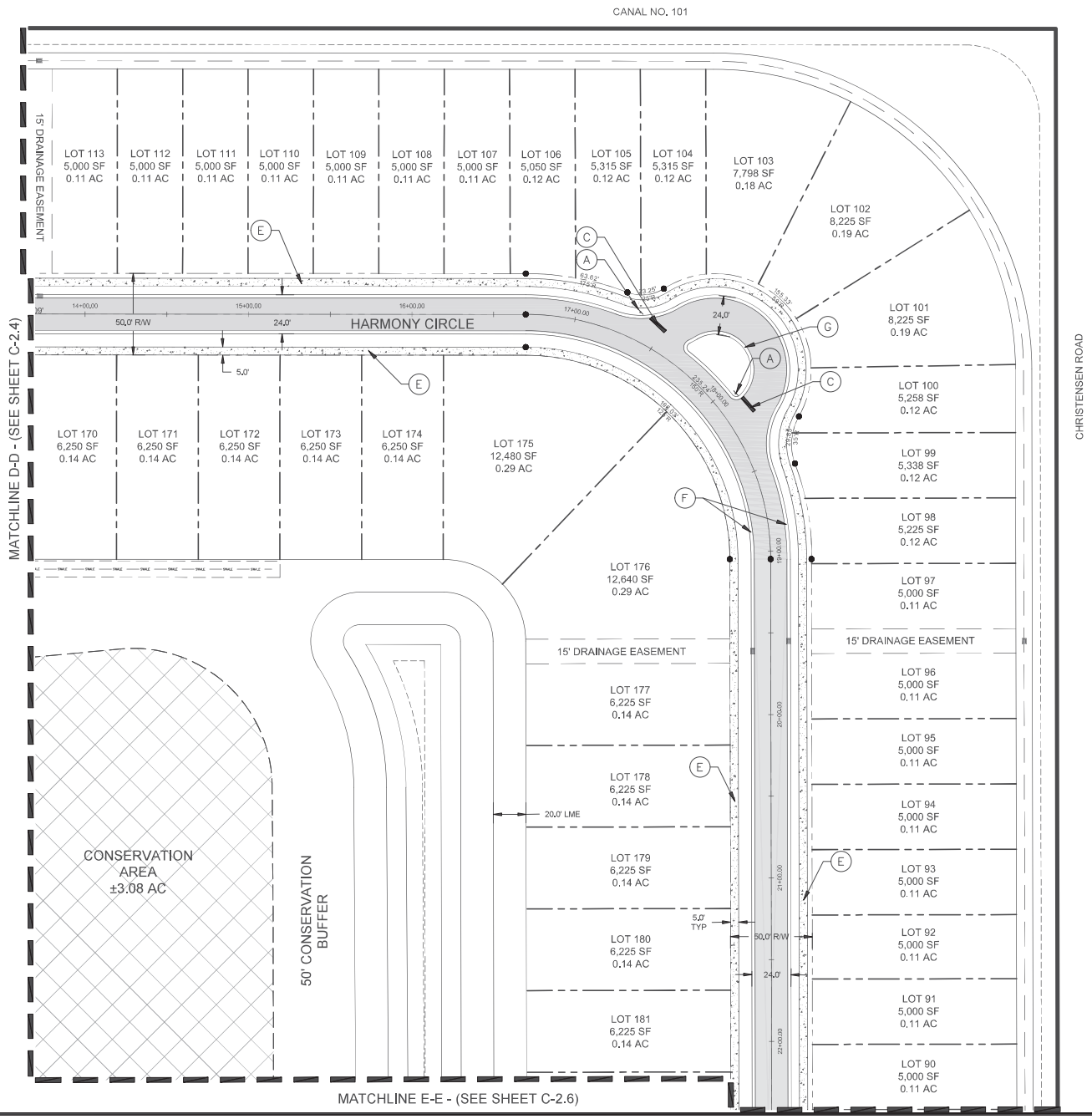

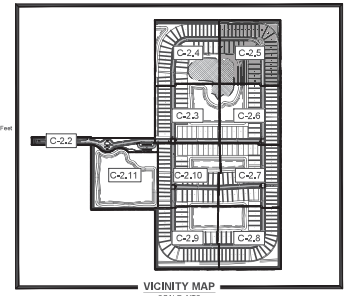

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.5

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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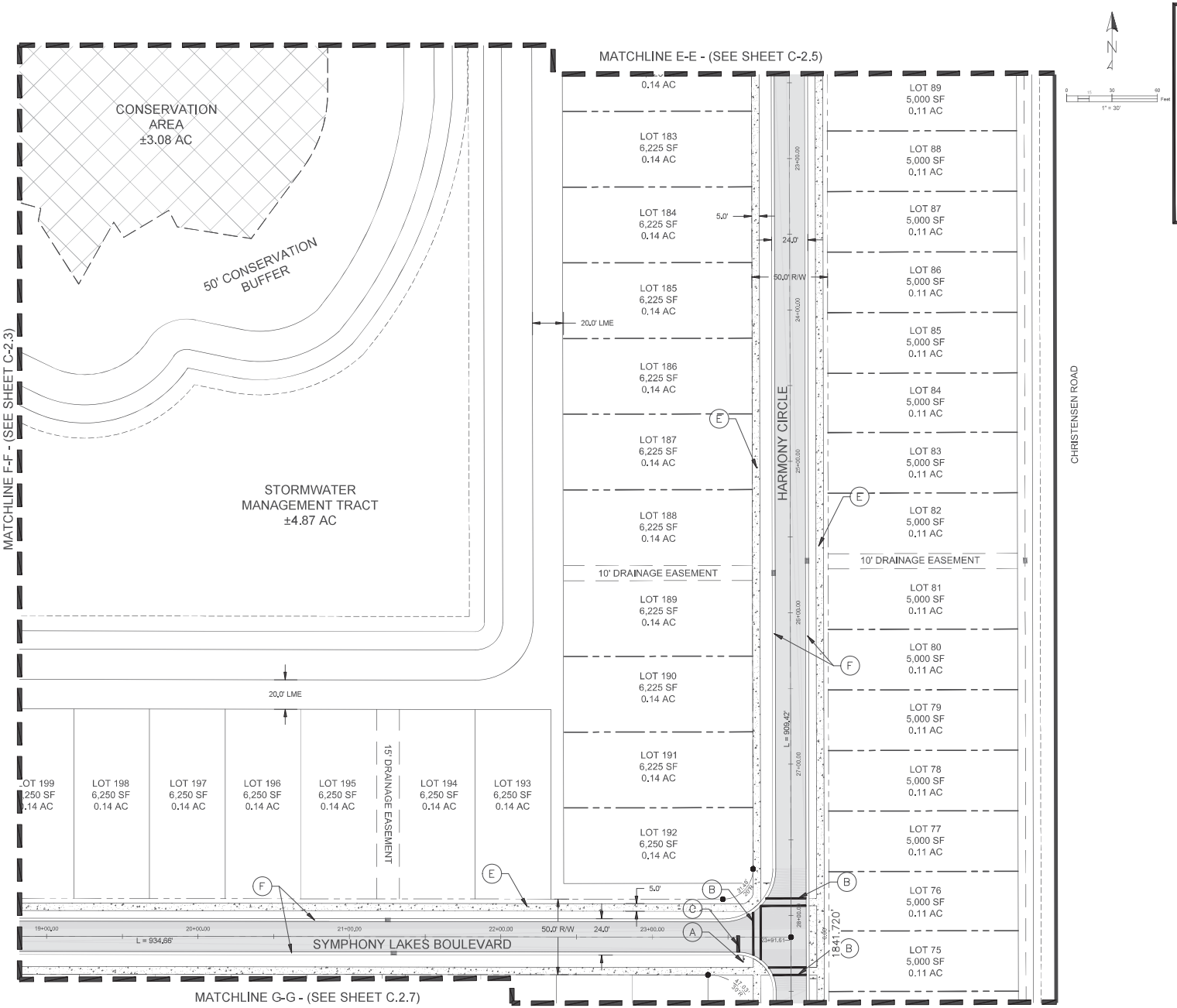

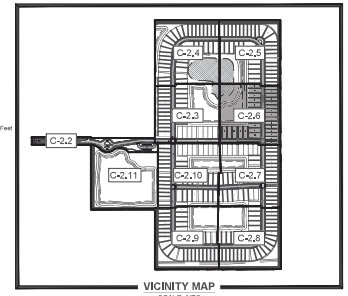

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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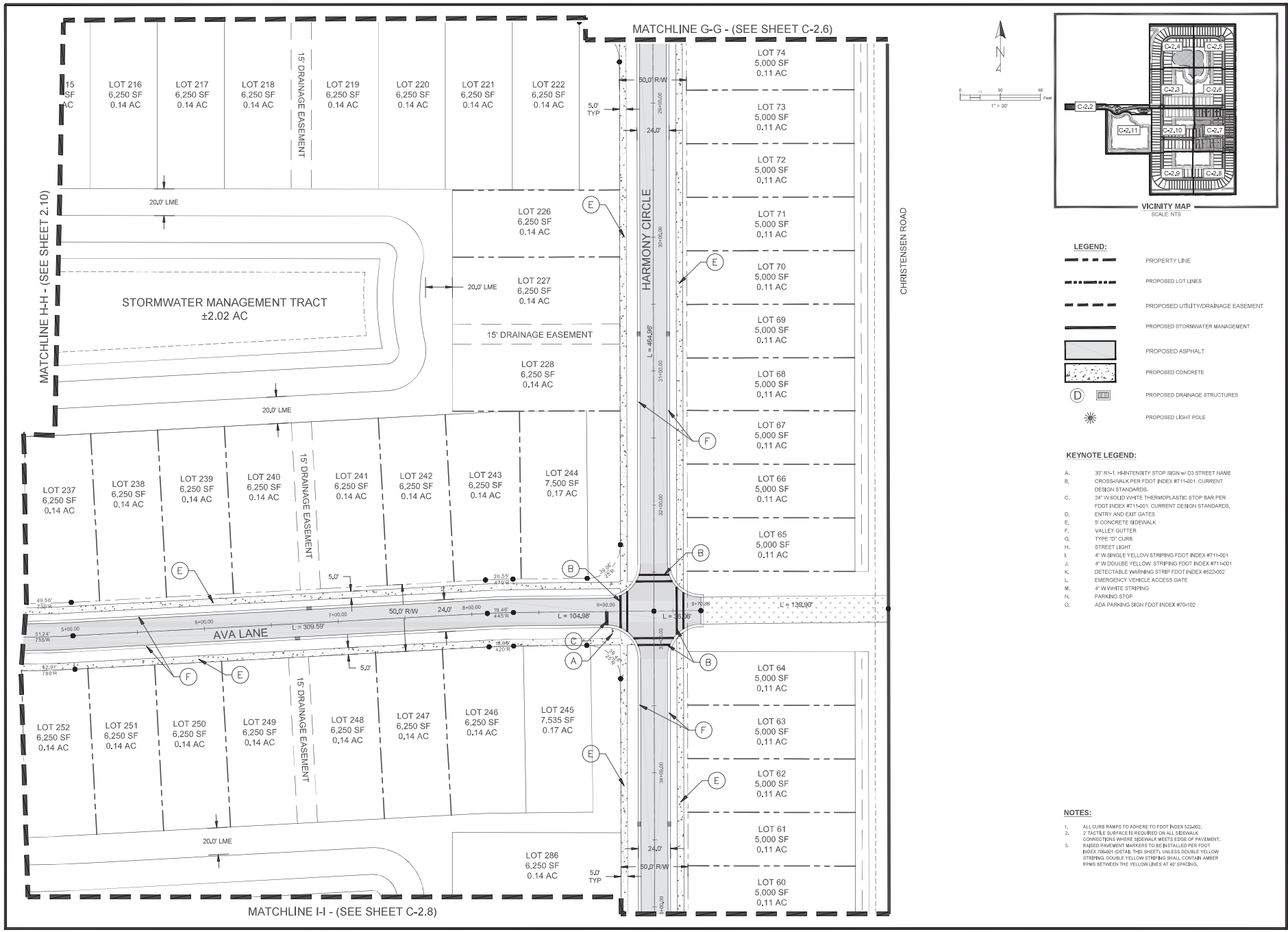

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 523-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TAB SHEET	HORIZONTAL CONTROL PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 HORIZONTAL CONTROL PLAN.dwg
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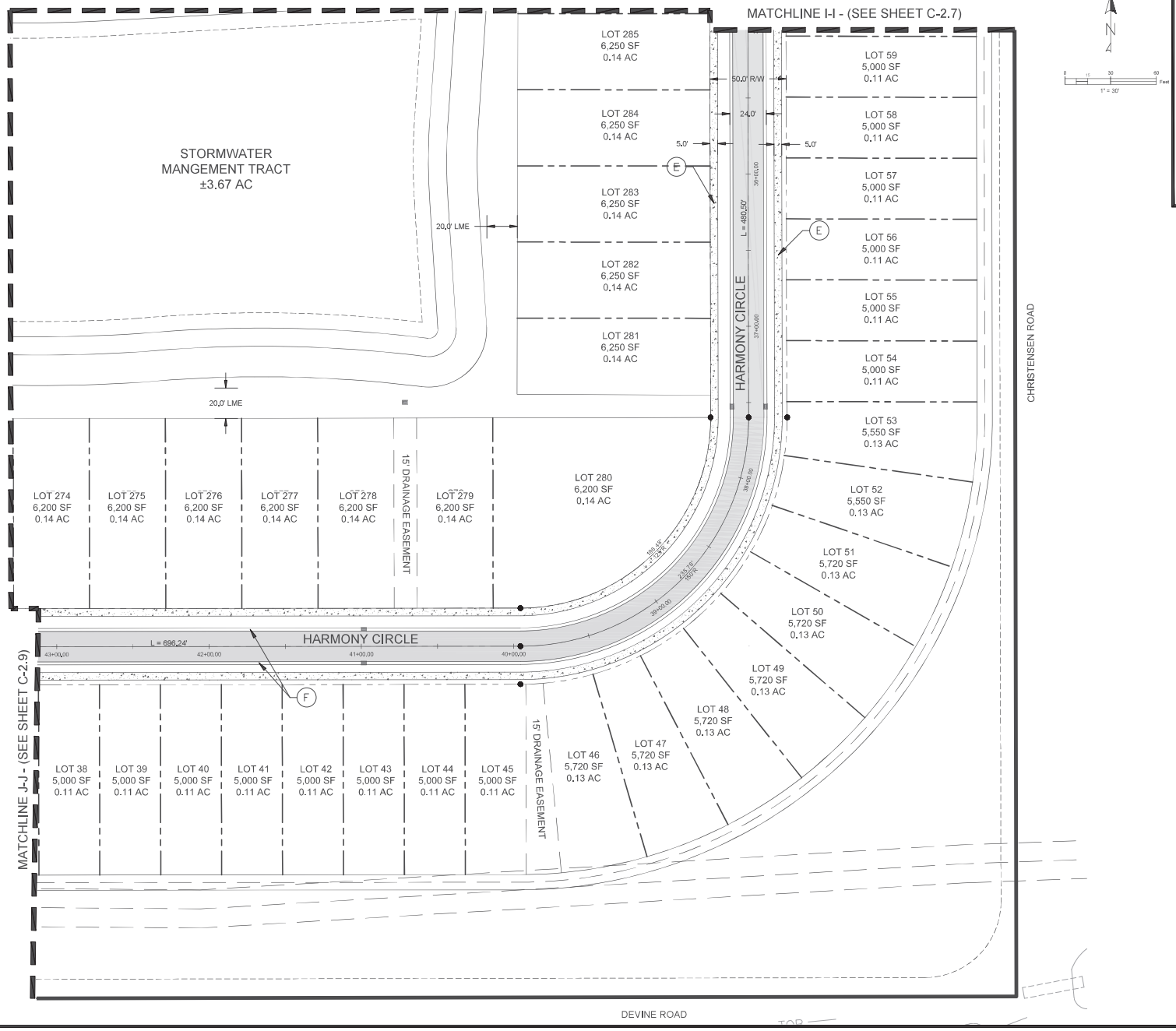

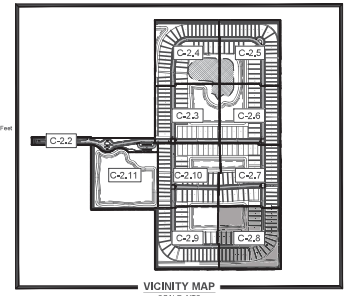

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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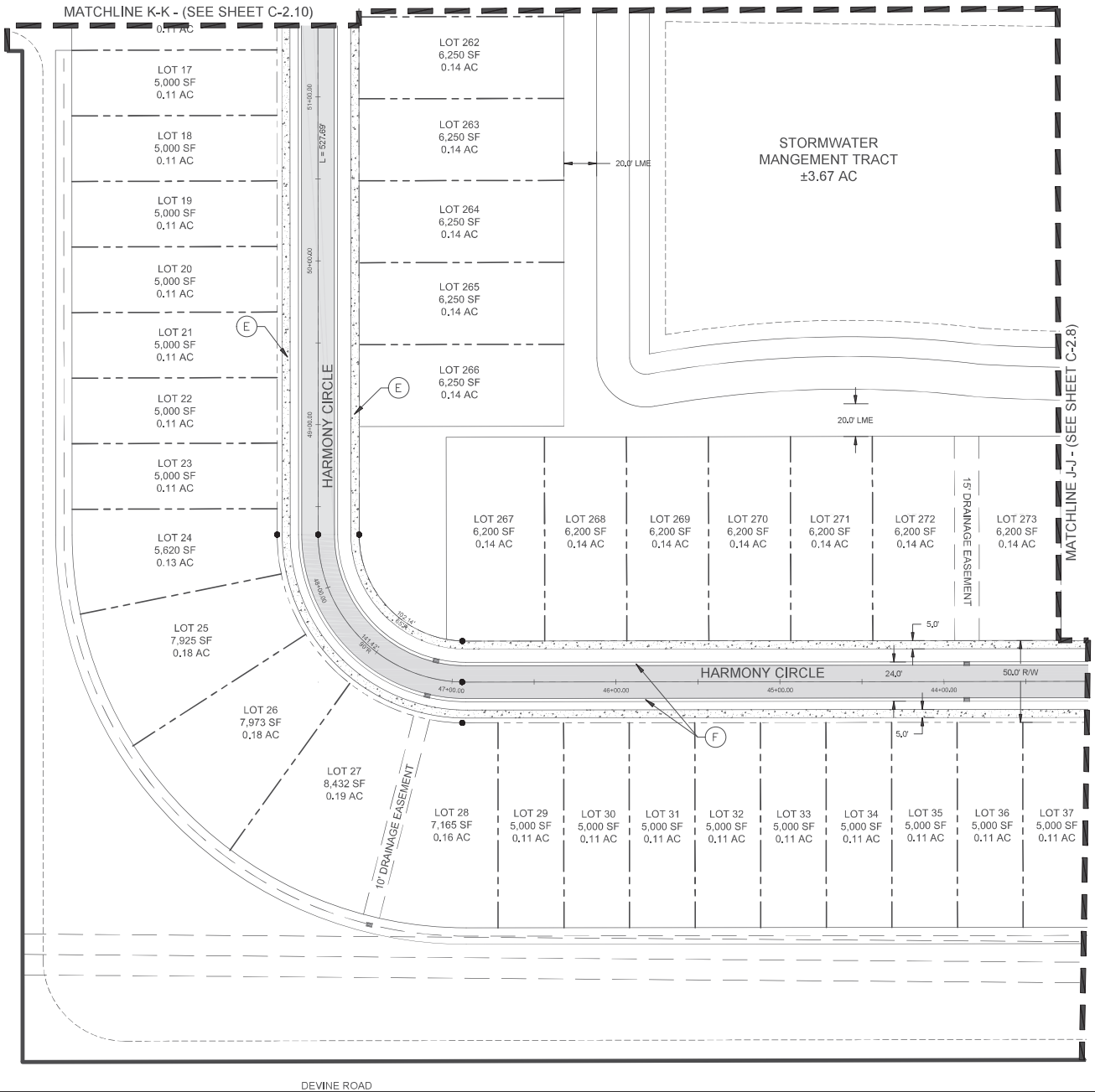

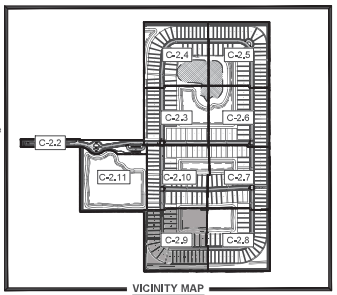

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.9

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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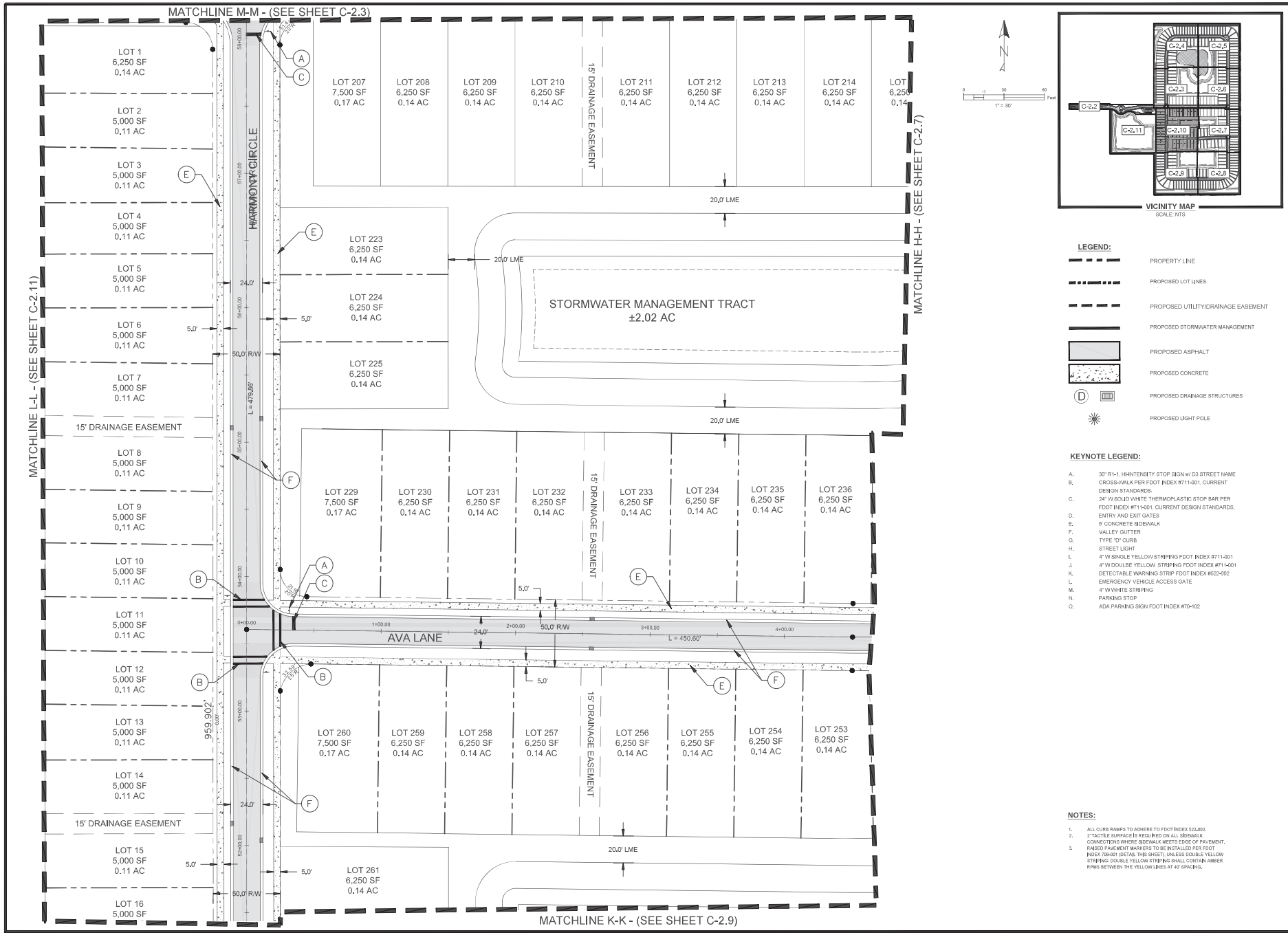

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
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L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 523-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
CA-C #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TAB SHEET	DESIGNED BY	CHECKED BY	APPROVED BY
HORIZONTAL CONTROL PLAN	DCC	JWM	JWM

SCALE: SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.10

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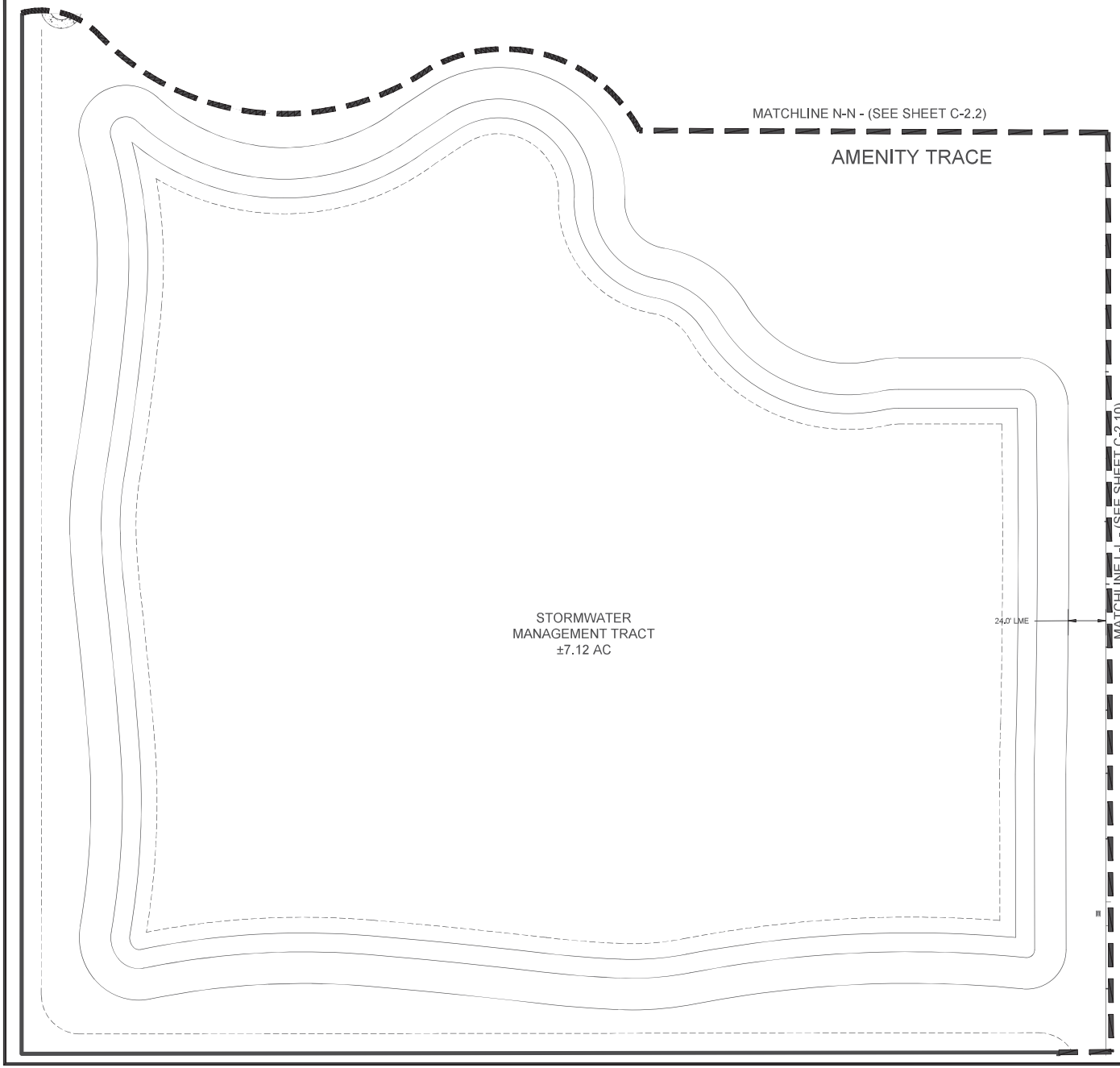

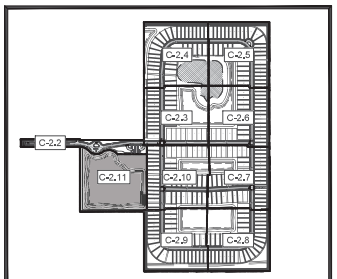

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

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ISSUE	DATE	COMMENTS

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SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.11

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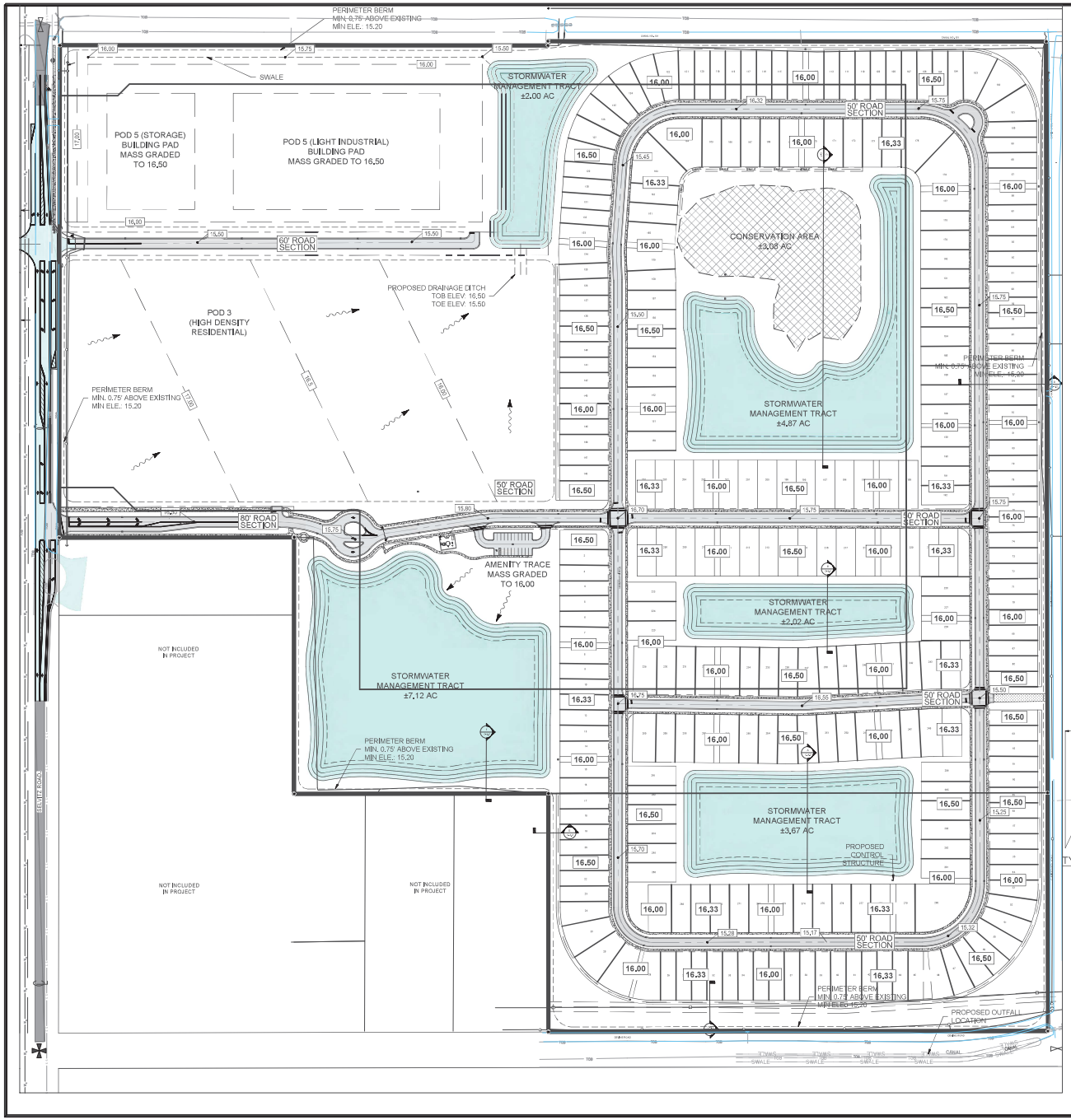

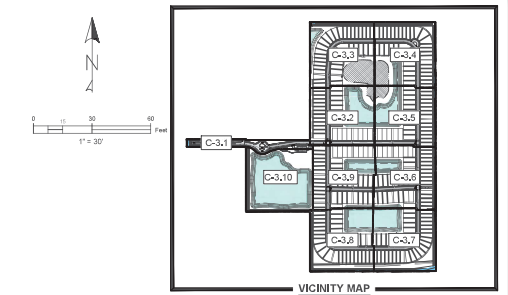

VICINITY MAP
SCALE: NTS

0 15 30 60 Feet
1" = 30'

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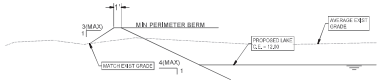
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE

NOTES:
SHOWN ELEVATIONS ARE HELD DOWN ELEVATIONS.

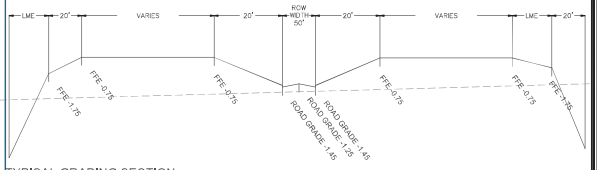
- BUILDING PADS TO BE LEFT 0.67' ABOVE GRADES SHOWN FOR FINISH FLOOR MINIMUM
- 1.0' BELOW GRADES SHOWN FOR CROWN FOR ROADWAYS MINIMUM

BASIN INFORMATION

Lake control	= 12.00
10 year 72 hour stage	= 14.82
Top of bank elevation	= 15.50
100 year 72 hour stage (Zero Discharge)	= 16.65
Minimum FFE	= 17.00
10 year 24 hours stage	= 14.82
Minimum road elevation	= 15.25



LAKE SECTION FOR MASS GRADING AREA



TYPICAL GRADING SECTION

1. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
2. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
4. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL , AND DISPOSAL OF LITTER WITHIN THE PROJECT LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G)

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: MASS GRADING PLAN
DESIGNED BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.0

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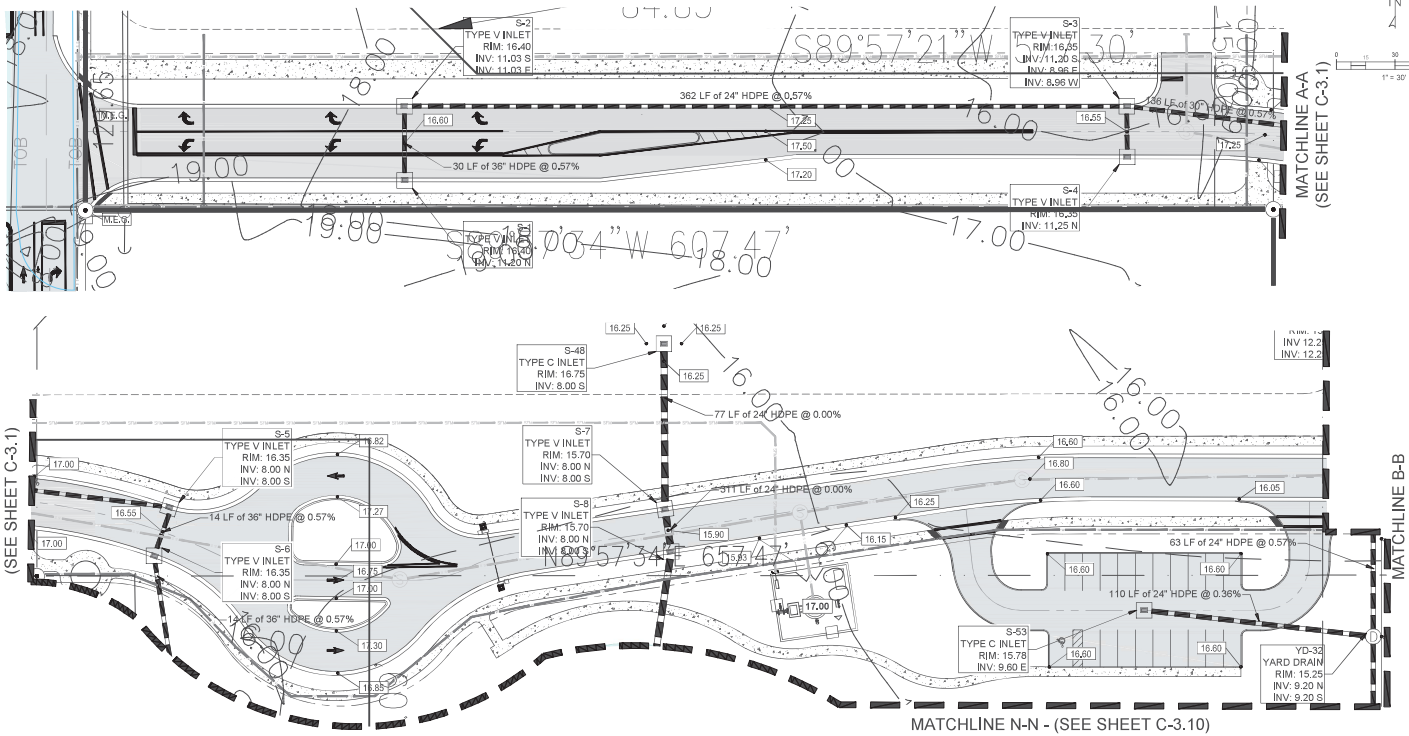

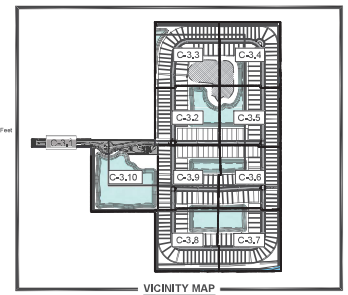

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- PROPOSED CONCRETE
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- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
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DRAINAGE AND GRADING NOTES:

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14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12086C0114J. DATED 01/26/2023

Mills, Short & Associates
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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.1

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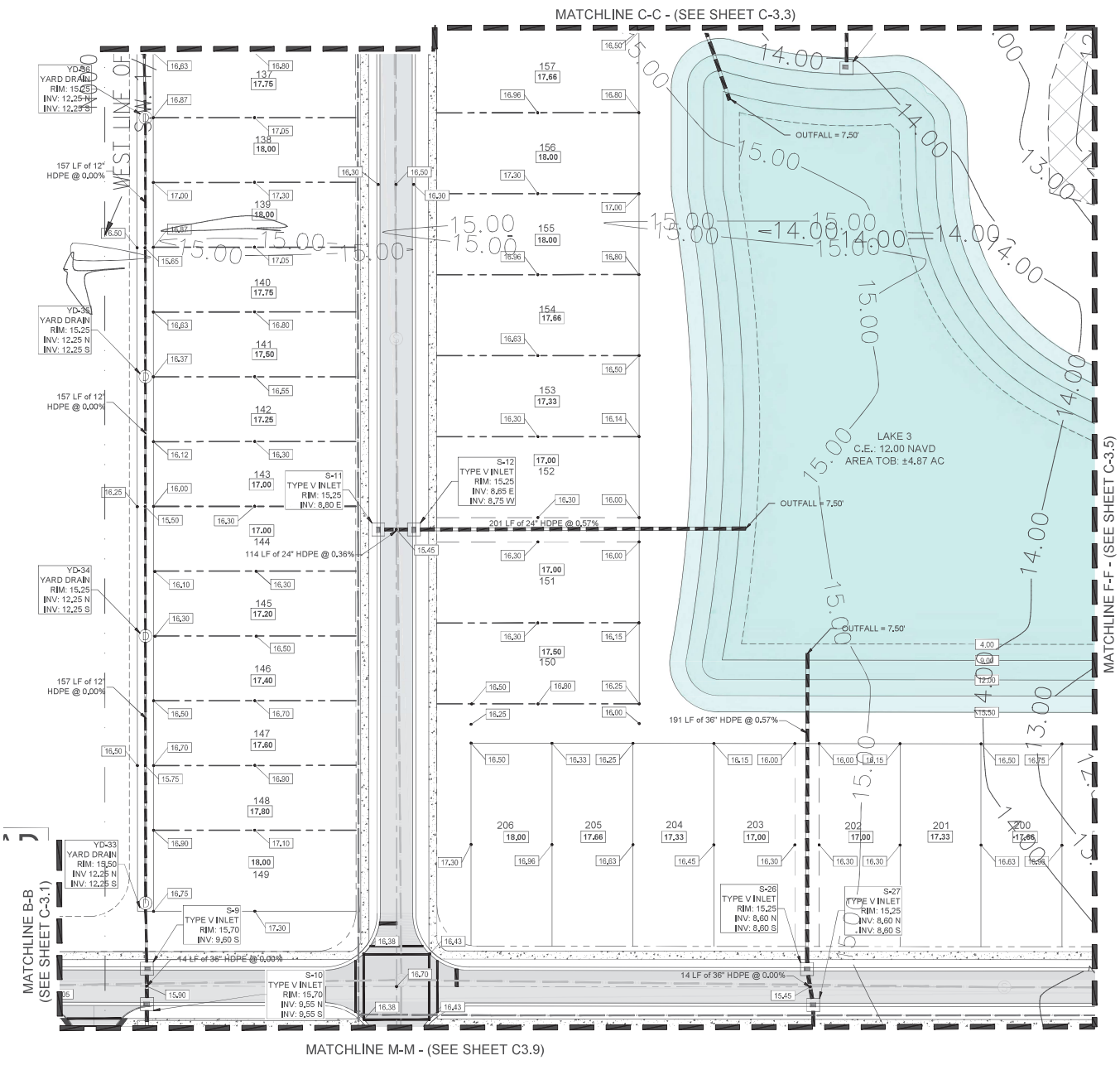

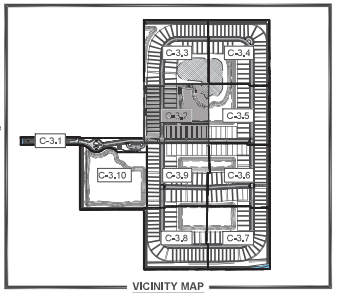

VICINITY MAP
SCALE: NTS

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CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.2

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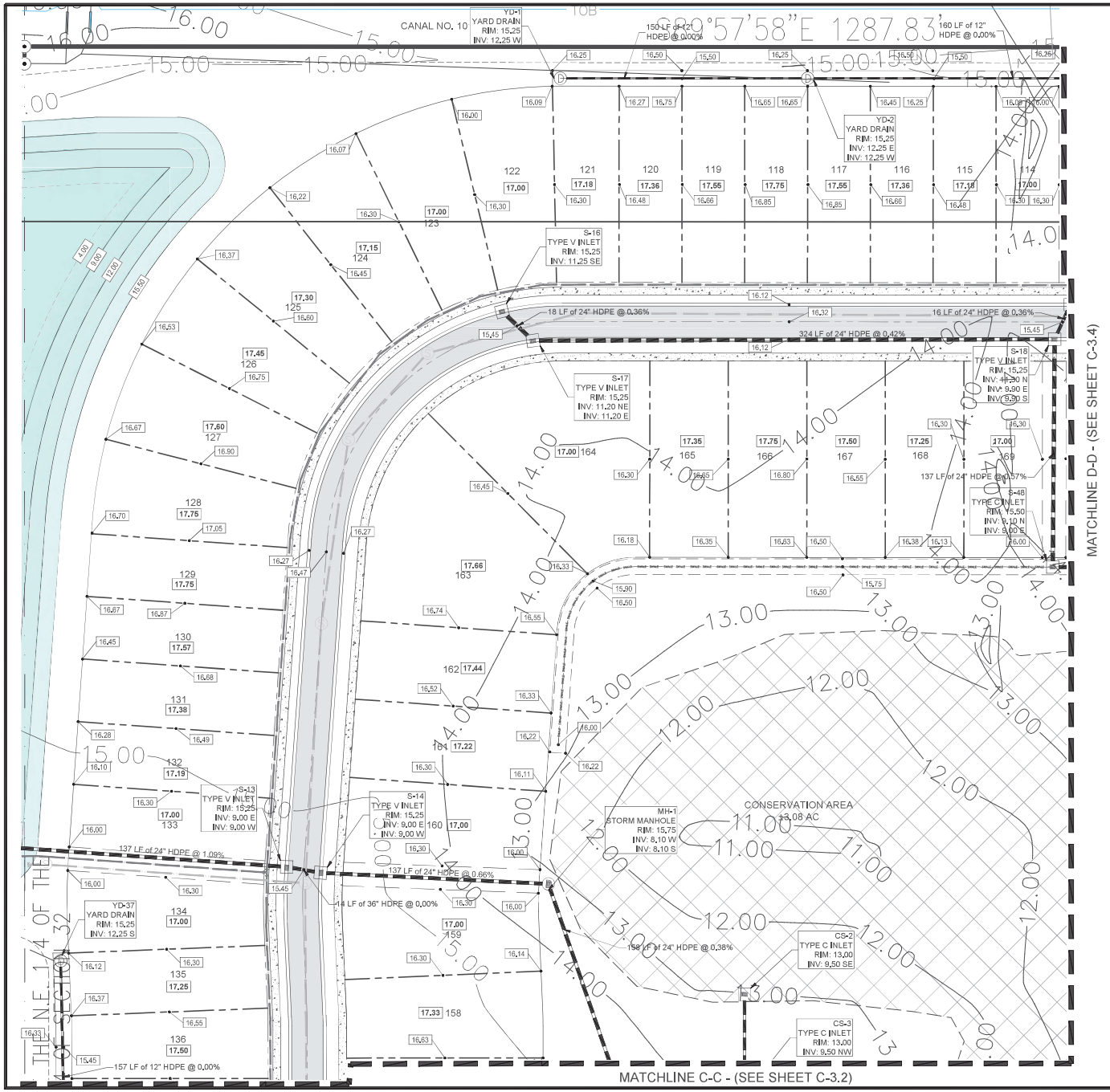

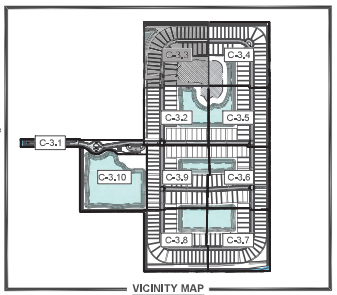

VICINITY MAP
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DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

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DATE 10-02-2024
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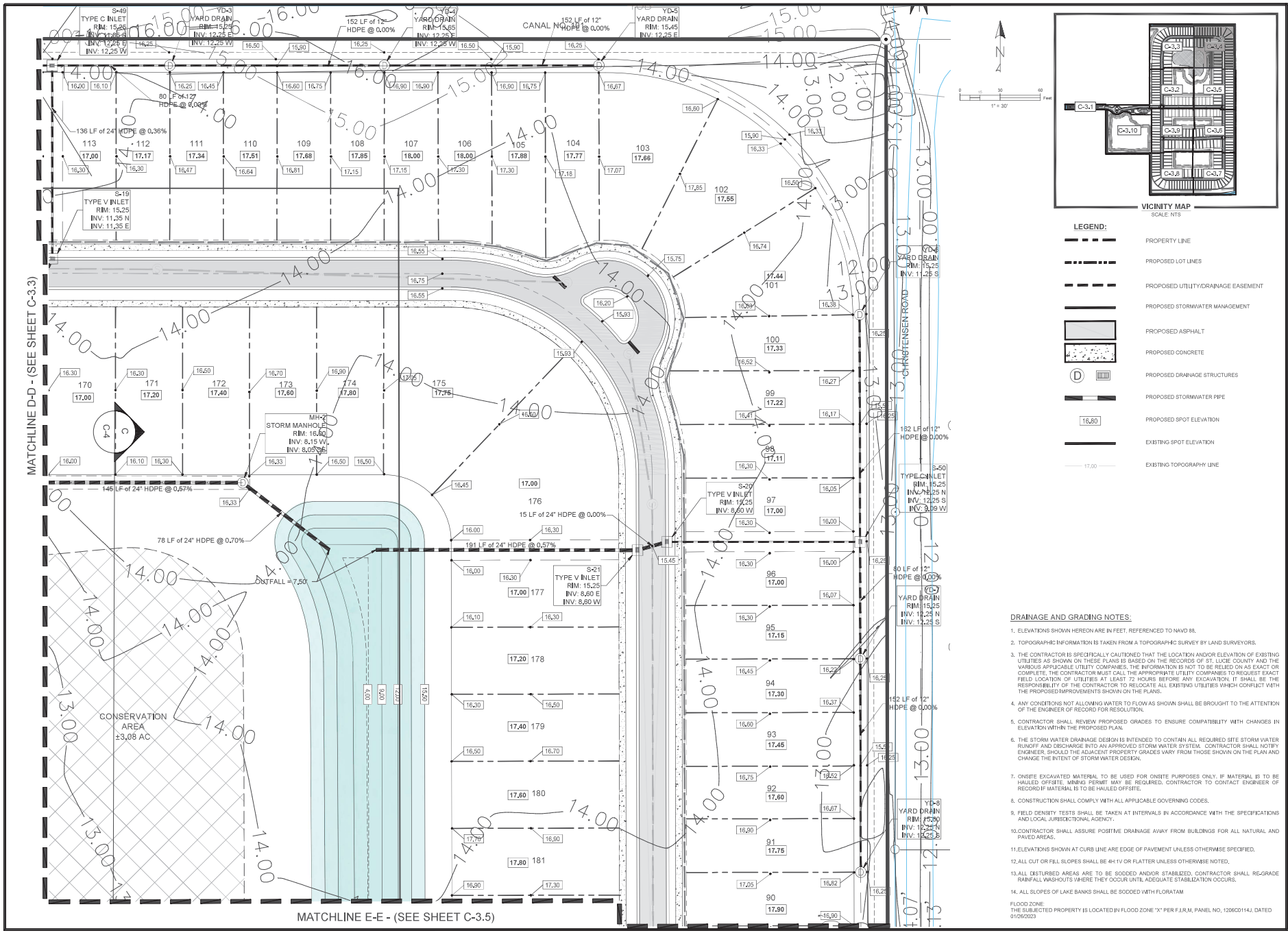

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FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12060C0114J. DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
PHONE: 772.226.7262
C.A.# 30698

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	JWM
CHECKED BY	DCC
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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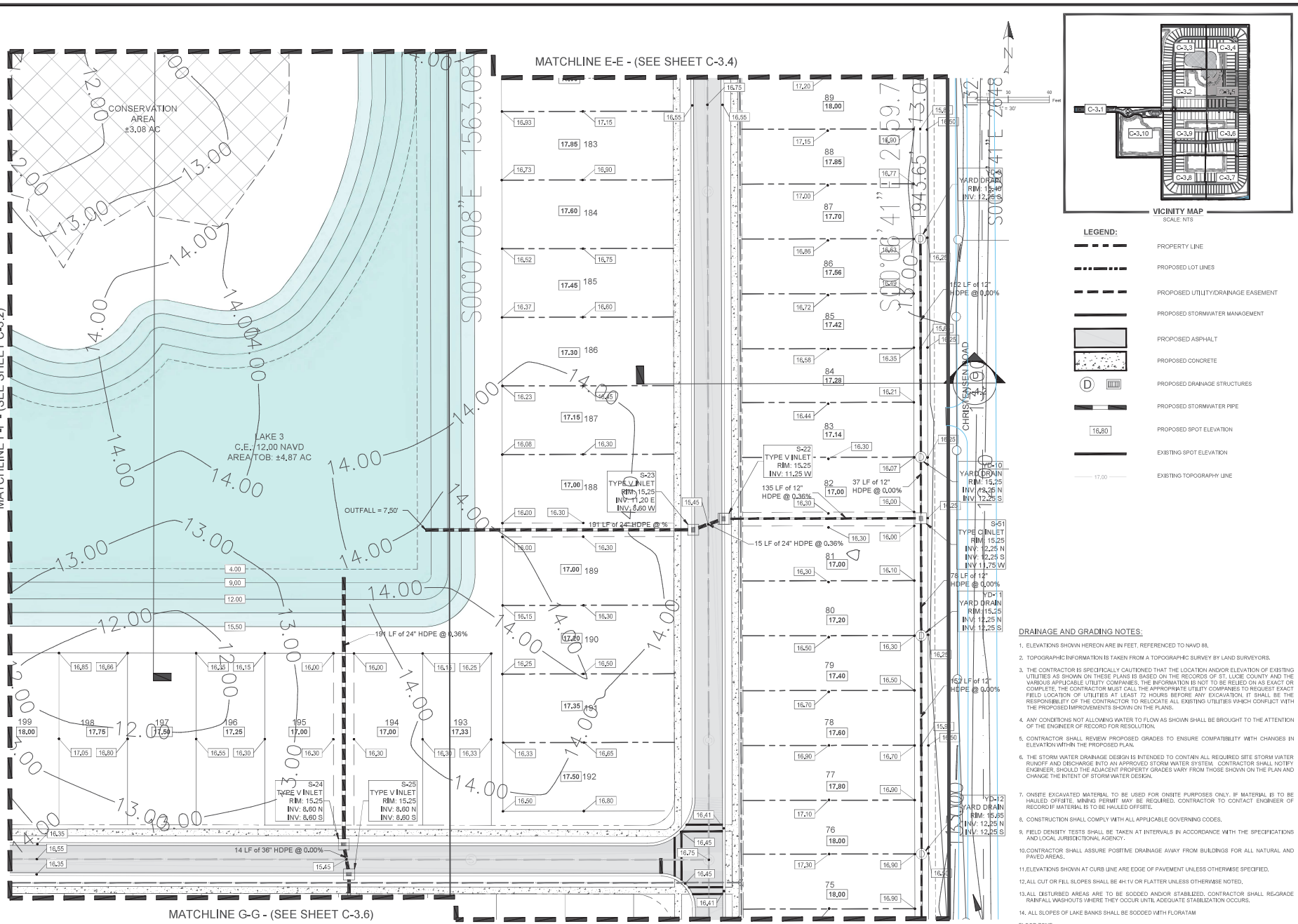

DRAINAGE AND GRADING NOTES:

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.5

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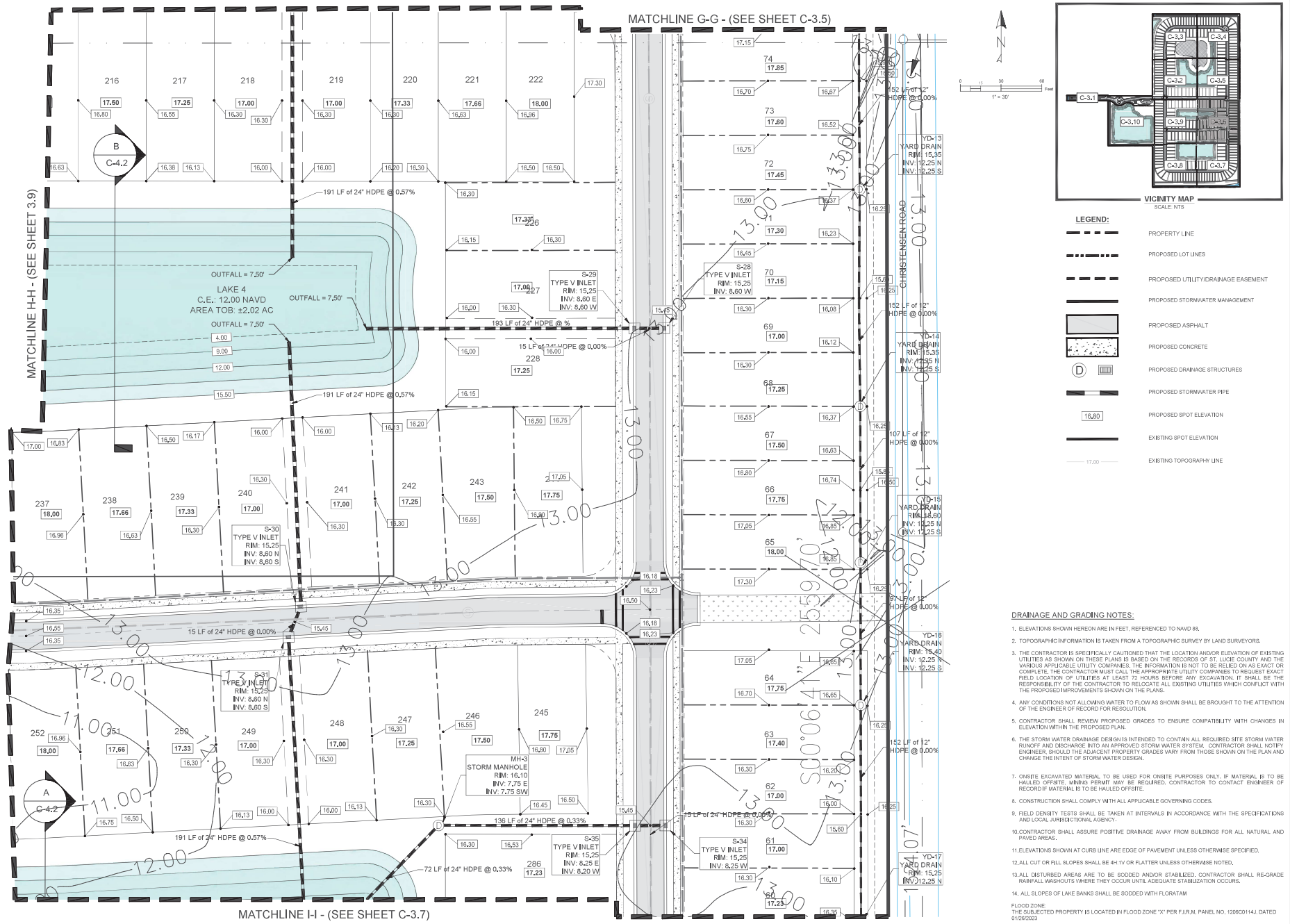

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
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- PROPOSED CONCRETE
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.6

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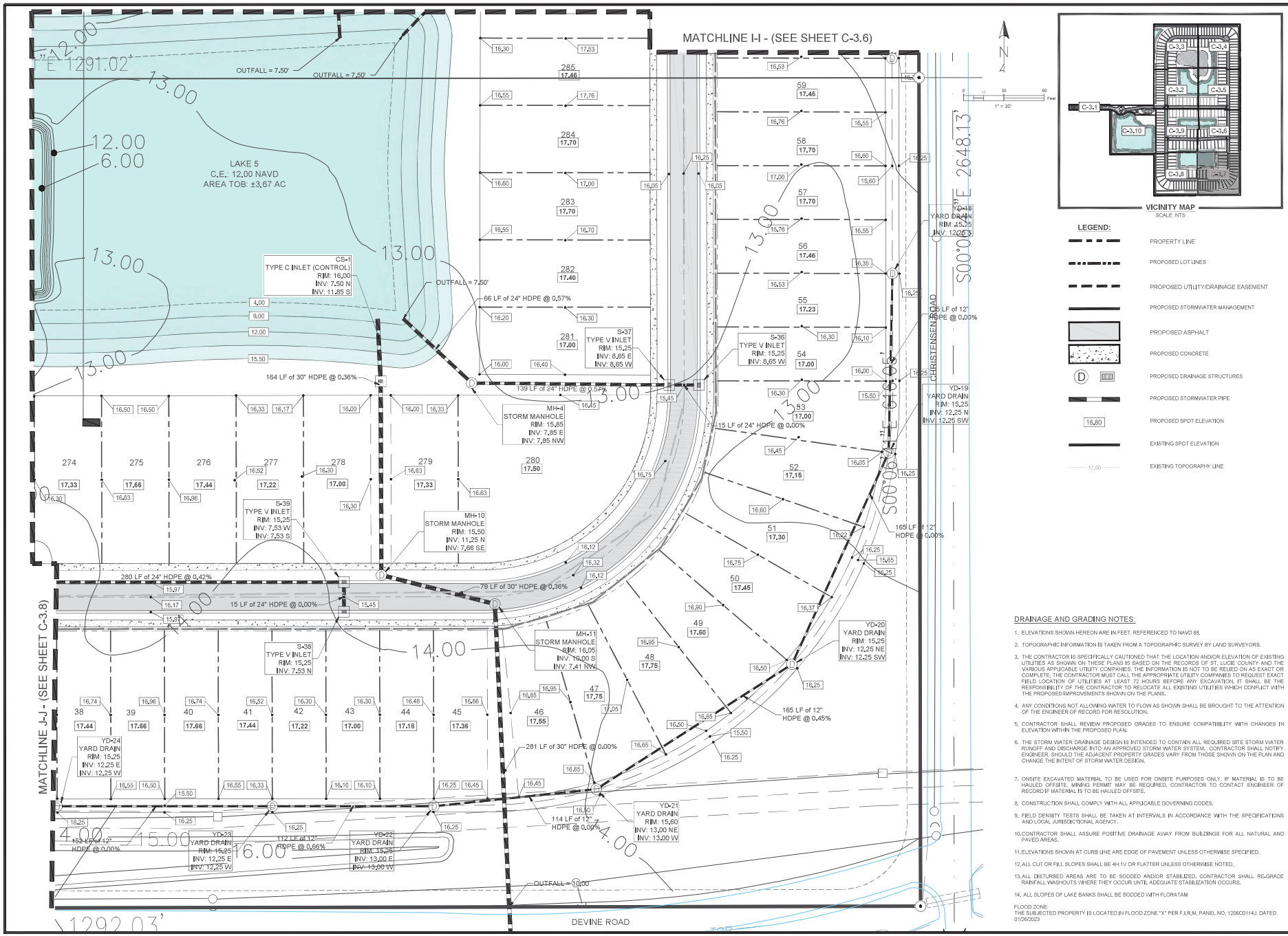

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

PROJECT ENGINEER	JWM
DRAWN BY	DCC
APPROVED BY	JWM
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.7

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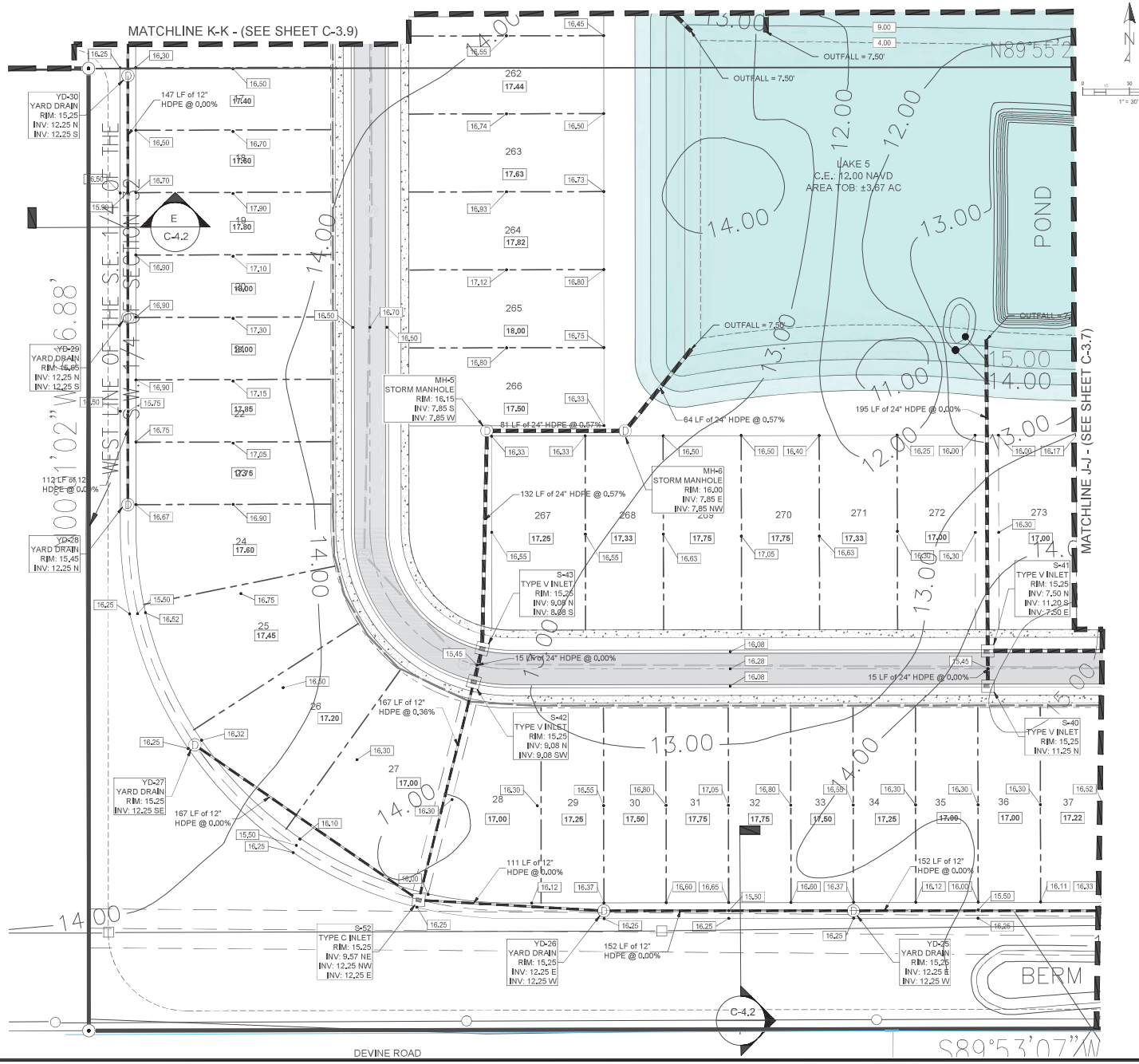

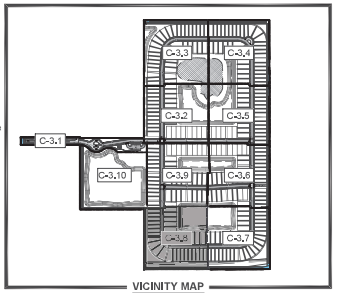

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PLAN SHEET: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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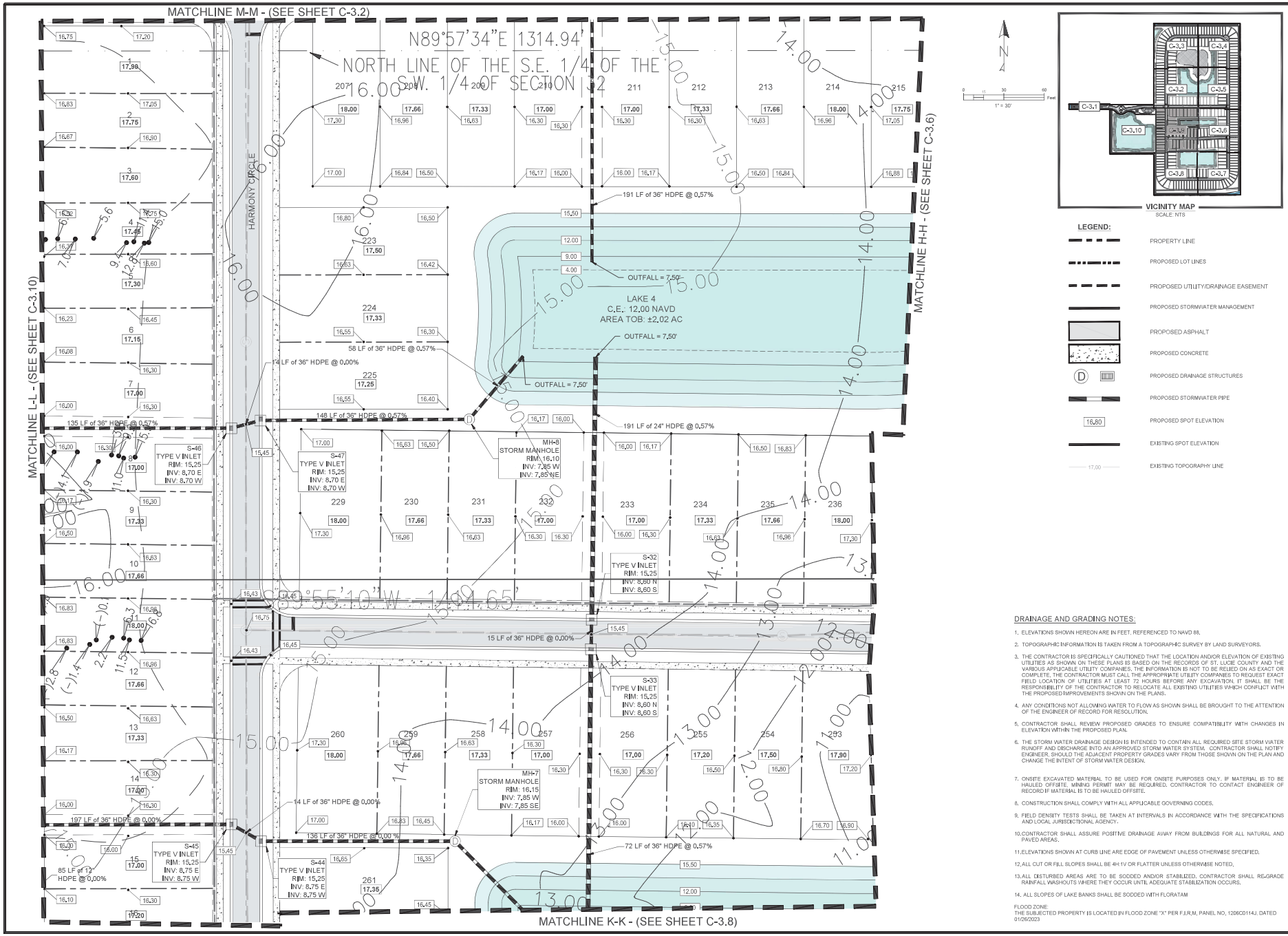

VICINITY MAP
SCALE: NTS

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SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
JWM	DCC	JWM	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.9

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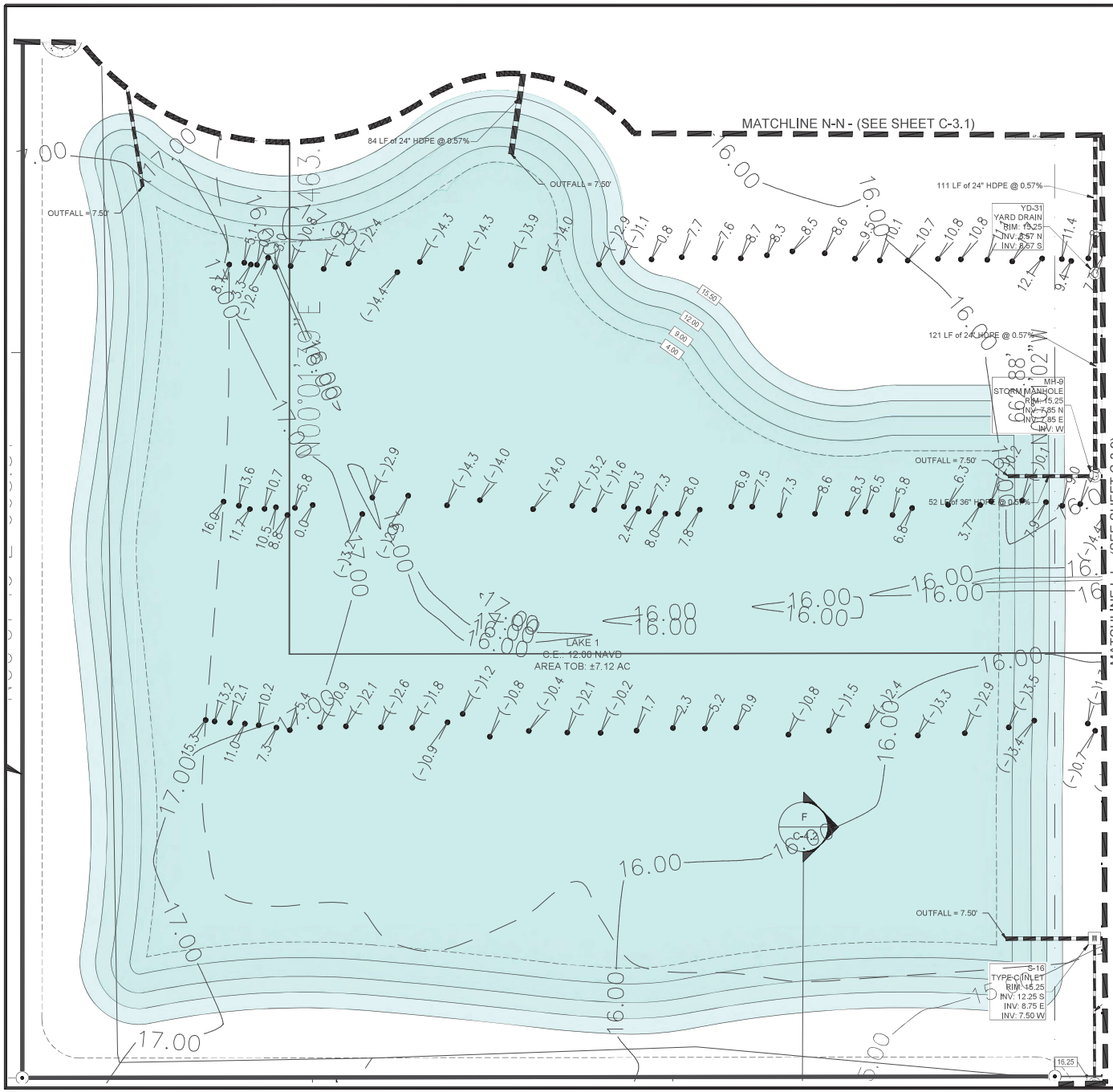

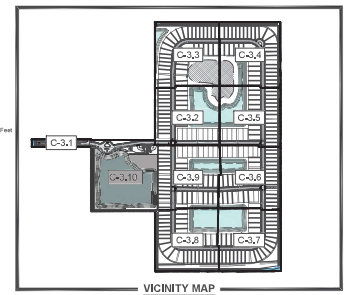

VICINITY MAP
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5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN 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.
14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12086C0114J. DATED 01/26/2023

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.10

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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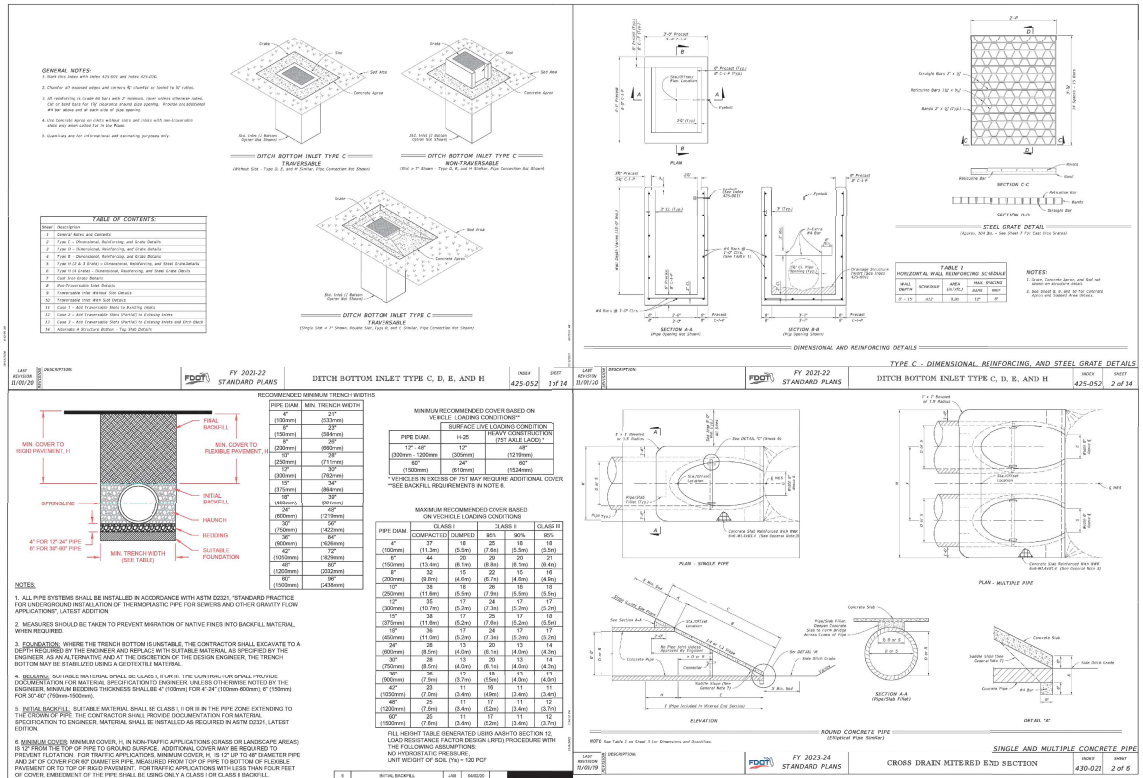
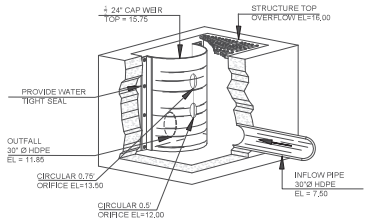
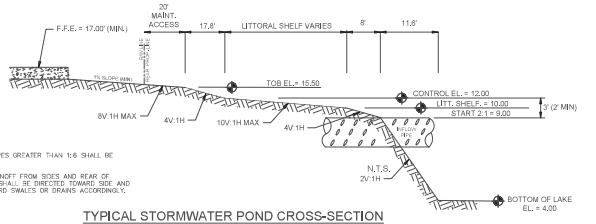
TIME: 5:11 PM



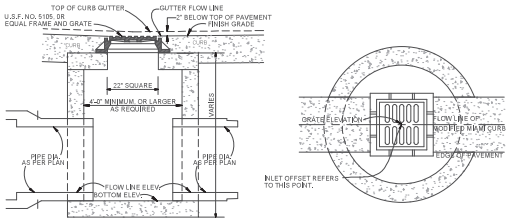


CONTROL STRUCTURE CS-1
FDOT TYPE 'C' STRUCTURE
SCALE = N.T.S.



NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES OR DRAINS ACCORDINGLY.

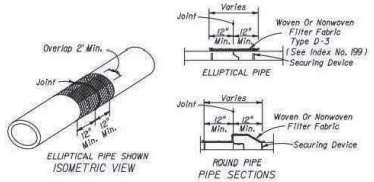
TYPICAL STORMWATER POND CROSS-SECTION
SCALE: N.T.S.



ELEVATION TOP VIEW

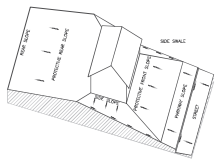
NOTE:
1. FOR JUNCTION BOX USE STANDARD STRUCTURE BOTTOM AND TOP SLAB "TYPE P" OR "TYPE J". IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX No. 200.

TYPICAL MODIFIED MIAMI CURB INLET
SCALE: N.T.S.



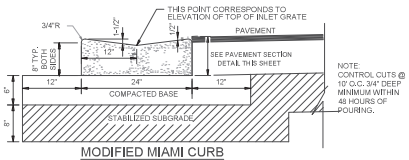
Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC DETAIL
SCALE: N.T.S.



LOT GRADING DETAIL
N.T.S.
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES:
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.



MODIFIED MIAMI CURB
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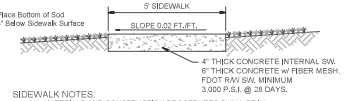
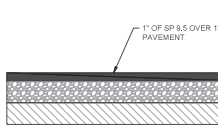
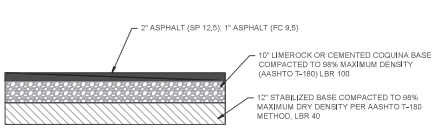


SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES 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
N.T.S.



ASPHALT PAVEMENT - PRIVATE R/W
SCALE: N.T.S.



CITY ASPHALT PAVEMENT
SCALE: N.T.S.

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COMMENTS
DATE
ISSUE

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING, GRADING, & DRAINAGE DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-4.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
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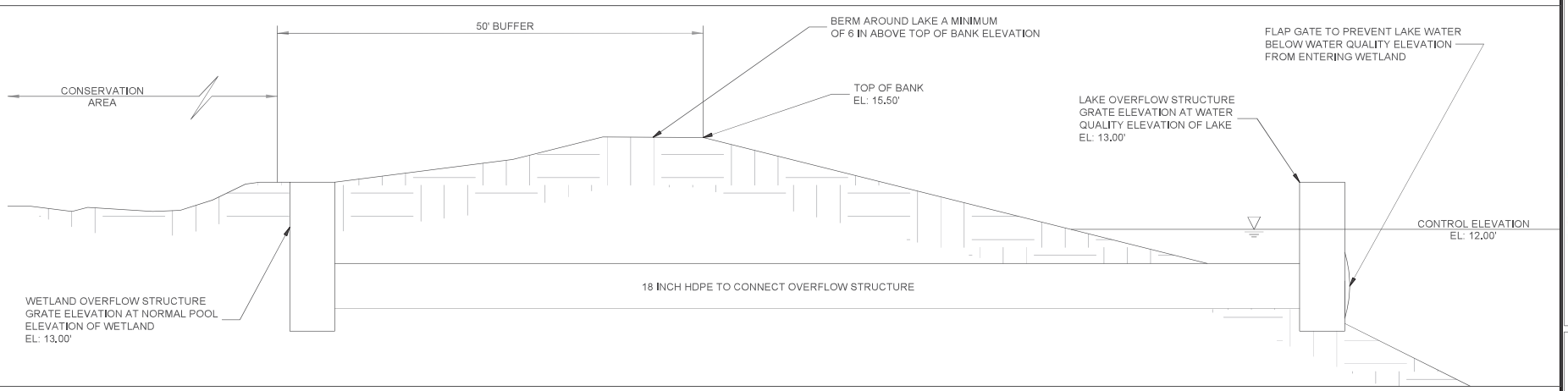

TYPICAL LAKE TO WETLAND OVERFLOW STRUCTURE DETAIL
N.T.S.

NOTES:

1. WETLAND STRUCTURE SHALL HAVE A 12 INCH DEEP SUMP BELOW THE INVERT OF THE PIPE
2. DITCH BOTTOM INLET STRUCTURES SHALL CONFORM TO FDOT STANDARD PLAN 425-052
3. WETLANDS WITHOUT NP OR SHW RECORDED USE THE AVERAGE PERIMETER ELEVATION OF THE JURISDICTIONAL LINE FOR THE OVERFLOW STRUCTURE GRATE ELEVATION

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: PAVING GRADING AND DRAINAGE DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-4.2

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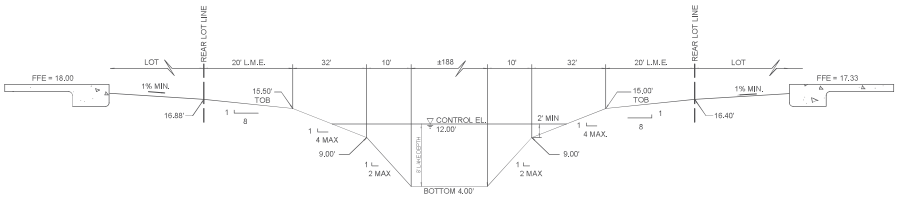

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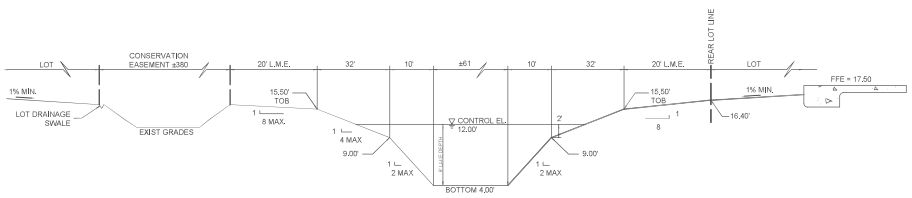

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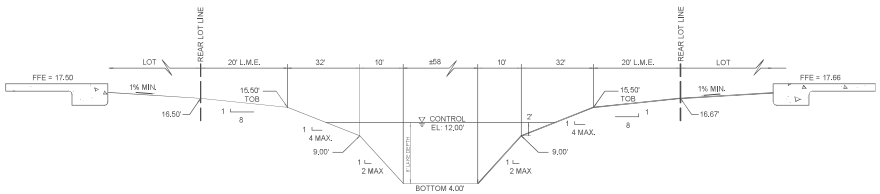

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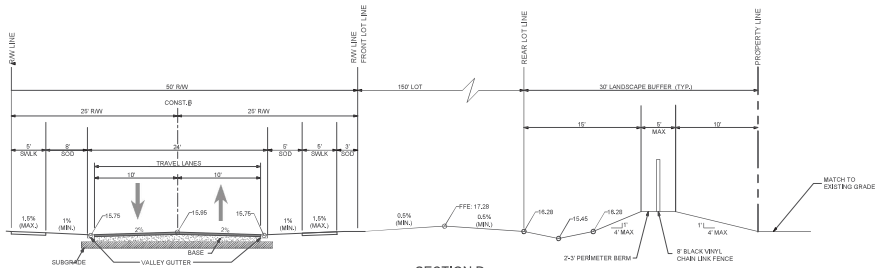

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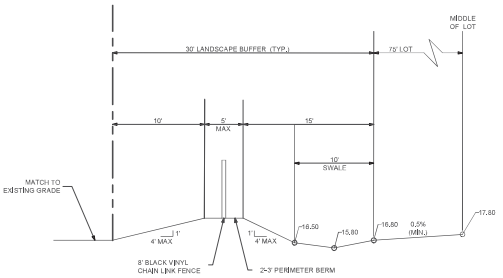

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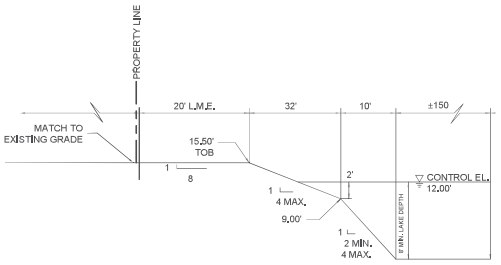

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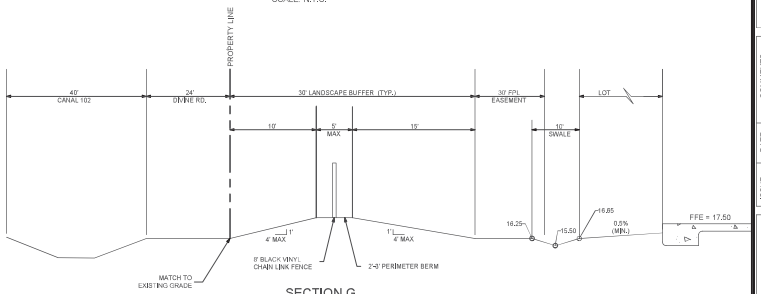

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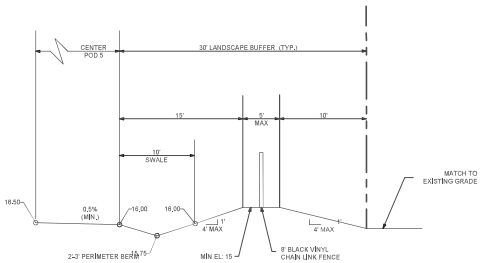

SECTION H
SCALE: N.T.S.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE	CROSS SECTIONS
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-4.3

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING GRADING AND DRAINAGE DETAILS.dwg
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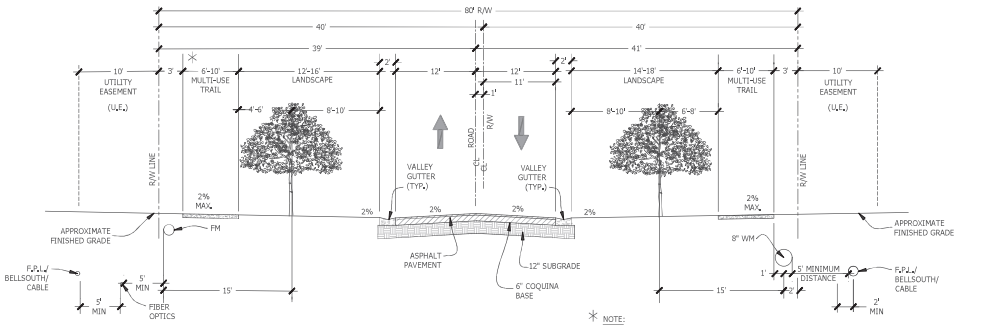
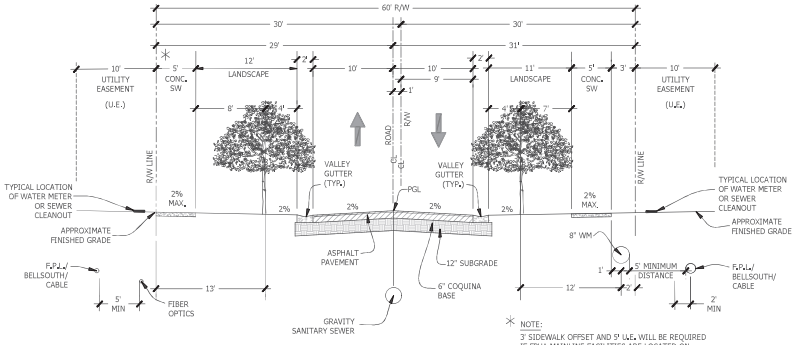
TIME: 5:13 PM



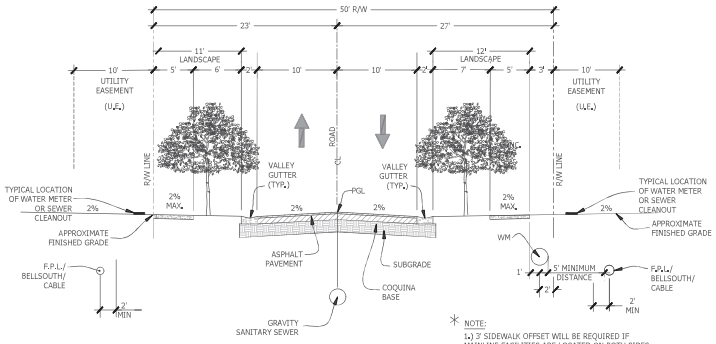
✳ NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.

TYPICAL 80' RIGHT OF WAY
SCALE: N.T.S.



✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

TYPICAL 60' RIGHT OF WAY
SCALE: N.T.S.



✳ NOTE:
1.) 3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

2.) STREET TREES WILL BE REQUIRED ON ONLY ONE SIDE OF THE STREET.

TYPICAL 50' RIGHT OF WAY
SCALE: N.T.S.

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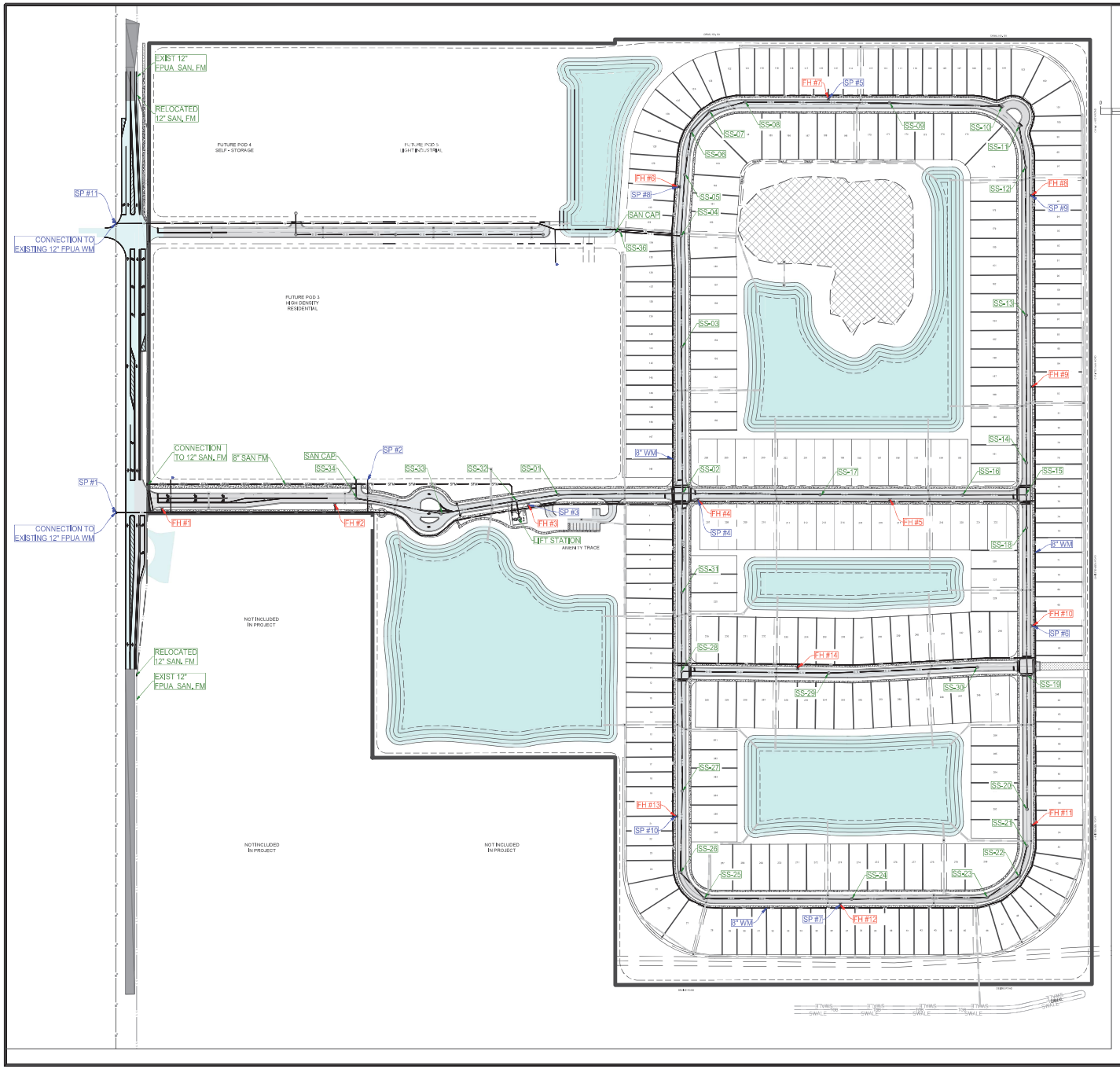
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: TYPICAL CROSS SECTIONS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-4.4



VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
- PROPOSED STORMWATER PIPE

TOTAL UTILITY PIPE LENGTH:

8" C-900 PVC WM:	11,339 LF
8" C-900 PVC SAN:	8,608 LF
8" C-900 PVC FM:	1,050 LF

SAMPLE POINT DISTANCE:

1 TO 2	770 LF
2 TO 3	565 LF
3 TO 4	469 LF
4 TO 8	920 LF
8 TO 5	582 LF
5 TO 9	510 LF
9 TO 6	1166 LF
6 TO 7	1220 LF
7 TO 10	654 LF
10 TO 4	923 LF

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.

RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS. WHEREVER EITHER ARE 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.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	OVERALL UTILITY PLAN
DESIGNED BY	JWM
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.0

TIME: 5:13 PM
DATE: 7/17/2025
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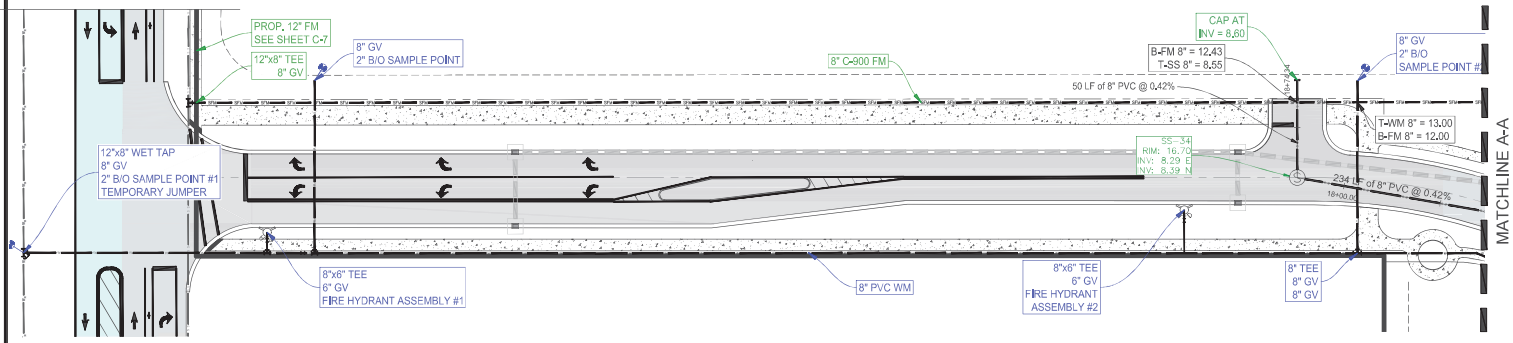

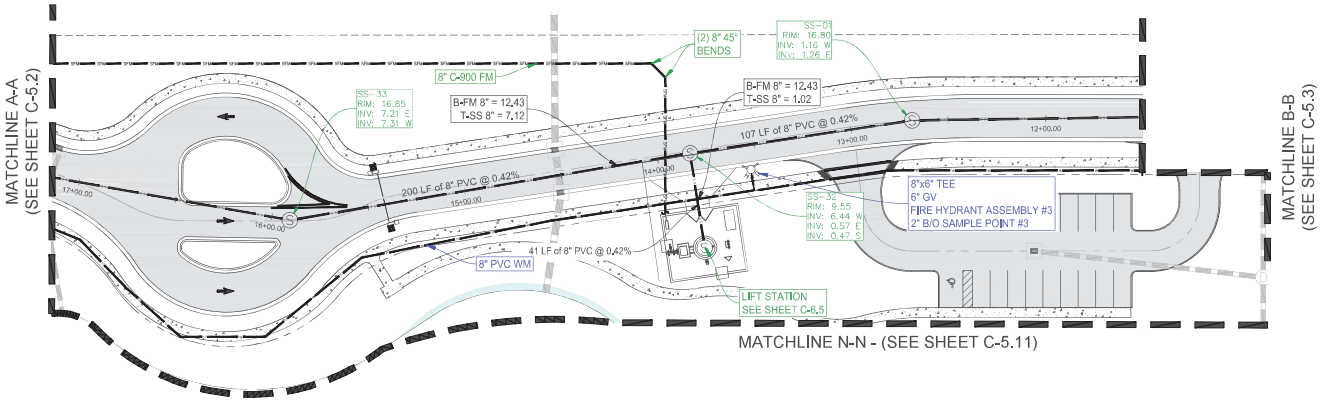

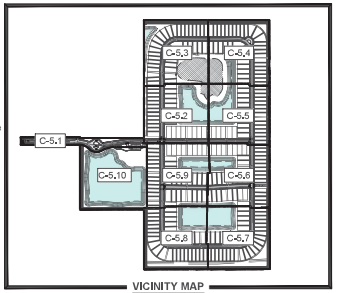

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
- PROPOSED STORMWATER PIPE

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.

RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS,

WHEREVER EITHER ARE 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.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PLAN
DESIGNED BY	DCC
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.1

TIME: 5:13 PM
DATE: 7/17/2025
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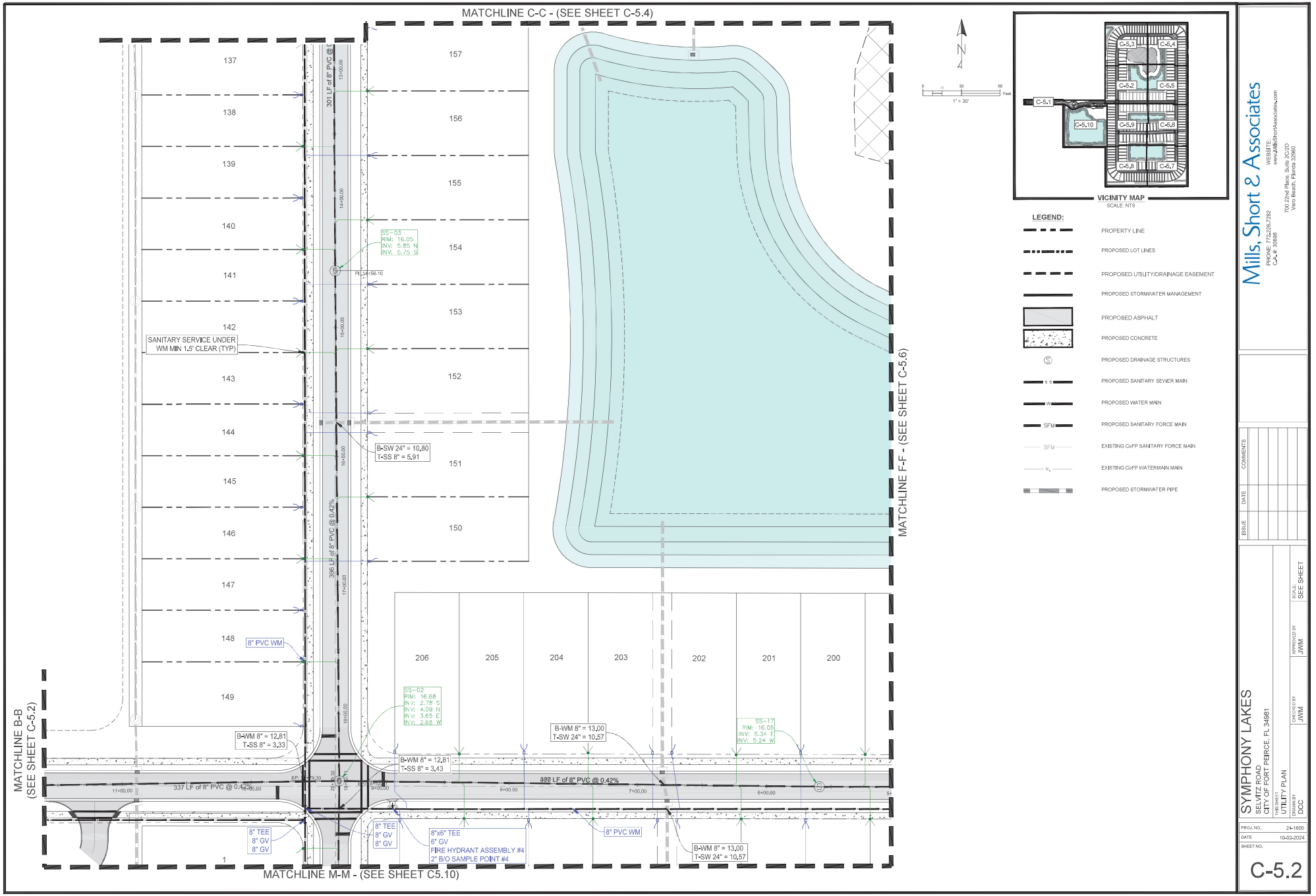

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
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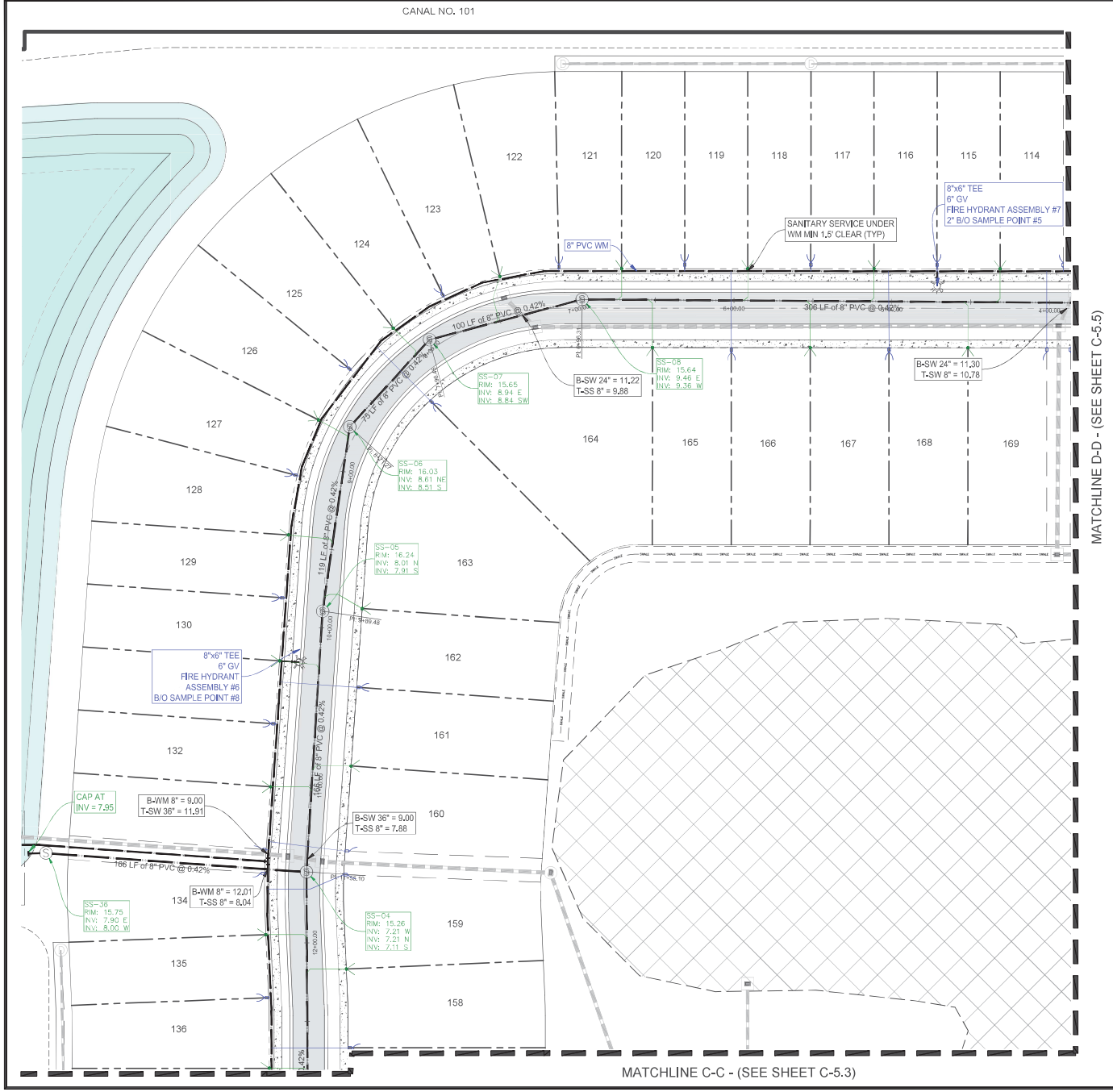

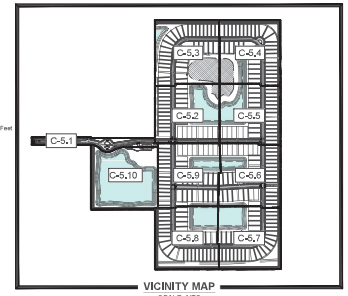

VICINITY MAP
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C-5.3

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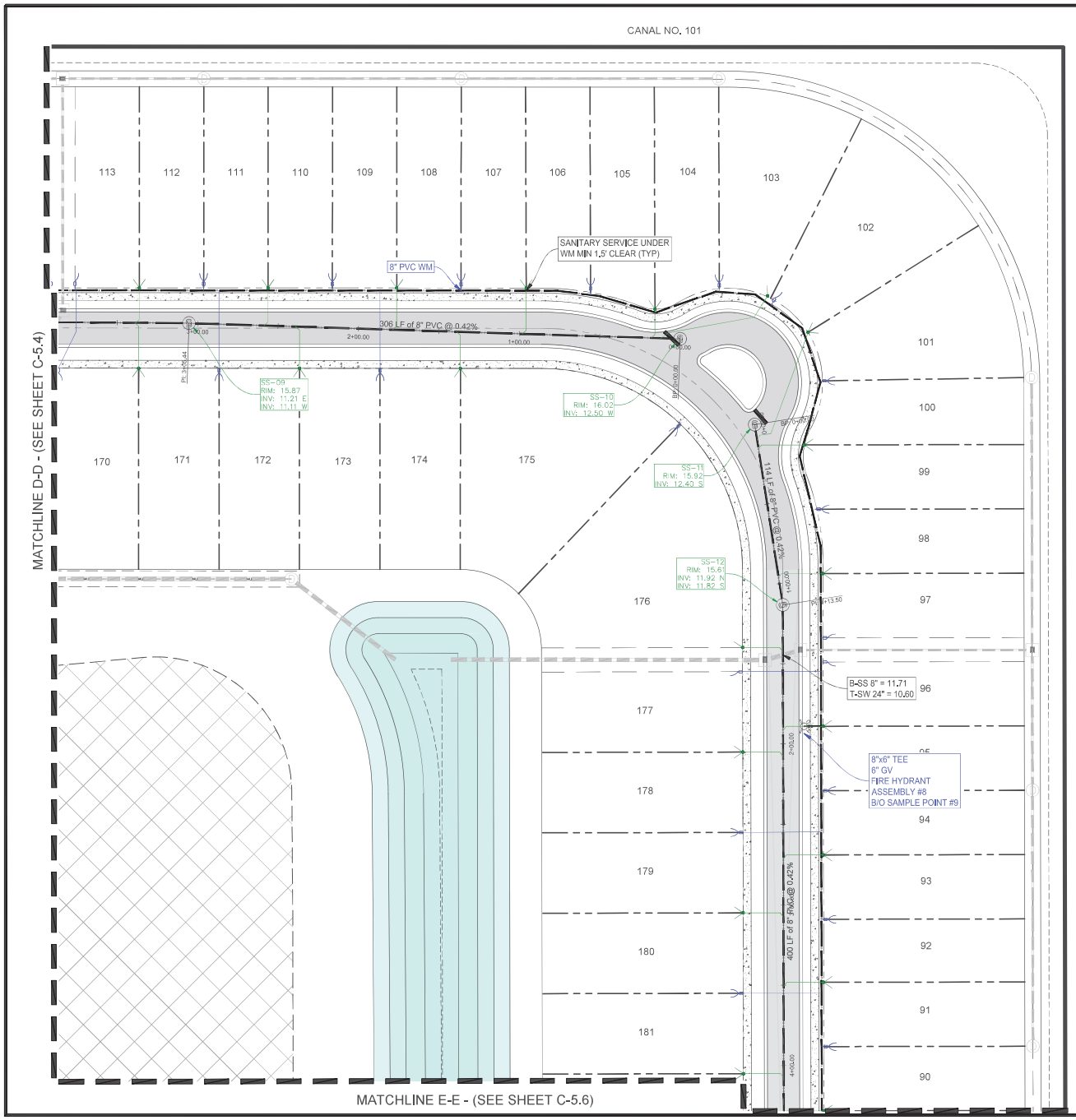

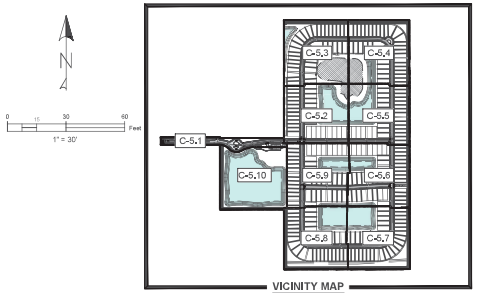

VICINITY MAP
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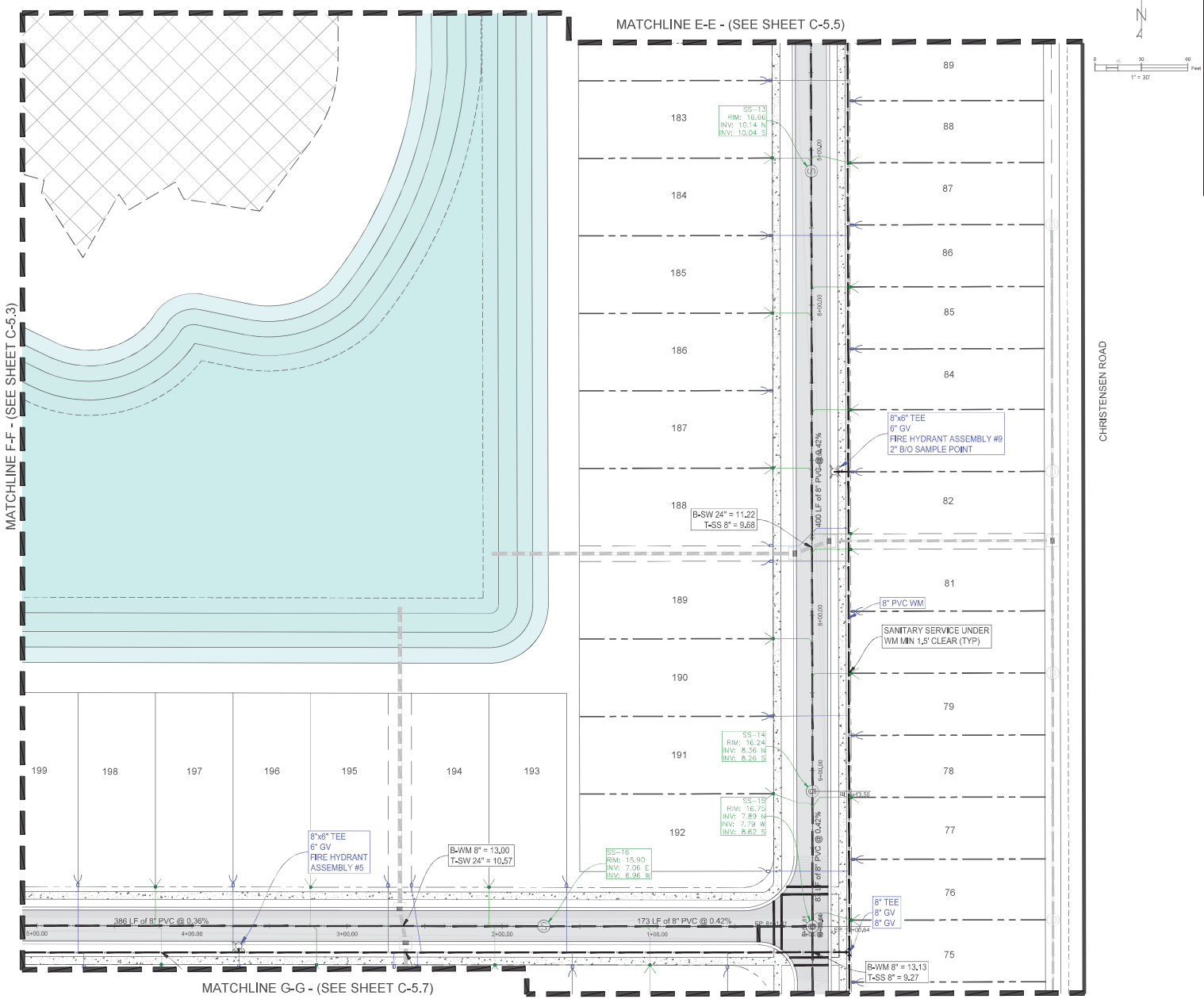

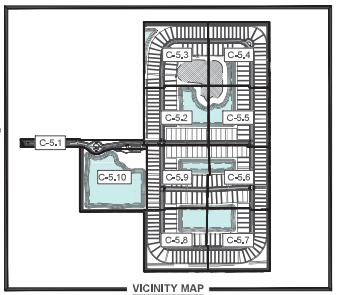

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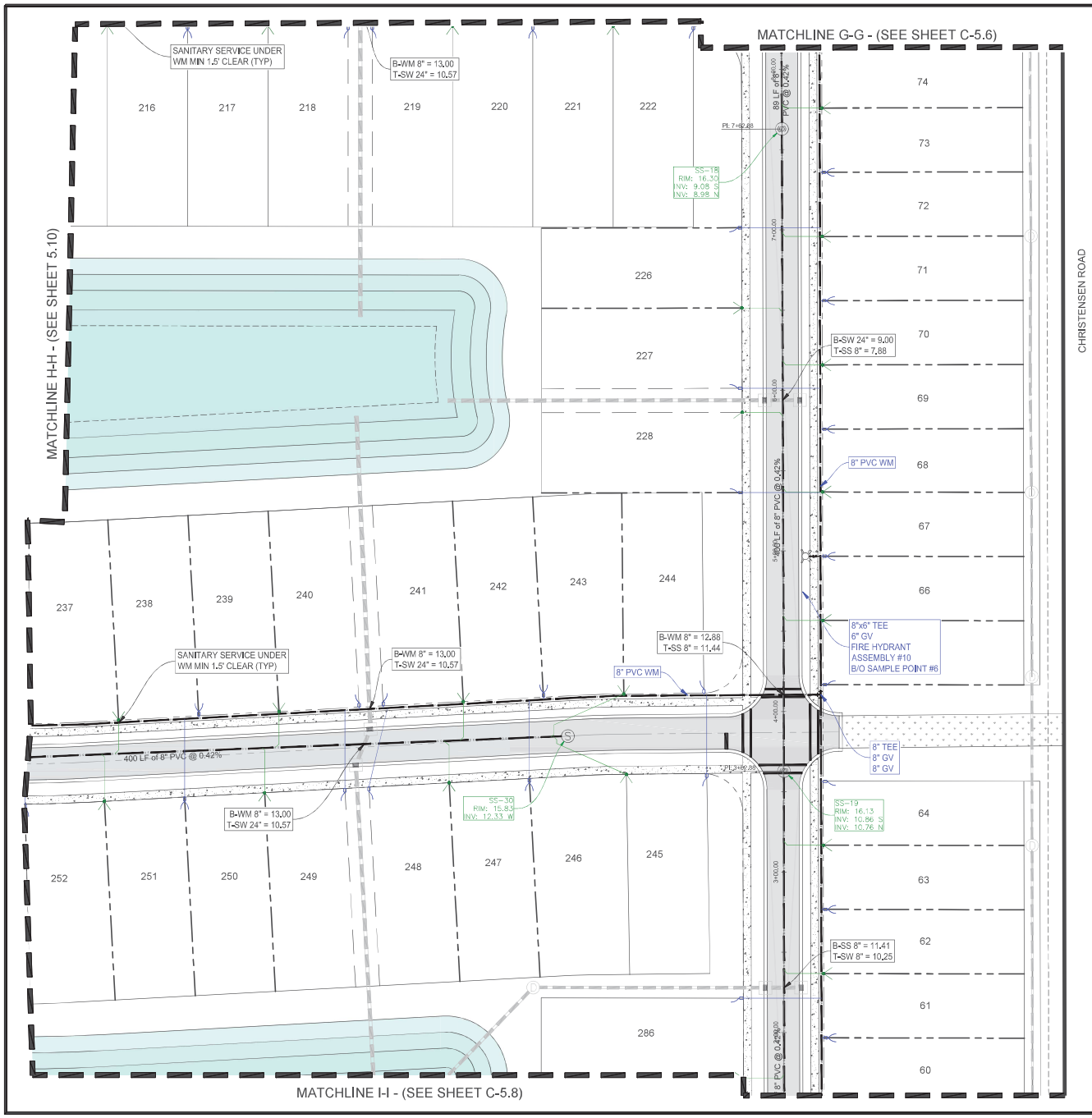

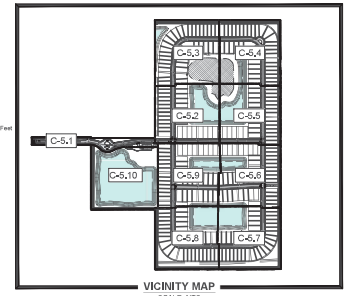

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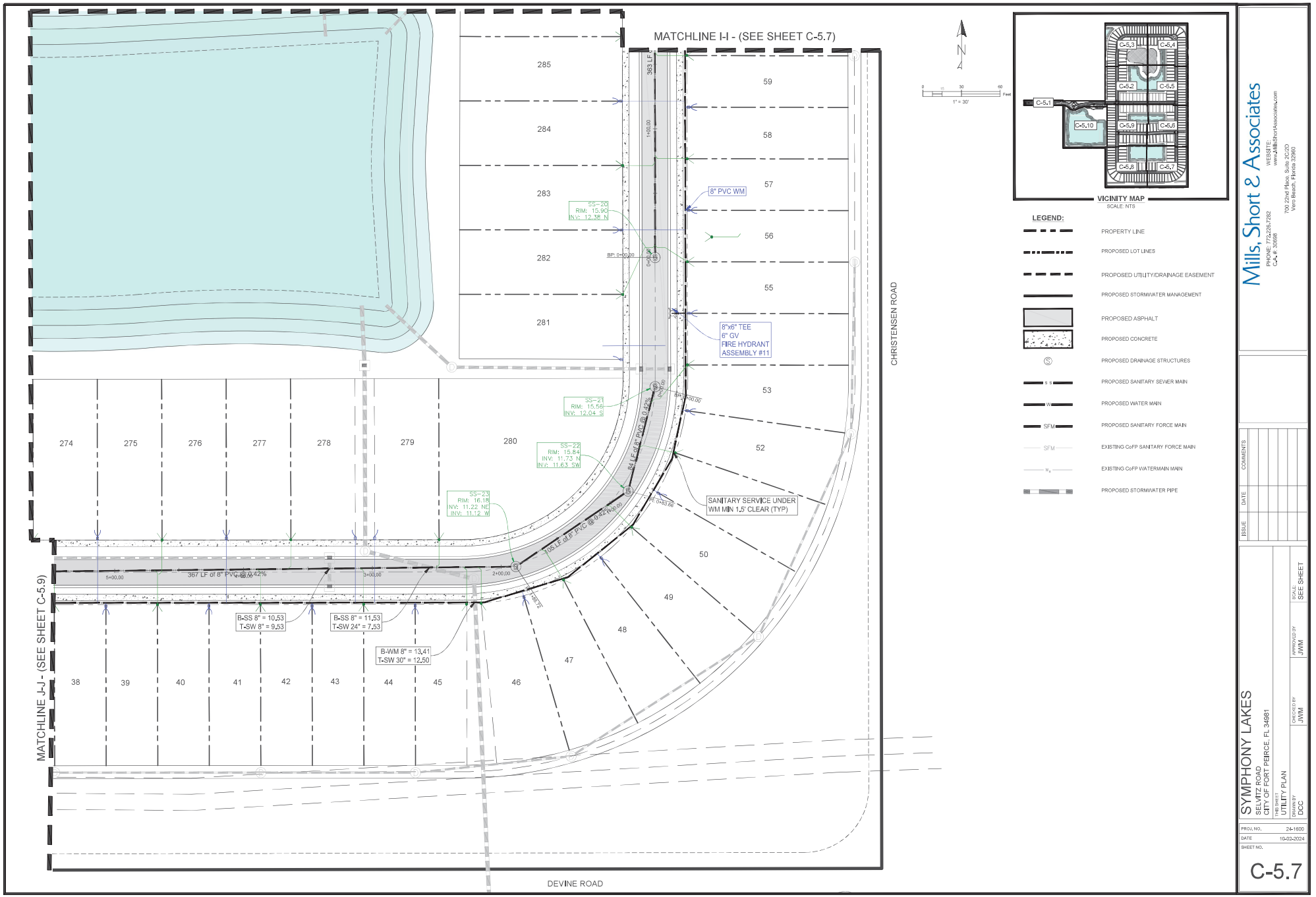

VICINITY MAP
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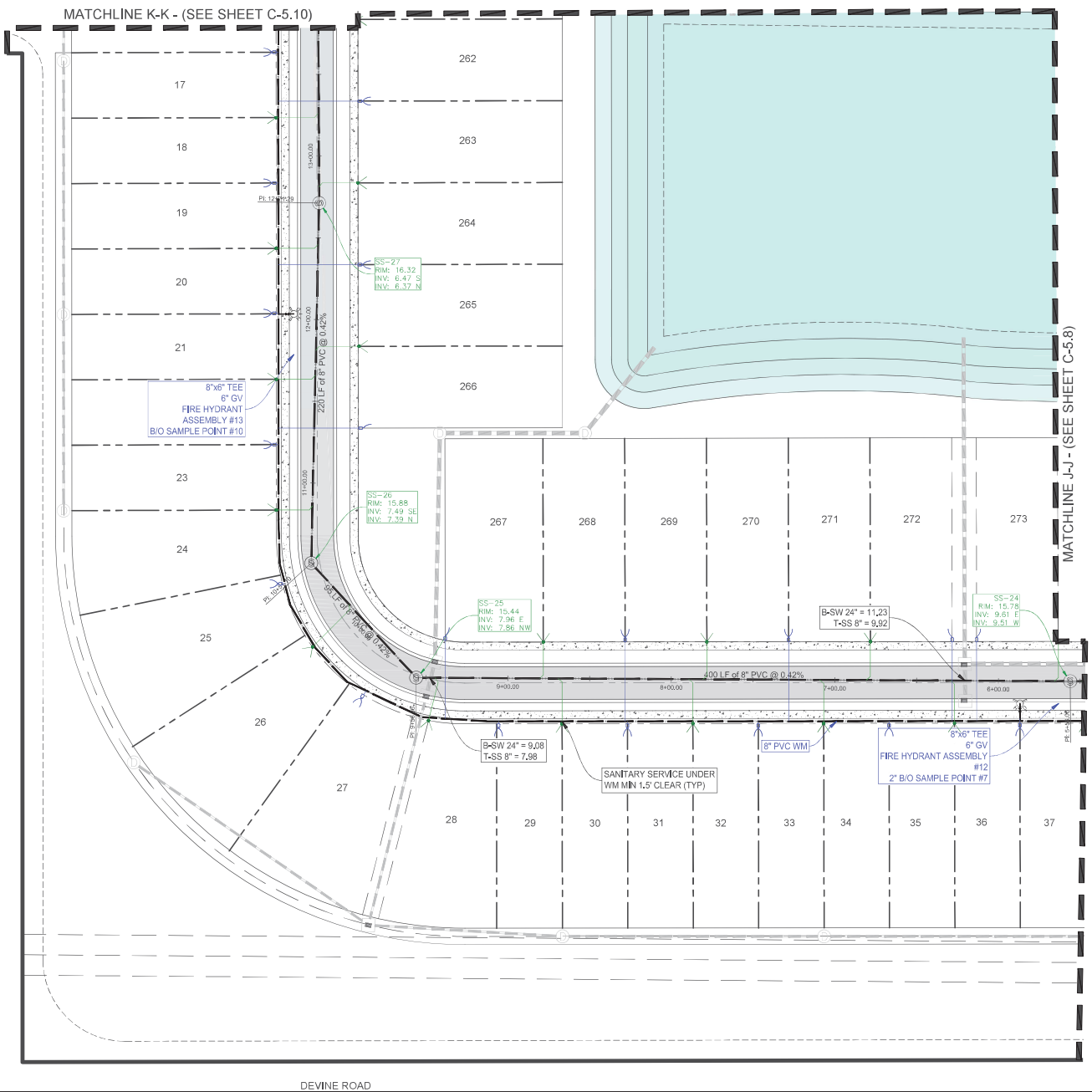

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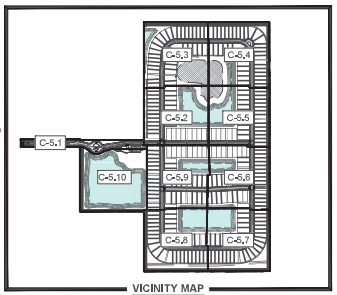

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SCALE	SEE SHEET

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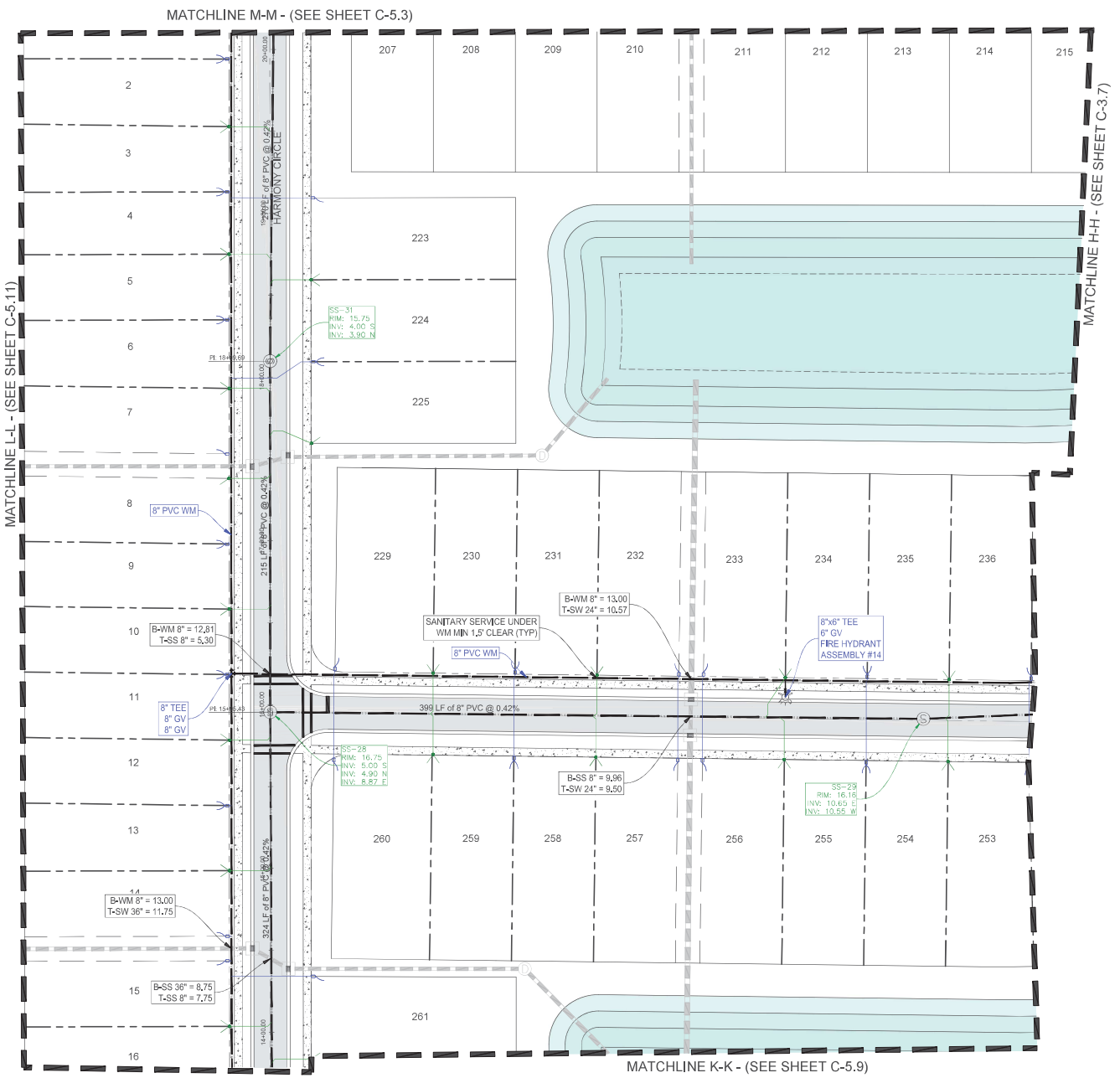

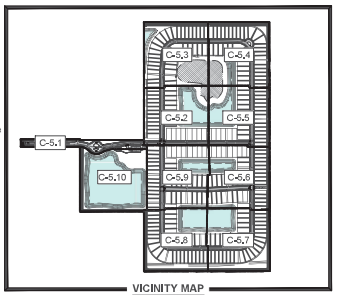

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C-5.9

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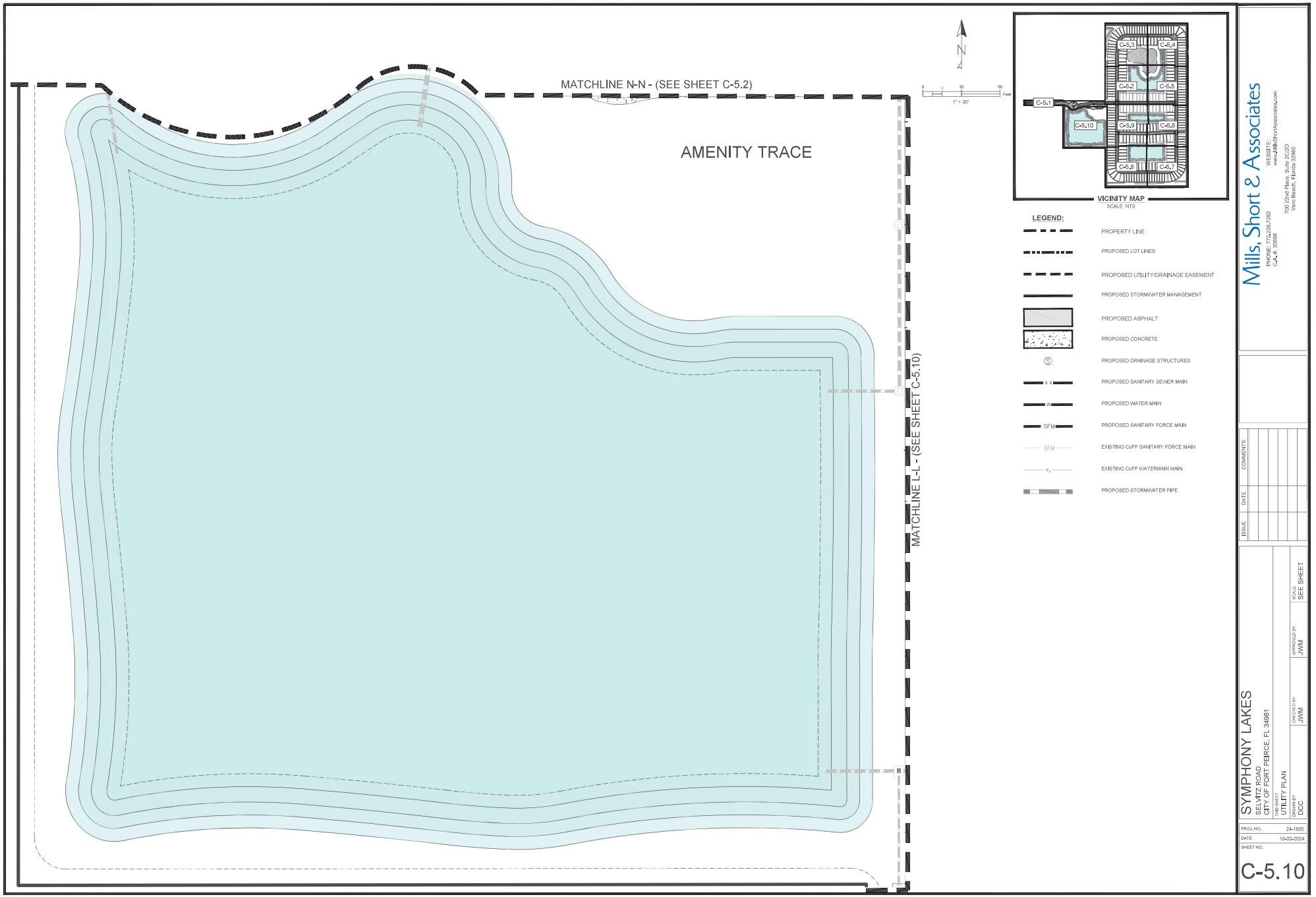

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DATE: 7/17/2025

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

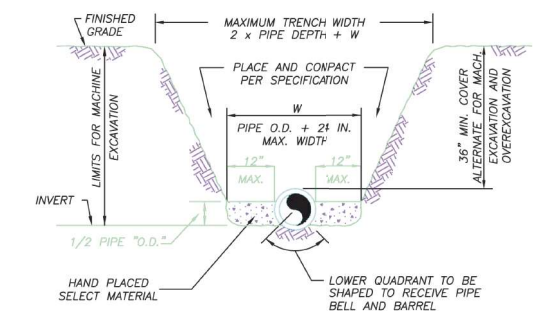
23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDSTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGNEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

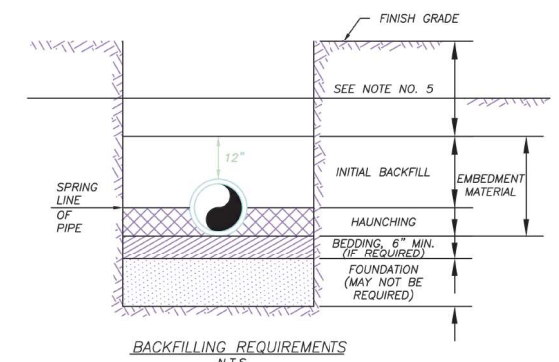


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

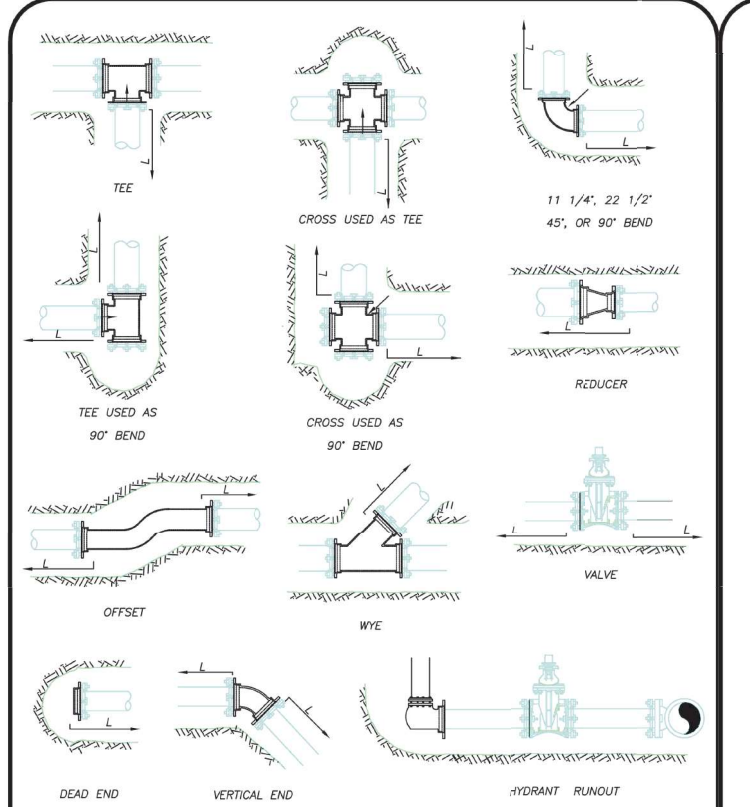


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

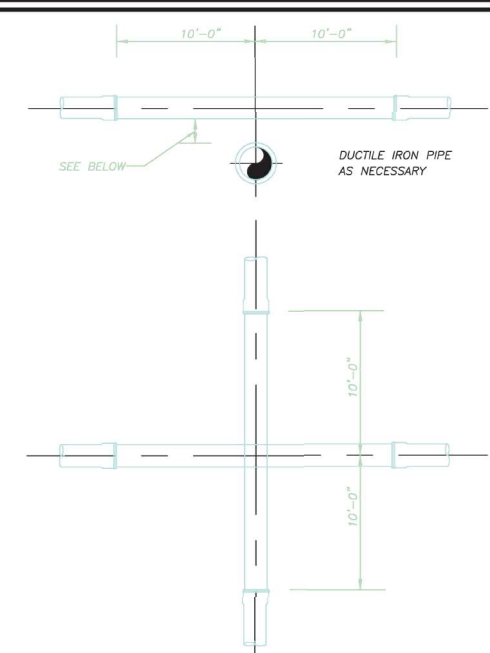
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

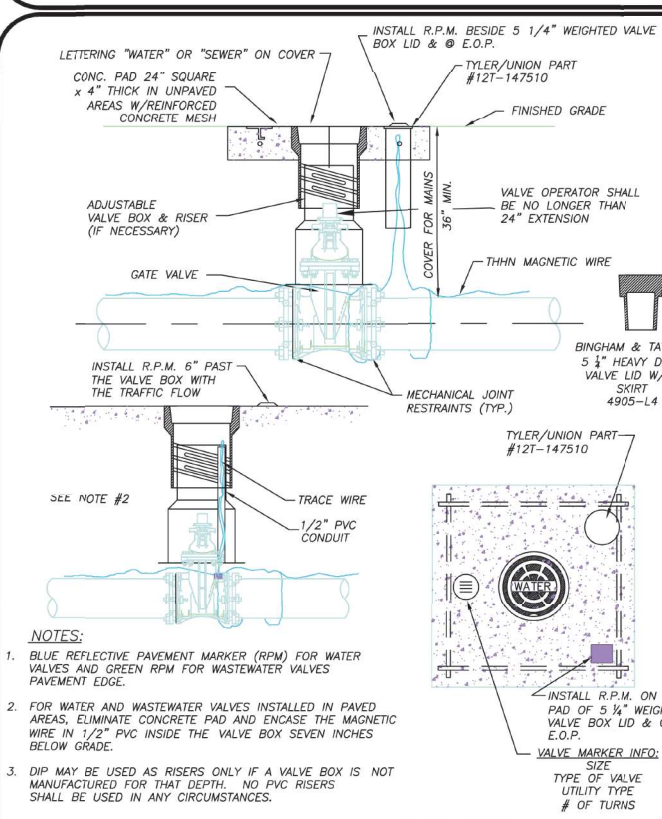


NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

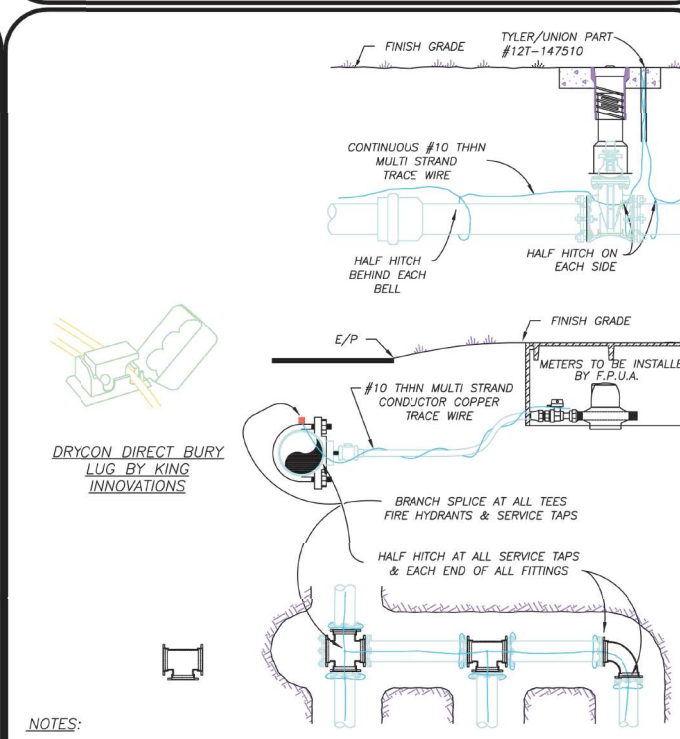


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
03-09 / CONCRETE SLAB / SLL / JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

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

ISSUE	DATE	COMMENTS

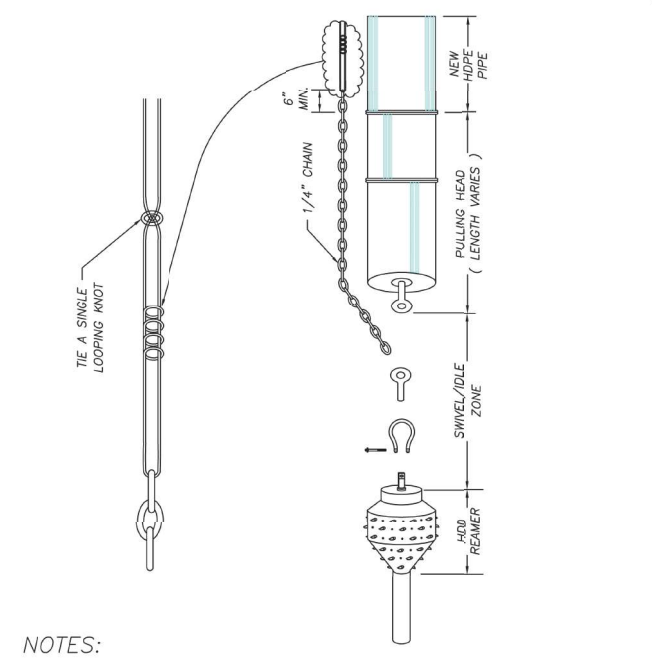
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS

DRAWN BY: DCC | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.1

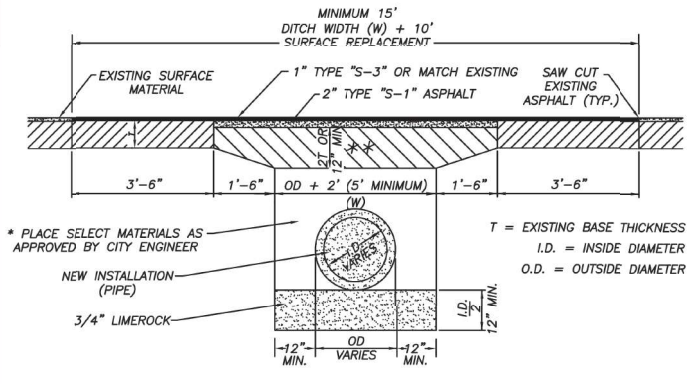
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-5 UTILITY DETAILS.dwg DATE: 7/17/2025 TIME: 5:15 PM



NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER - 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

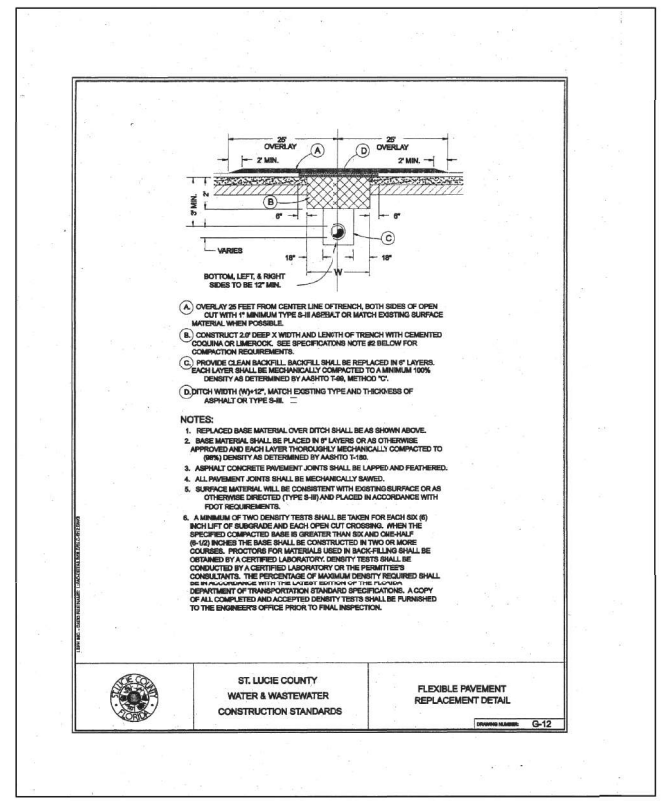
FPUA COMMUNITY PROUD — DIRECTIONAL BORE, WIRE ATTACHMENT — M–16 — 03–09 CONCRETE SLAB SLL JLC — DESIGNED: JLC — COMPUTER FILE #: MISC DETAILS 200602.DWG — DRAWN BY: SLL — APPROVED: JLC — DATE: 2015 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–99. UPPERMOST 12" BE COMPACTED TO 98% OF T–99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–180

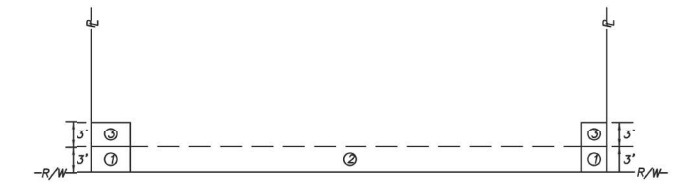
FORT PIERCE UTILITIES AUTHORITY — PAVEMENT RESTORATION DETAIL WITH TRENCH, CITY REQUIREMENTS — R–3 — DESIGNED: JLC — COMPUTER FILE #: MISC DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



FORT PIERCE UTILITIES AUTHORITY — FLEXIBLE PAVEMENT, REPLACEMENT DETAIL — R–4 — DESIGNED: JJM — COMPUTER FILE #: MISC DETAILS 200602.DWG — DRAWN BY: JJM — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

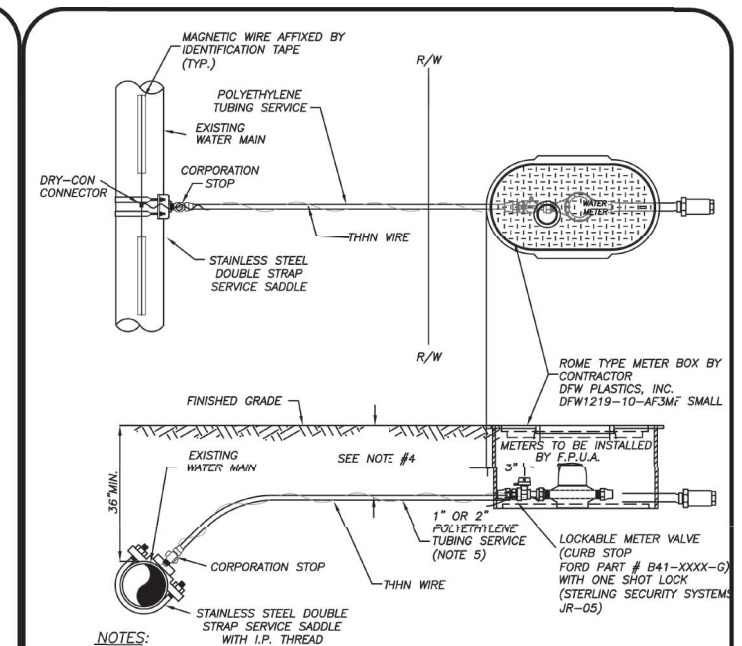


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — WATER METER, PLACEMENT POLICY — W–1 — 03–09 02–15 SLL — DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

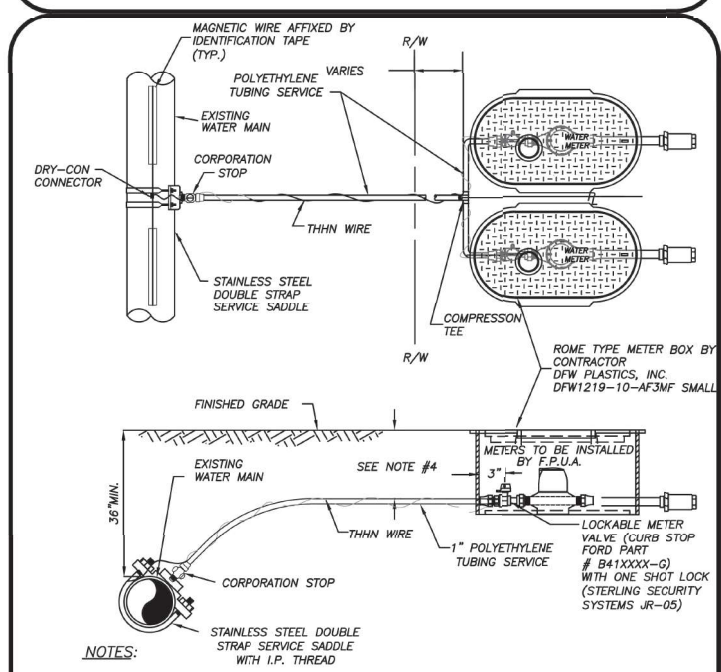


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQURED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W–8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD — TYPICAL SINGLE WATER, SERVICE CONNECTION — W–2 — 03–09 DESIGN SLL JLC — DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2020 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

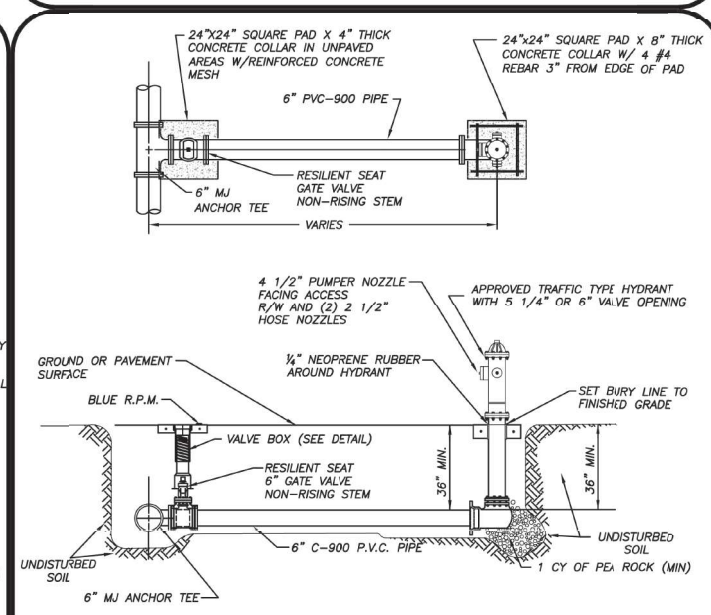


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD — TYPICAL DOUBLE WATER, SERVICE CONNECTION — W–3 — 03–09 DESIGN SLL JLC — DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2020 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

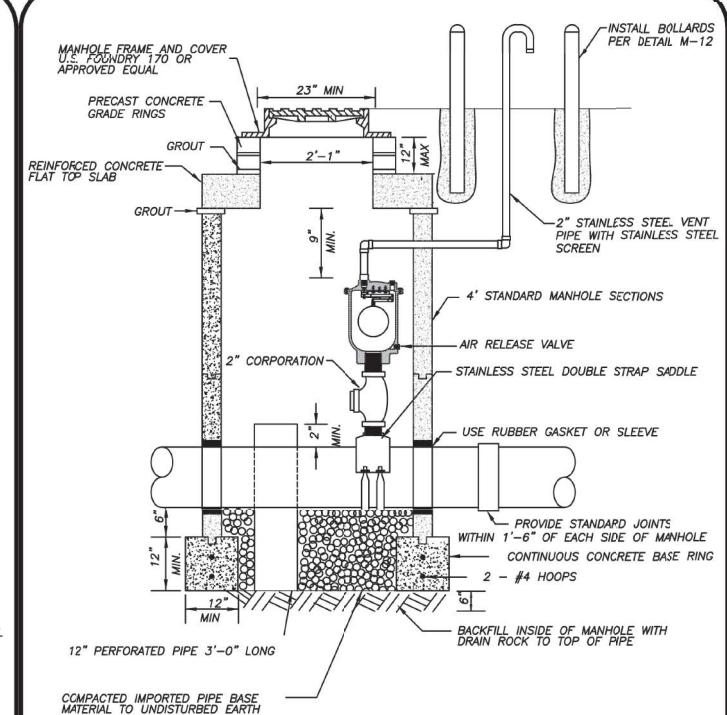


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B–84–B–5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT–6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD — TYPICAL FIRE HYDRANT ASSEMBLY — W–5 — 03–09 DESIGN SLL JLC — DESIGNED: JLC — COMPUTER FILE #: WATERDETAIL.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

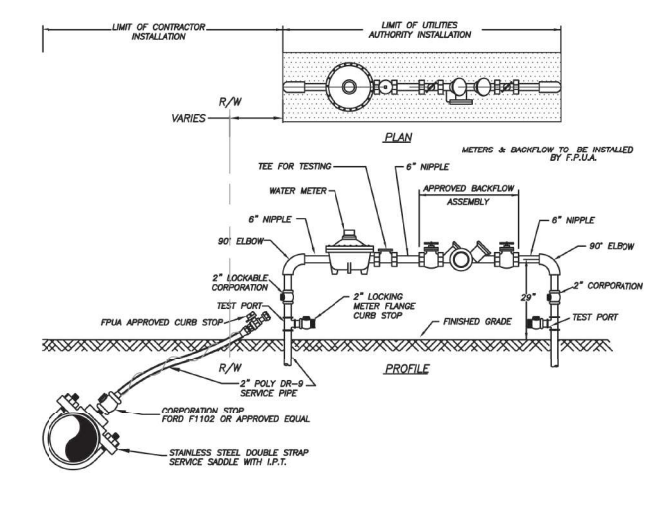


NOTES:

1. MANHOLE FRAME AND COVER WITH THE WORD WATER CAST IN THE COVER.

AUTOMATIC AIR RELEASE VALVE ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD — AUTOMATIC AIR RELEASE, VALVE ASSEMBLY FOR WATER — W–7A — 03–09 DESIGN SLL JLC — DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



NOTES:

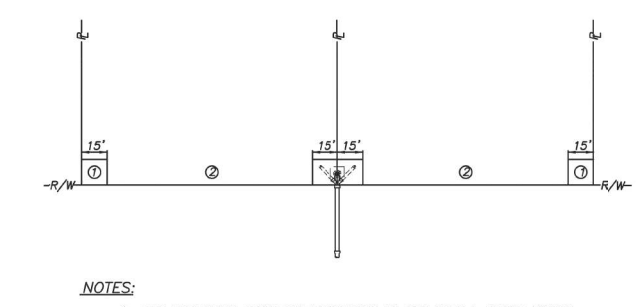
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD — WATER METER/BACKFLOW PREVENTER, ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W–8 — 06–24 DESIGN GTR JB — DESIGNED: JLC — COMPUTER FILE #: WATER DETAILS 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LNE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — WASTEWATER SERVICE, PLACEMENT POLICY — S–1 — 02–06 02–15 SLL — DESIGNED: JJM — COMPUTER FILE #: SEWER DETAIL 200602.DWG — DRAWN BY: SLL — SCALE: N.T.S. — APPROVED: JLC — DATE: 2010 — WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

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

ISSUE	DATE	COMMENTS

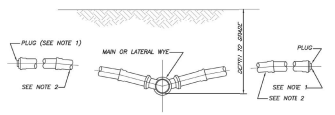
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS

DRAWN BY: DCC — CHECKED BY: JWM — APPROVED BY: JWM — SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Seltzlitz Road\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 7/17/2025
TIME: 5:15 PM



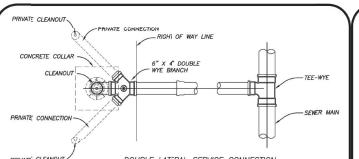
NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

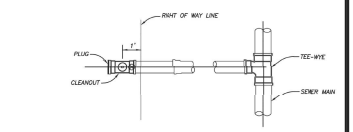
SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION — WASTEWATER — S-2

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



DOUBLE LATERAL SERVICE CONNECTION
1/2 PROPERTY LINE



SINGLE SERVICE LATERAL CONNECTION

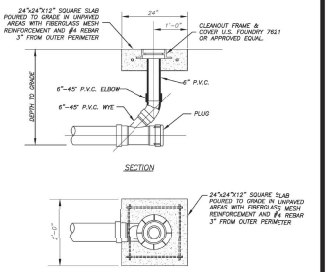
⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL.

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION — WASTEWATER — S-3

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



SECTION

PLAN

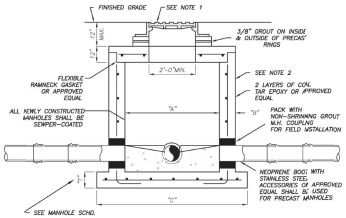
NOTES:

1) SEE DETAIL S-3 FOR DOUBLE SERVICE CONNECTION.

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL — RESIDENTIAL — S-4A

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	88"	10"
42"–48"	6'–0"	8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

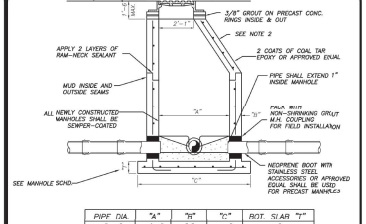
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'-0" — S-6

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
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TYPICAL MANHOLE DIMENSIONS

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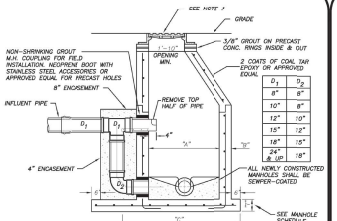
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH 5'-0" & GREATER — S-7

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	84"	10"
42"–48"	6'–0"	8"	96"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

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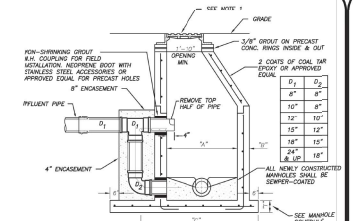
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(N.T.S.)

PRECAST MANHOLE WITH OUTSIDE DROP — S-8

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
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TYPICAL MANHOLE DIMENSIONS

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1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
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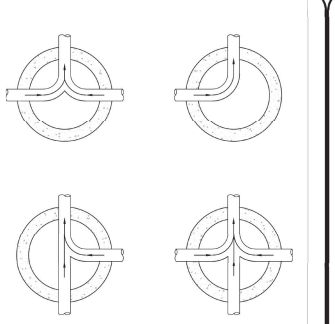
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(N.T.S.)

PRECAST MANHOLE WITH OUTSIDE DROP — S-8

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

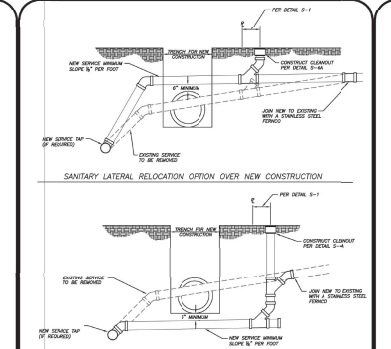


NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS STANDING FOR SMOOTH FLOW.

FLOW PATTERNS — FOR INVERT CHANNELS — S-12

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

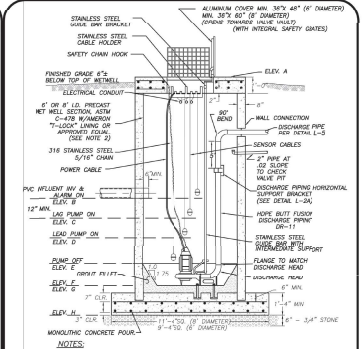


NOTES:

1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION — S-17

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



NOTES:

1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12" DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12 DIA WETWELL.
5. STRUCTURAL DESIGN – PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER

LIFT STATION — SECTION VIEW — L-1

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

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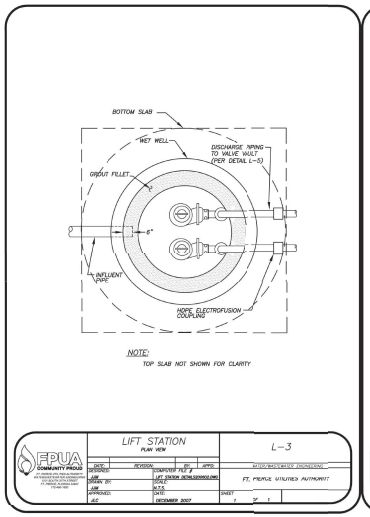
C.A.# 30698
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: UTILITY DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

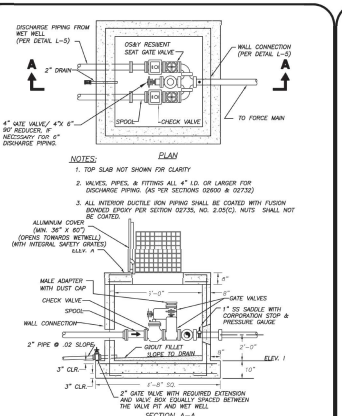
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.3



NOTE:
TOP SLAB NOT SHOWN FOR CLARITY

EPUA COMMUNITY PROUD

LIFT STATION PLAN VIEW	L-3
DATE: 2018 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JAM DRAWN BY: JAM APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



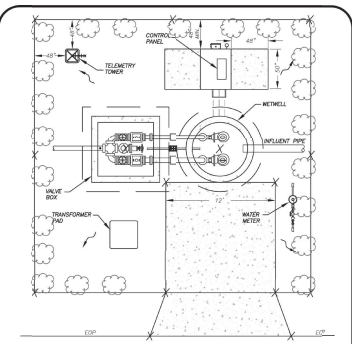
PLAN

NOTES:
1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.

SECTION A-A

EPUA COMMUNITY PROUD

LIFT STATION VALVE PIT	L-4
DATE: 2018 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

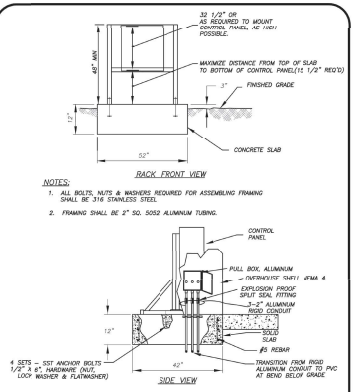


TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

NOTES:
1) ONLY TO BE USED FOR GENERAL SITE LAYOUT, REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
3) AREA TO BE LAID WITH SOD.
4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)

EPUA COMMUNITY PROUD

LIFT STATION LAYOUT PLAN	L-6
DATE: 2018 CONCRETE PAD REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: AUGUST 2011
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



RACK FRONT VIEW

NOTES:
1. ALL BOLTS, NUTS & WASHERS REQUIRED FOR ASSEMBLING FRAMING SHALL BE 316 STAINLESS STEEL
2. FRAMING SHALL BE 2" SQ. 5052 ALUMINUM TUBING.

SIDE VIEW

EPUA COMMUNITY PROUD

LIFT STATION EQUIPMENT MOUNTING RACK	L-13
DATE: 2014 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

Mills, Short & Associates
WEBSITE
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PHONE: 772.226.7262
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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: UTILITY DETAILS	DESIGNED BY: JWM	CHECKED BY: JWM	APPROVED BY: JWM	SCALE: SEE SHEET
DISCIPLINE: DCC				

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 7/17/2025
TIME: 5:16 PM

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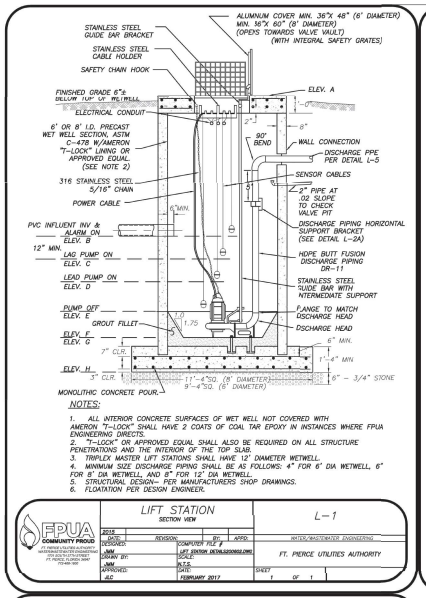
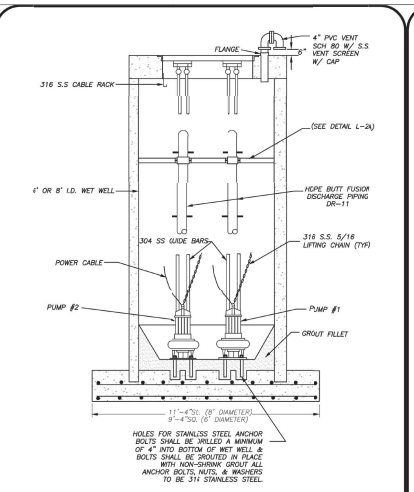
TIME: 5:16 PM



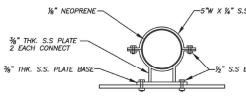
NOTES:

1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERCON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN- PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER.

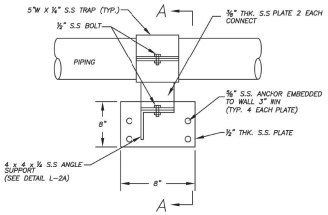
FPUA COMMUNITY PROUD	LIFT STATION SECTION VIEW	L-1
2018 DESIGNED: JWM DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: FEBRUARY 2017	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



FPUA COMMUNITY PROUD	SECTION VIEW-DUPLEX PUMP INSTALLATION	L-2
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: FEBRUARY 2017	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



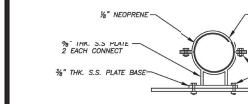
SECTION A-A



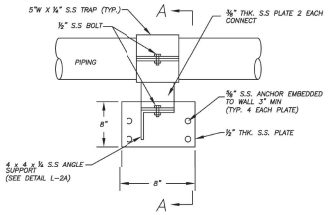
NOTE:

1. PIPE SUPPORT SHALL UTILIZE #316 STAINLESS STEEL MATERIAL
2. CONSTRUCT ALL WELDS IN ACCORDANCE WAS AWS D-1.6 STRUCTURAL WELDING CODE.

FPUA COMMUNITY PROUD	LIFT STATION PIPE SUPPORT DETAIL	L-2A
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



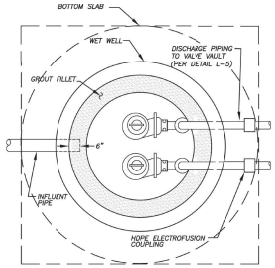
SECTION A-A



NOTE:

1. PIPE SUPPORT SHALL UTILIZE #316 STAINLESS STEEL MATERIAL
2. CONSTRUCT ALL WELDS IN ACCORDANCE WAS AWS D-1.6 STRUCTURAL WELDING CODE.

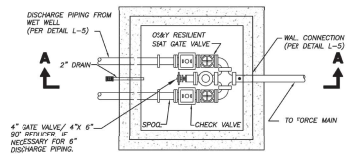
FPUA COMMUNITY PROUD	LIFT STATION PIPE SUPPORT DETAIL	L-2A
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTE:

TOP SLAB NOT SHOWN FOR CLARITY

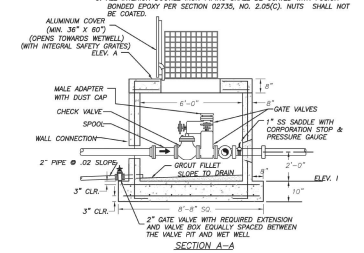
FPUA COMMUNITY PROUD	LIFT STATION PLAN VIEW	L-3
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



PLAN

NOTES:

1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.



SECTION A-A

FPUA COMMUNITY PROUD	LIFT STATION VALVE PIT	L-4
2018 DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

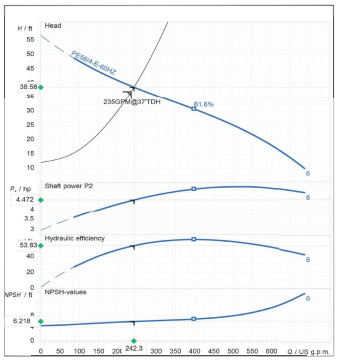
Pump Model: SULZER XFP100E No. Pumps: TWO (2)

Motor HP: 7.51 HP.

Discharge: 2.5' RPM: 1777

Design Flow: 242.3 GPM. Voltage: 230V

Design TDH: 38.58 FT. Phase: 1 PHASE



ELEVATIONS:

ELEV. A: 16.50'
ELEV. B: 0.21'
ELEV. C: −1.79'
ELEV. D: −2.00'
ELEV. E: −3.00'
ELEV. F: −5.80'
ELEV. G: −7.80

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www.JMillsShortAssociates.com
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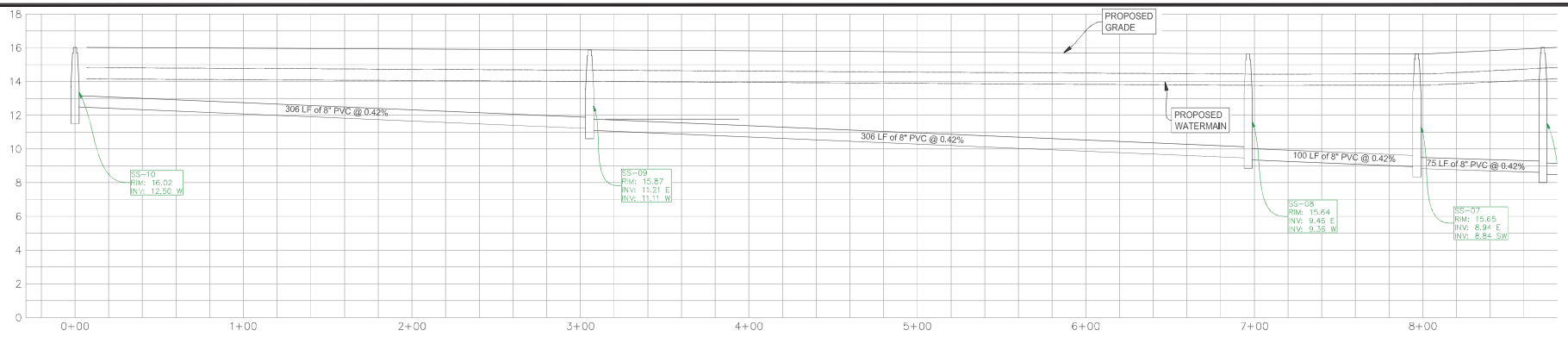
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

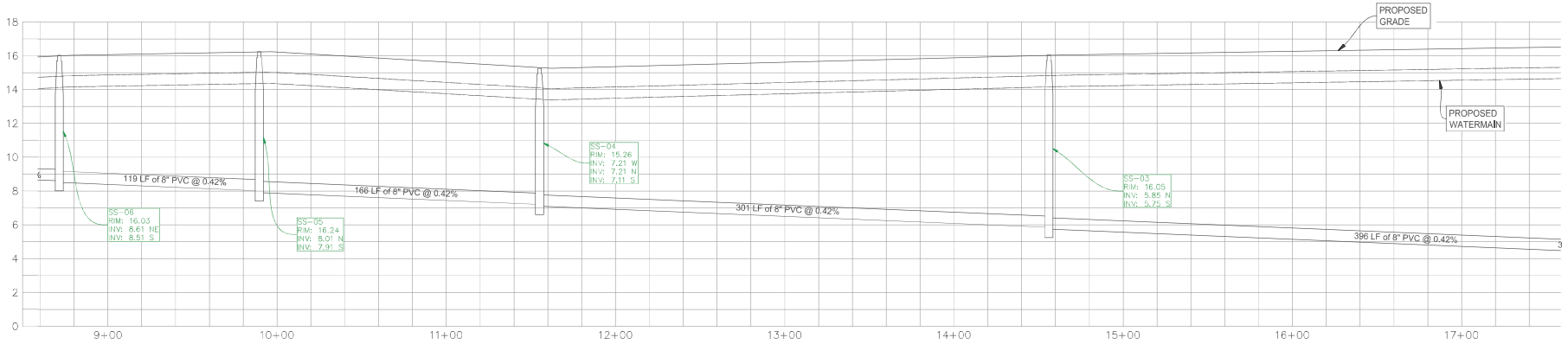
TITLE SHEET:	UTILITY DETAILS (LIFT STATION)
DESIGNED BY:	DCC
DRAWN BY:	JWM
APPROVED BY:	JWM
SCALE:	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.5



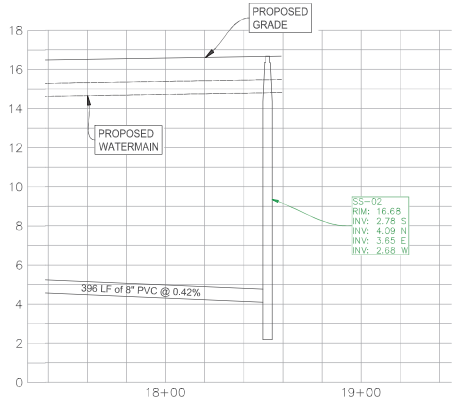
HARMONY CIRCLE NORTH - PROFILE 0+00.00 TO 8+80.00

SCALE 1:30



HARMONY CIRCLE NORTH - PROFILE 8+80.00 TO 17+60.00

SCALE 1:30



HARMONY CIRCLE NORTH - PROFILE 17+60.00 TO 19+00.00

SCALE 1:30

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709 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

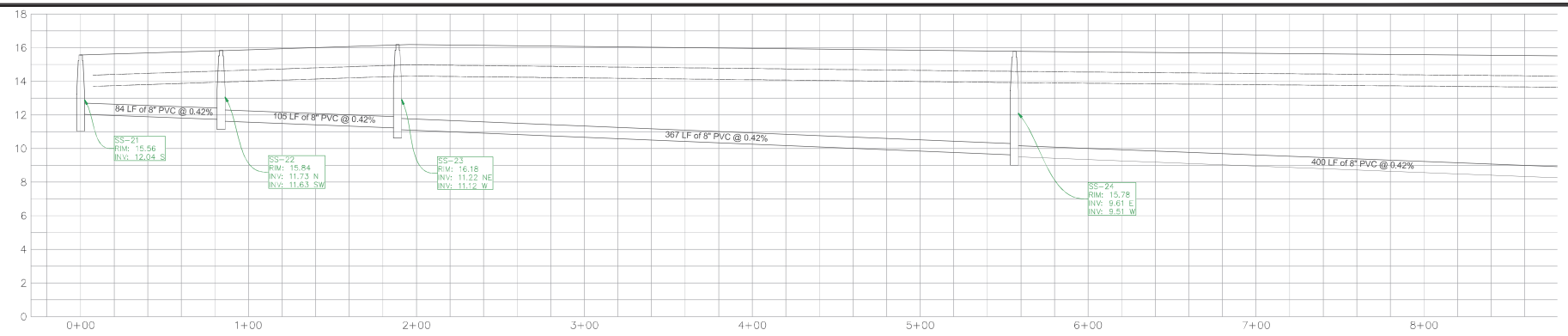
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PROFILES
DRAWN BY	DCC
CHECKED BY	
APPROVED BY	
SCALE	SEE SHEET

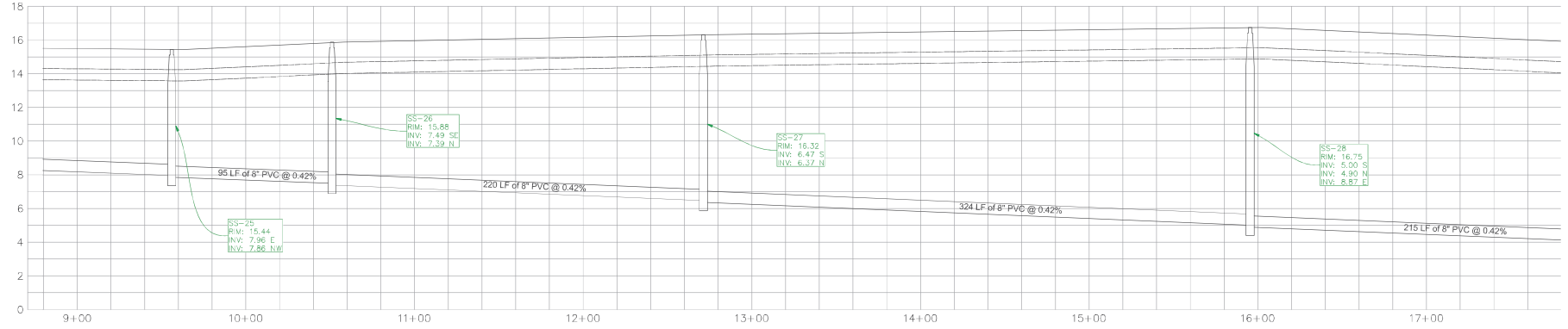
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\References\Pipes\Pipes.dwg
DATE: 7/17/2025
TIME: 5:16 PM



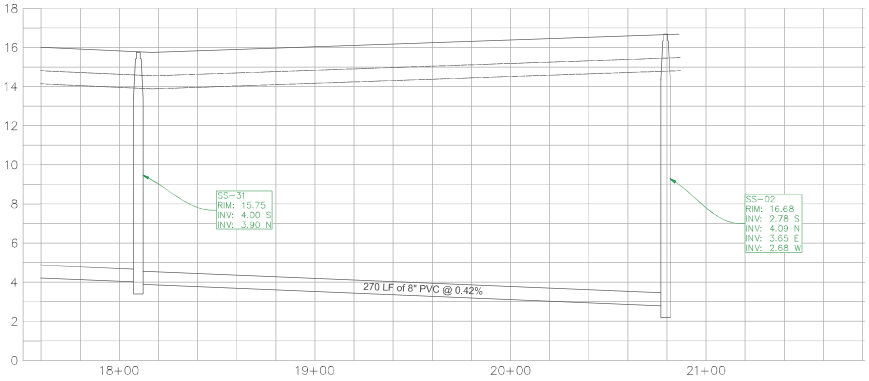
HARMONY CIRCLE SOUTH - PROFILE 0+00.00 TO 8+80.00

SCALE 1:30



HARMONY CIRCLE SOUTH - PROFILE 8+80.00 TO 17+60.00

SCALE 1:30



HARMONY CIRCLE SOUTH - PROFILE 17+60.00 TO 21+00.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PROFILES

DRAWN BY: DCC

CHECKED BY:

APPROVED BY:

SCALE: SEE SHEET

PROJ. NO. 24-1600

DATE 10-02-2024

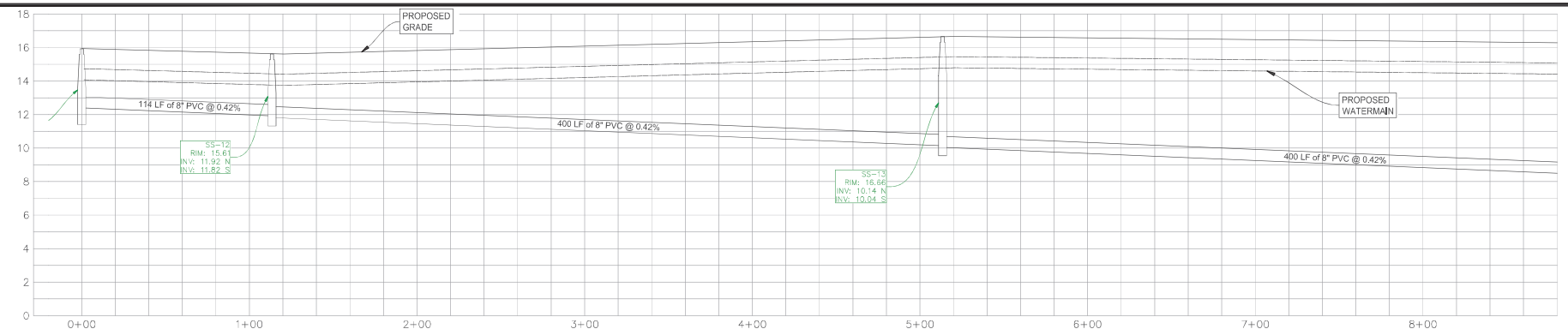
SHEET NO.

C-6.7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\References\Pipes\Pipes.dwg

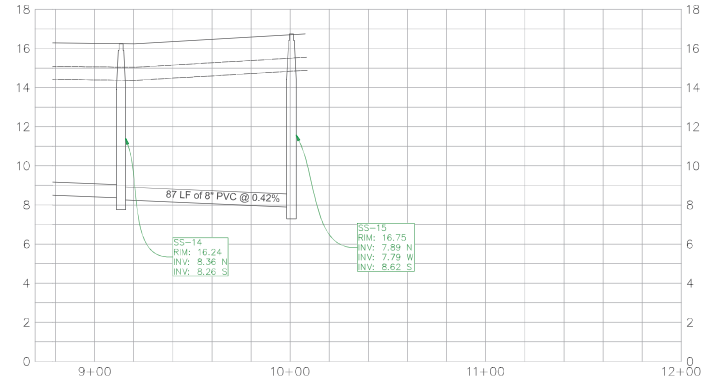
DATE: 7/17/2025

TIME: 5:16 PM



HARMONY CIRCLE EAST - PROFILE 0+00.00 TO 8+80.00

SCALE 1:30



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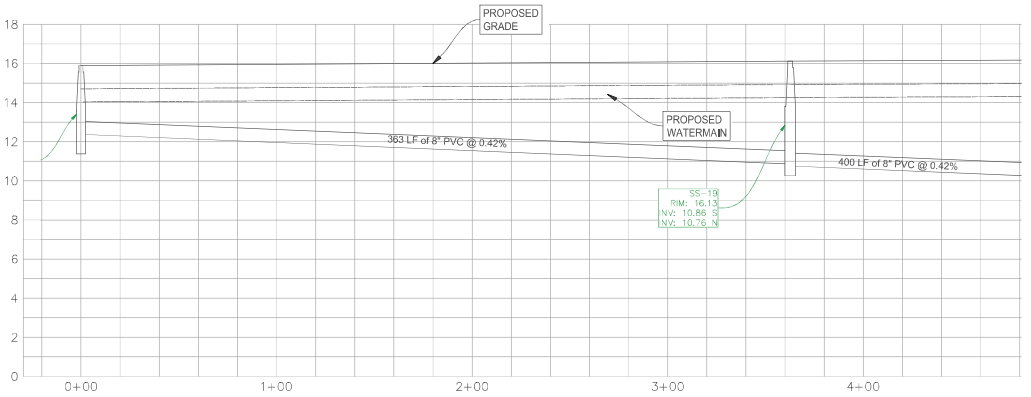
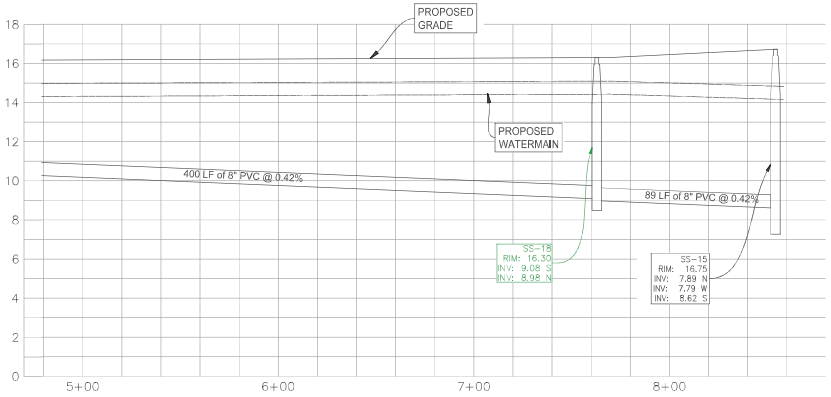
SCALE 1:30



HARMONY CIRCLE EAST - PROFILE 17+60.00 TO 21+00.00

SCALE 1:30



HARMONY CIRCLE EAST - PROFILE 4+80.00 TO 8+40.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET
UTILITY PROFILES

DRAWN BY
DCC

CHECKED BY

APPROVED BY

SCALE:
SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-6.8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\References\Pipes\Pipes.dwg

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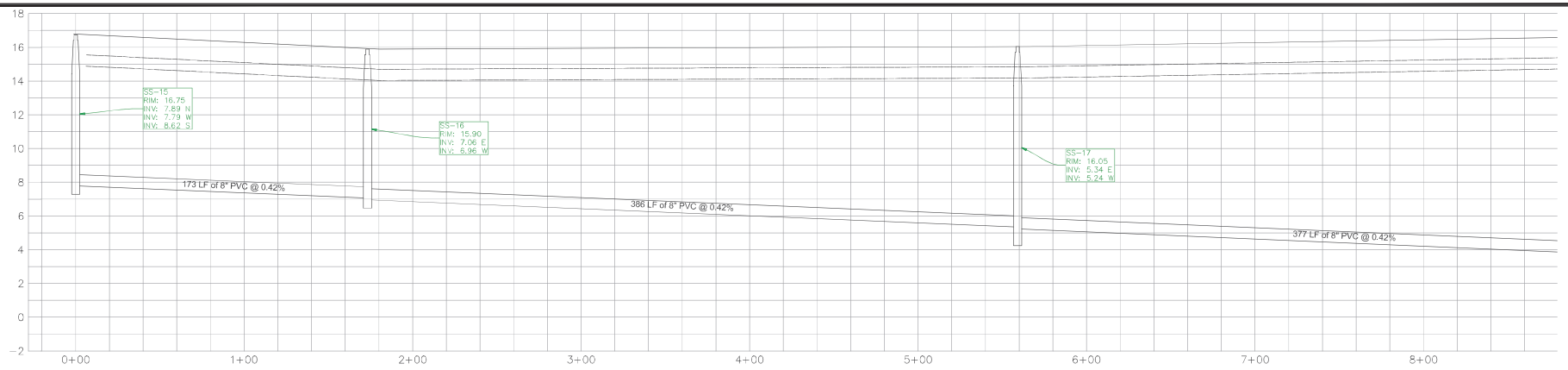
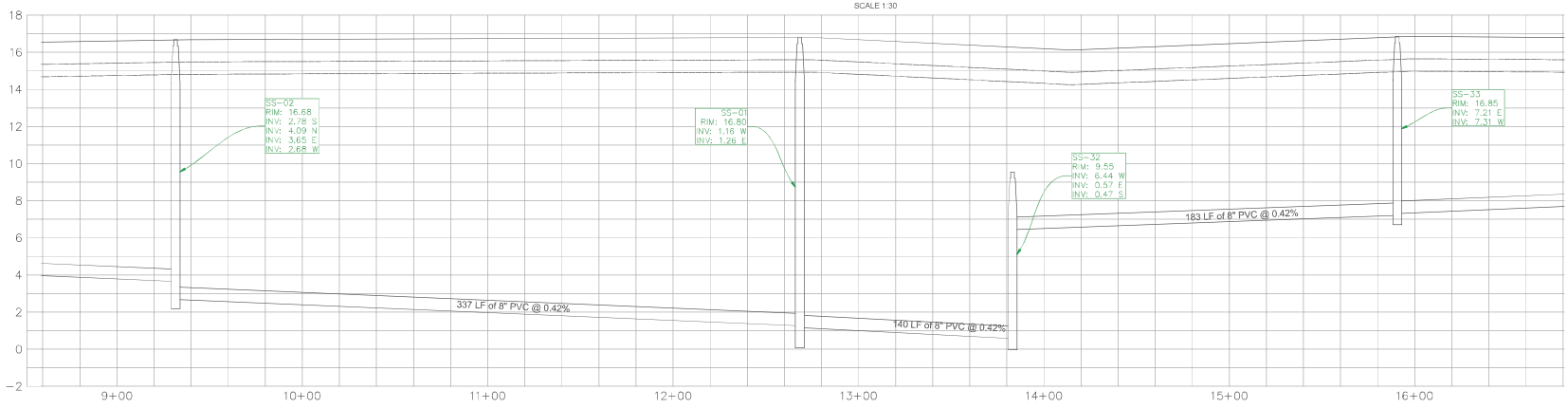
TIME: 5:16 PM



SYMPHONY LAKES BLVD. - PROFILE 0+00.00 TO 8+80.00

SCALE 1:30



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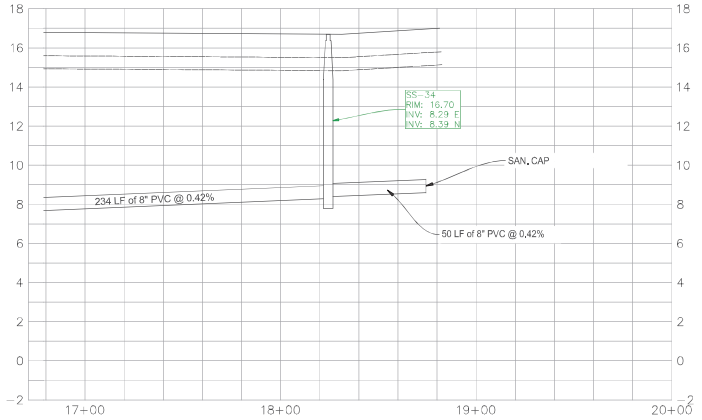
SCALE 1:30



SYMPHONY LAKES BLVD. - PROFILE 16+80.00 TO 18+80.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
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CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PROFILES
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APPROVED BY	
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.9

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DATE: 7/17/2025
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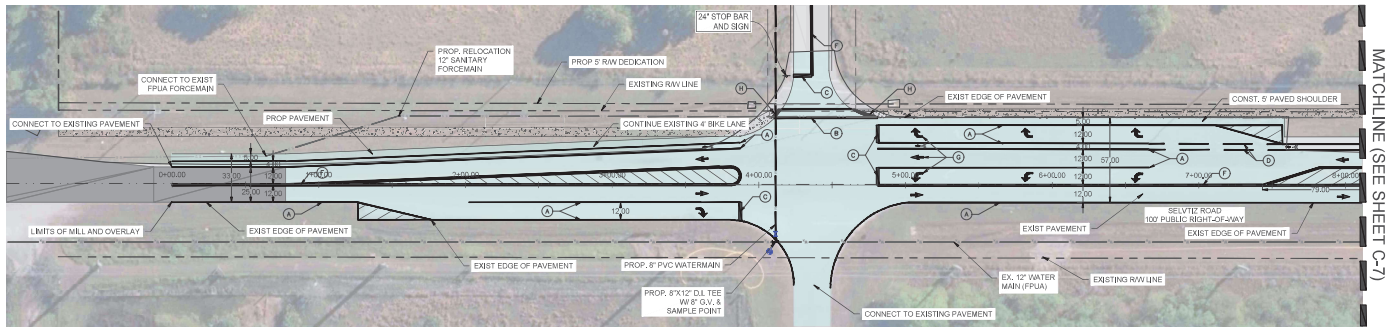
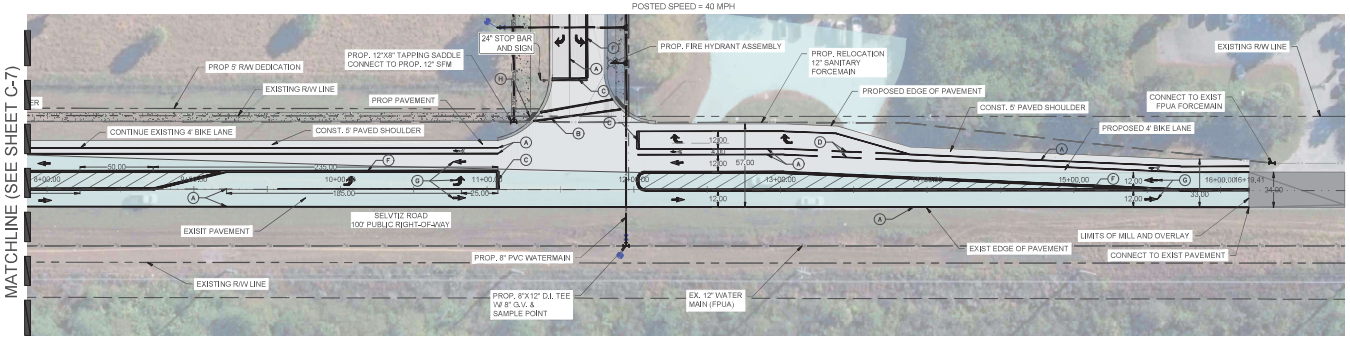


SELVITZ ROAD IMPROVEMENTS STA 0+00 TO 8+00

SCALE: 1" = 40'
DESIGN SPEED = 40 MPH
POSTED SPEED = 40 MPH



SELVITZ ROAD IMPROVEMENTS STA 8+00 TO 16+20

SCALE: 1" = 40'
DESIGN SPEED = 40 MPH
POSTED SPEED = 40 MPH

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 — PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 — EXISTING TOPOGRAPHY LINE
- S — PROPOSED SANITARY SEWER MAIN
- W — PROPOSED WATER MAIN
- SFM — PROPOSED SANITARY FORCE MAIN
- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_x — EXISTING CoFP WATERMAIN MAIN

DEAD END W14-1 — W2-1

STOP R1-1 — W11-2 PEDESTRIAN SIGN

KEY:
A = 6" SOLID WHITE
B = 12" SOLID WHITE
C = 24" SOLID WHITE
D = 6" SKIP WHITE TYPE (6-10')
E = 6" SOLID YELLOW
F = 6" DOUBLE YELLOW
G = RPM MONO DIRECTIONAL WHITE/CLEAR
H = CURB RAMP AND TACTILE SURFACE PER FDOT 522-002

NOTES:
1. ALL EXCAVATION/BACKFILLING AND COMPACTION OF SOILS THAT IS PERFORMED LESS THAN ONE FOOT ABOVE THE SHGWT WITHIN THE R/W MUST BE ACCOMPLISHED WITH A WELL-POINT DEWATERING SYSTEM.
2. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
3. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
4. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING, DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.
5. ALL IMPACTED TO THE RIGHT OF WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING

SELVITS RD PAVING SECTION:

1. TYPE SP-9.5 (SUPERPAVE) ASPHALTIC CONCRETE 1" MIN. THICKNESS.
2. TYPE SP-12.5 (SUPERPAVE) ASPHALTIC CONCRETE 1-1/2" MIN. THICKNESS
3. COQUINA BASE 8" MIN. THICKNESS COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.
4. TYPE "B" STABILIZED SUBGRADE (MIN. LBR 40) HOMOGENEOUSLY MIXED TO A 12" MIN. THICKNESS, COMPACTED 98% MAX. DENSITY PER AASHTO T-180.

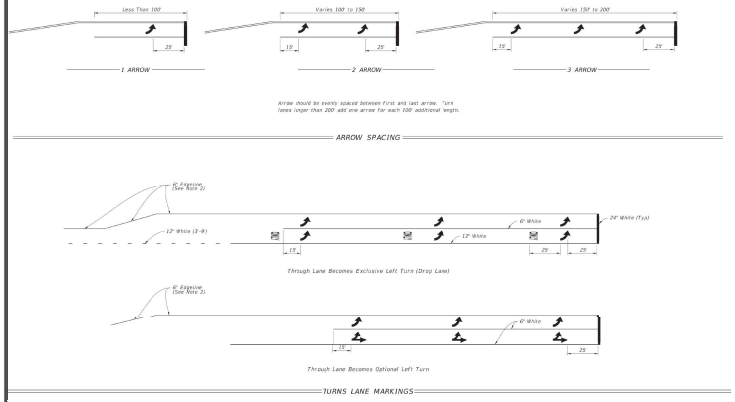
ALTERNATE SECTION:
1. SAME AS ABOVE
2. SAME AS ABOVE
3. COQUINA BASE 14" MIN. THICKNESS COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.
4. COMPACTED SUBGRADE TO 98% MAX. DENSITY PER AASHTO T-180.

STABILIZED SHOULDER:
1. TYPE "B" STABILIZED SUBGRADE (MIN. LBR 40) HOMOGENEOUSLY MIXED TO A 8" MIN. THICKNESS, COMPACTED 98% MAX. DENSITY PER AASHTO T-180, TO BE PER FDOT INDEX #105.

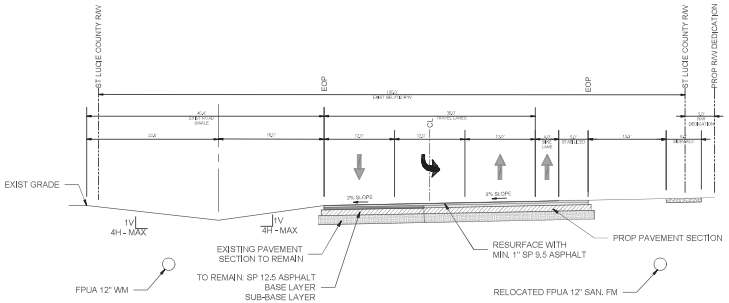
DRAINAGE AND GRADING NOTES:

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 CITY OF FORT PEIRCE 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.
14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/29/2023



FDOT INDEX 711-011, ARROW SPACING AND TURN LANE MARKING
SCALE: NTS



TYPICAL ROADWAY SECTION (SELVITZ ROAD)
SCALE: NTS

Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
CA-Nº 30698
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

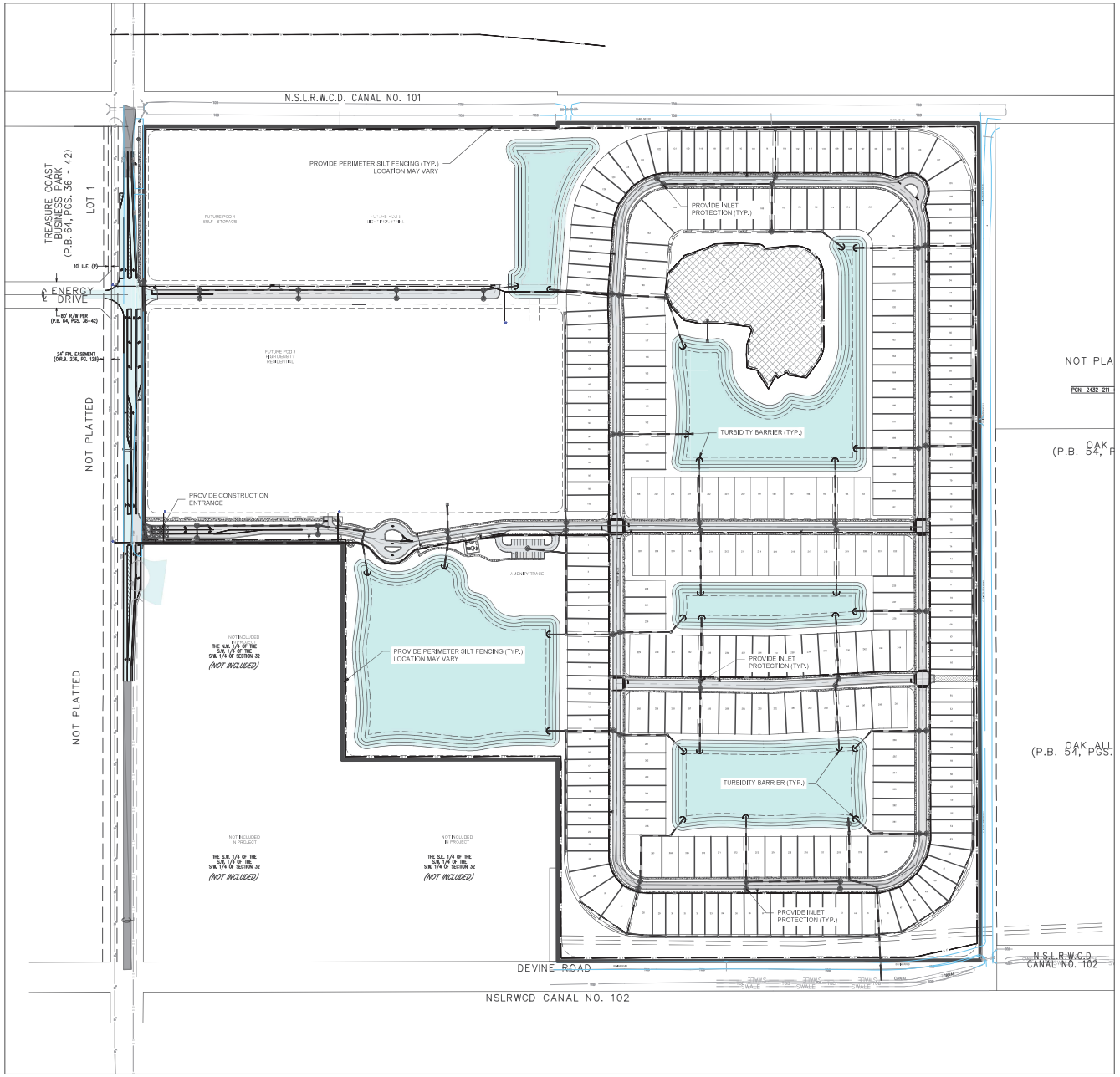
COMMENTS | DATE | ISSUE

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: OFFSITE IMPROVEMENTS (SELVITZ RD.)
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
DATE: 7/17/2025
TIME: 5:17 PM



N

0 125 250 500 Feet

1" = 250'

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE / TURBIDITY CURTAIN

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FORT PIERCE UTILITIES AUTHORITY (FPUA) AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY (FPUA)
6. SOD ALL DISTURBED AREAS.
7. 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 COUNTY'S RIGHT-OF-WAY.
8. TRUCKS ENTERING ROADWAY" SIGN SHALL NE INSTALLED FACING BOTH DIRECTIONS IN ADVANCED OF CONSTRUCTION ACCESS. MUTCD STANDARDS
9. CONTRACTOR TO PROVIDED INLET PROTECTIONS WHERE NECESSARY FOR EACH PHASE OF CONSTRUCTION. REFER TO SHEET C-8 & C-9 FOR DETAILS

Mills, Short & Associates
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PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN
DRAWN BY: DCC
DESIGNED BY: JWM
CHECKED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-15 STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN.dwg
TIME: 5:17 PM

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-16 STORMWATER POLLUTION PREVENTION & EROSION CONTROL.dwg TIME: 5:17 PM

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.

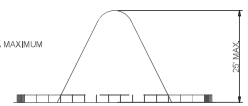
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

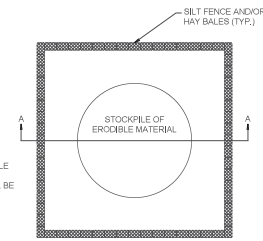
18. NOI TO BE POSTED ON SITE.

19. DEWATERING ACTIVITIES:
- A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
- B - CONTRACTOR MUST HAVE A TRANSFERABLE SURWMD 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.

NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.



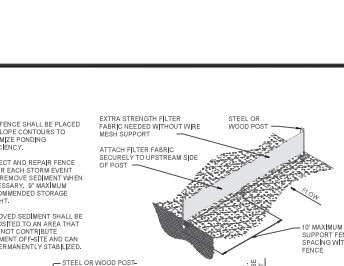
SECTION A-A



NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS. THE AREA SHALL BE SEEDED AND MULCHED.

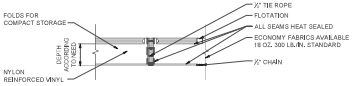
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

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, 5" 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.



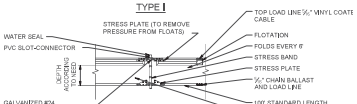
TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.



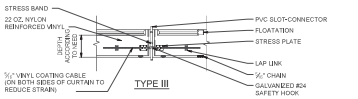
TYPE I

TYPE L 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 II

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.

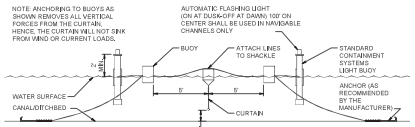


TYPE III

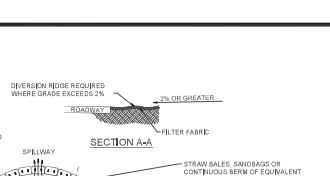
TYPE 3, DOT IS SIMILAR TO TYPE 2, DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

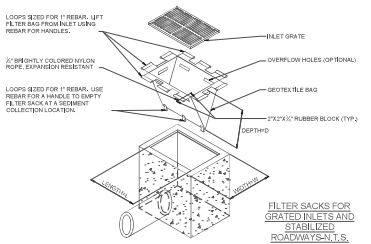


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

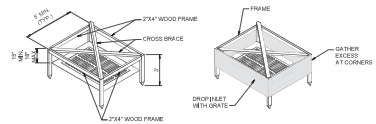


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

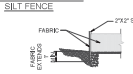
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



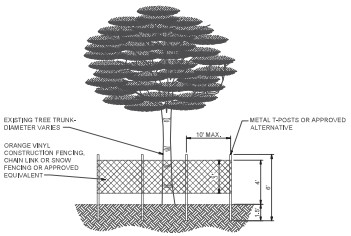
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE — VIEW OF FRAME WITH SILT FENCE

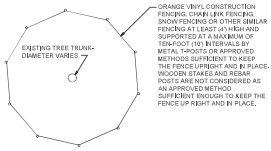


SILT FENCE INLET PROTECTION-N.T.S.



ELEVATION

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 TREES 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 AT TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

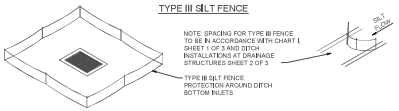


PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.

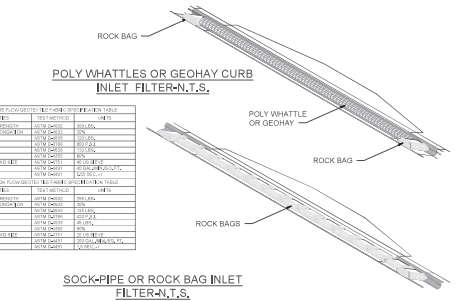
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

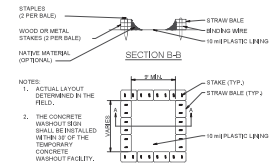
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	30%
MULLEN BURST	ASTM D3786	600 PSI
PUNCTURE	ASTM D4833	120 LBS.
TRAPEZOID TEAR	ASTM D4533	120 LBS.
UV RESISTANCE	ASTM D4355	90%
APPARENT OPENING SIZE	ASTM D4751	40 US SIEVE
FLOW RATE	ASTM D4491	80 GAL./MIN./SQ.FT.
PERMITTIVITY	ASTM D4491	1.0 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	700 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	30%
PUNCTURE	ASTM D4833	130 LBS.
MULLEN BURST	ASTM D3786	400 PSI
TRAPEZOID TEAR	ASTM D4533	250 LBS.
UV RESISTANCE	ASTM D4355	90%
APPARENT OPENING SIZE	ASTM D4751	20 US SIEVE
FLOW RATE	ASTM D4491	200 GAL./MIN./SQ.FT.
PERMITTIVITY	ASTM D4491	1.0 SEC.-1

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.



TYPE 'ABOVE GRADE' WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

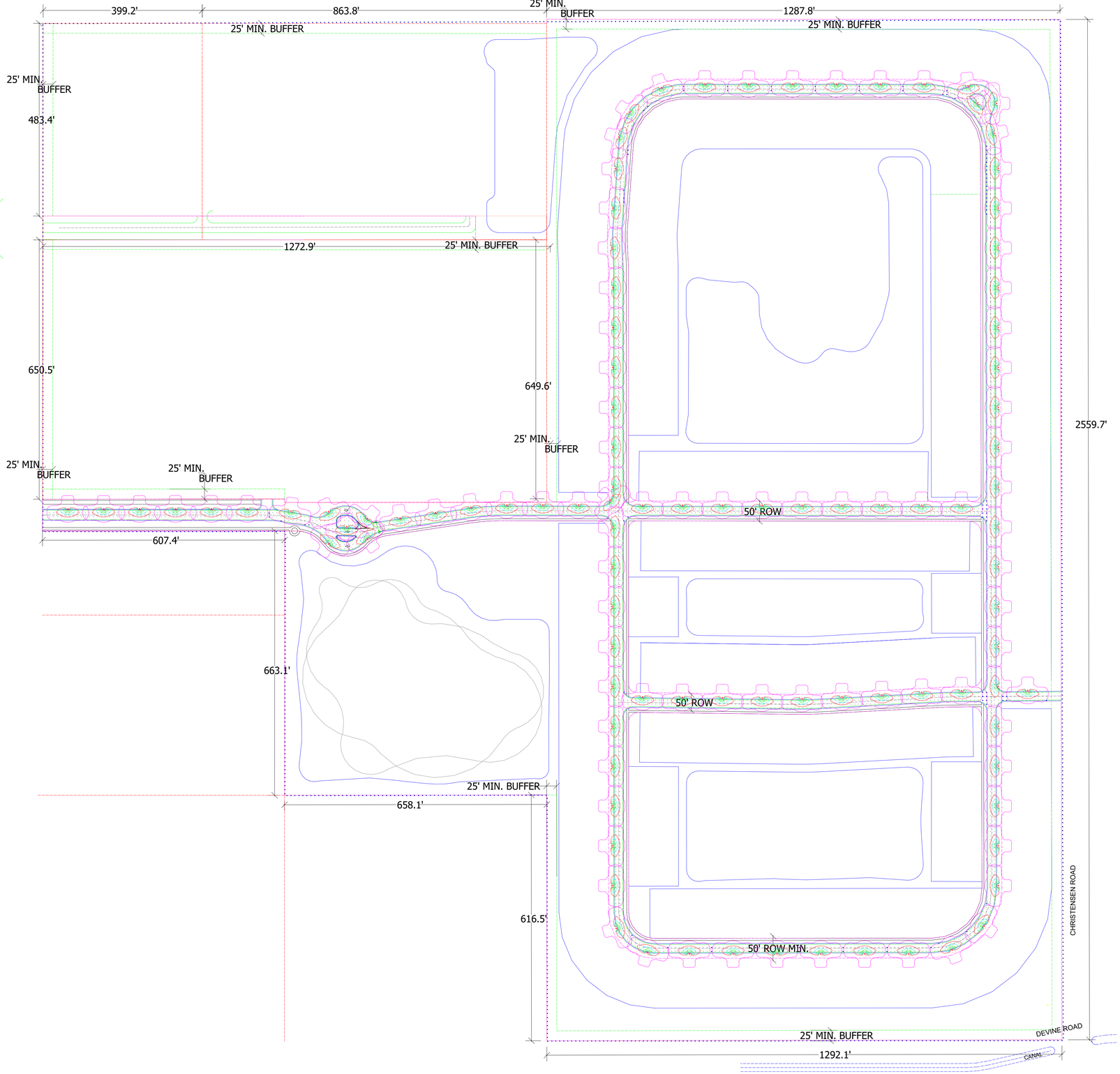
Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL DETAILS
DESIGNED BY: DCC
DRAWN BY: JWM
CHECKED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-9



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	99	P	Single	Crystal Lighting CLP-ACRN-CG1-XX-XX-LLA-20CLED-T3-XX-MV-XX	0.900	3821	25	2475

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Lanes	Illuminance	Fc	1.01	3.6	0.1	10.10	36.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.





CLP-ACRN architectural LED Fixture, suitable for wet locations. Perfect for lighting up Residential Exteriors, Walkways, Perimeters, School Campuses, Industrial / Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Features.
-Energy Savings: Over 66% compared to HID light sources.
-Improved lumen maintenance.
-High efficient LED's.
-Operating temperatures: -30°C ~ 60°C.
-Driver: Constant current, 120-277v, 50/60Hz, 480v (Optional).
-10Kv Surge Protector. (standard).
-0-10Dimming, Occupancy Sensors, Photo Cell and Wireless Controls capable (optional).
-Operating Life: >200,000 hours

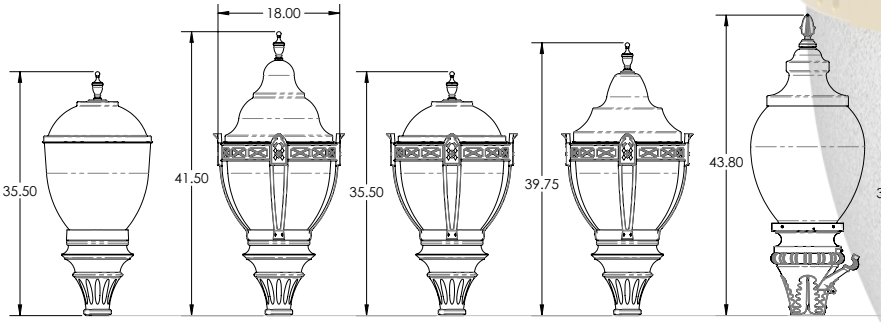
Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.

Mounting.
-Fitters 1, 2, 3, 4, 5 and 7 Over 3"O.D Tenon or Pole (Standard).
- Fitter 2L over 4OD Tenon or Pole (Standard).
- Fitter 6 over 5 OD. Tenon or Pole (Standard).
Adapter is Required for other mountings.

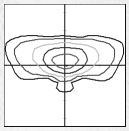
Light Distribution.
-Type 5 or Type 3 (Per Order)

EPA	2.3
Weight	22LBS

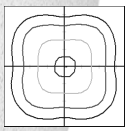
Average Height and Diameter



Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: CLP-ACRN-CG1-FT1-TP1-LLA-40CLED-T3-30K-MV-BLK-PC

Cat #	Cage	Fitter	Hard Top	Lens	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
CLP-ACRN										
CLP-Acorn **(CLP-ACRN)**	Cage 1 **(CG1)** Lens D or Lens A-L only Cage 2 **(CG2)**	Fitter 1 **(FT1)** Fitter 2 **(FT2)** *Fitter 2 Large **(FT2L)** *Lens E 9"OD Base *MNT over 4"OD Fitter 3 **(FT3)** Fitter 4 **(FT4)** Fitter 5 **(FT5)** **Fitter 6 **(FT6)** **MNT over 5"OD Fitter 7 **(FT7)**	Lens A-L only Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** Lens A-S, B or D only Top 1-S **(TP1-S)** Lens E only Top 4 **(TP4)**	Acrylic Lens. Large Lens A **(LLA)** Small Lens A **(SLA)** Lens B **(LB)** Lens D **(LD)** Lens E **(LE)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**



Hard Top 1



Hard Top 1-S



Hard Top 2



Hard Top 3



Hard Top 4



Lens A-S



Lens A-L



Lens B



Lens D



Lens E



Fitter 1



Fitter 2



Fitter 2L



Fitter 3



Fitter 4



Fitter 5



Fitter 6



Fitter 7



Cage 1



Cage 2



Finial 1



Finial 2

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Proudly Manufactured and Assembled in the USA

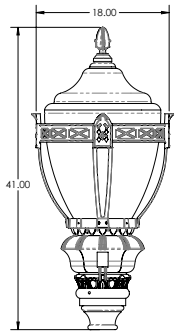


Anaheim Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting.
-3"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution.
-Type 5 or Type 3 (Per Order)

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

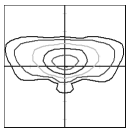
Average Height and Diameter



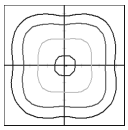


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: ANHM-40CLED-T3-30K-MV-BLK-PC

Cat #	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
ANHM						
Anaheim **(ANHM)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** Wireless Control **(WC)**



MADE IN USA

Galveston Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting: 3.5"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution. Type 5 od Type 3 (Per Order)

Top Options



LA



LA-HT1



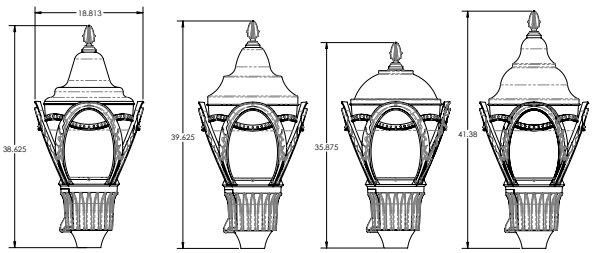
LA-HT2



LA-HT3

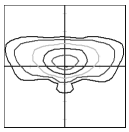
Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Average Height and Diameter

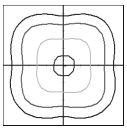


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: GLVTN-TP1-LLA-FNL2-40CLED-T3-30K-MV-BLK-PC

Cat #	Hard Top	Lens/ Finial	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
GLVTN								
Galveston **(GLVTN)**	No HT **(NHT)** Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** *Lens A-L only	Large Lens A **(LLA)** **Finial** Finial 2 **(FNL2)** No Finial **(NFNL)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4300 Selvitz Rd

Parcel ID #(s) 2432-343-0001-00-4; 2432-211-0005-000-6; 2432-211-0006-000-3

Project description Residential Single-family development

Selvitz I - II - III LLC	Cotleur & Hearing
Property Owner(s)	**Applicant/Representative, Title, Company**
631 US Highway One, Suite 409	1934 Commerce Ln, Ste 1
Street Address	Street Address
North Palm Beach FL 33408	Jupiter FL 33458
City State Zip	City State Zip
561-653-1104	561-747-6336
Phone Number	Phone Number
ds@usrex.com	dsorrow@cotleur-hearing.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.*

11/6/24

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

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Architectural Drawings
Symphony Lakes
40’ – 50’ Lots
Examples

Note: These colored renderings are for illustrative purposes of what could be constructed in a neighborhood such as this one. These are not the final product. The final products will be determined depending on the builder selected and will be compliant with the lot dimensions approved in the PD plan.



Exterior A

A traditional-inspired exterior with a low-hipped roof design, architectural accents and arched entryway



Exterior B

A coastal-inspired exterior with a Dutch-gable roof design, stucco finish and charming window shutters



Exterior A

A coastal-inspired exterior with Dutch-gable rooflines, stucco finish and a columned entrance



Exterior B

A ranch-inspired exterior with a low-hipped roof design, decorative trim and an arched entryway along the front porch



Exterior A

An American-inspired exterior with overlapping gable rooflines, decorative brackets and an archway along the front porch



Exterior B

A ranch-inspired exterior with a low-hipped roof design, stucco finish and a columned front porch



Exterior A

A coastal-inspired exterior with a Dutch-gable roofline, stucco finish, modern trim and a columned portico



Exterior B

A contemporary-inspired exterior with open gable rooflines, architectural accents and a covered portico



Exterior A

A coastal-inspired exterior with double open gable rooflines, stucco finish and board-and-batten window shutters



Exterior B

A ranch-inspired exterior with a low-hipped roof design, stucco finish, architectural accents and a decorative archway

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 4, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Utilities Water and Wastewater

Please see the attached architectural items listed as items 12a through 12e as part of the submittal material, detailing various architecture components for the proposed single-family residential pod.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

November 8, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Color Board

Please accept this letter in lieu of a color board for the proposed single-family lots. Colored renderings of architectural elevations are being provided in this submittal for illustrative purposes of what may be constructed, depending on the builder that is ultimately selected for this neighborhood.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

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561.747.6336 561.747.1377

November 8, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Floorplans

Please accept this letter in lieu of floorplans for the proposed single-family lots. Colored renderings of architectural elevations are being provided in this submittal for illustrative purposes of what may be constructed, depending on the builder that is ultimately selected for this neighborhood. However, the builder has not been determined, thus floorplans are not available for the single-family lots.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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561.747.6336 561.747.1377

November 8, 2024

Planning Department
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Design Review Narrative

Consistent with the developments created by the applicant, the Symphony Lakes development aims at creating a quality and attainable residential community with some light industrial transitional elements on the northwest corner of the property. As expressed and emphasized throughout the Future Land Use Map Amendment and PD Rezoning applications, this property is surrounded by a variety of uses, ranging from low-density residential to the south and east and high-intensity heavy industrial to the north and west. Therefore, the overall PD site was designed to provide proper transition between these highly differing uses.

As approved in the PD Rezoning conceptual plan, the Pod proposed for Site Plan approval at this time is the single-family development, consisting of 286 single-family lots. The entry to this community is an 80' shared right-of-way, which will also provide access to the high-density multifamily Pod 3 to the north. The gated entry to Pod 1 will feature a landscaped entry sign to promote the feeling of community and a sense of place, in addition to the feeling of safety created by the security feature.

Within the community, residents and guests will first see the lake and amenity center on the right side as they drive into the neighborhood. Once at the residential portion of the community, various architectural elevations will line the streets, providing a dynamic architectural environment showcasing different roof types, window details, arches, and projections. Each building will have their own landscaping at the front lawn, further enhancing the streetscape and character of each home, in addition to the provided street trees. Furthermore, street lights are being provided at a an interval that will ensure safety and visibility during the late hours of the day.

In order to ensure adequate buffering from surrounding properties and to maintain the privacy of existing neighbors to the east, the site is bordered by a landscaped 25' buffer, which includes a berm and fence. The landscape within this berm is designed to be native and diverse, providing a natural-looking vegetated wall. Some of the landscape used in these buffers include Live Oaks Roal Palm, Curved Cabbage Palm, Clusia, Cocoplum, and others. This variety will ensure visibility through this buffer is minimal at every level.

TO: KEV FREEMAN, PLANNING DIRECTOR

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: SYMPHONY LAKES ORD AND DA

CAO RLS FILE: RLS 25-215

DATE: SEPTEMBER 14, 2025

I have reviewed the above Request for Legal Services (RLS) related to a major amendment Ordinance and Planned Development Zoning Agreement (Agreement) for the Symphony Lakes PD. Submitted for review were an Ordinance and an Agreement. I have reviewed both documents and made suggested changes to each, as outlined below. Please review the changes carefully to ensure they are accurate and meet your intent for the project.

Ordinance:

1. The title block lists the acres for the Subject Property as 88.5. The first Whereas Clause, however, lists the acres as 88.05. The title block has been changed to 88.05 consistent with the change the Assistant Planning Director made in Track Changes to the first Whereas Clause and my review of the information included in Agenda Quick for TRC and Planning Board review. If the acres should be 88.5, please make this change in both the title block and the first Whereas Clause.
2. This Ordinance was inconsistent throughout with the title of the site plan, switching between "Final Site Plan for Pod 1" and "Pod 1 Final Site Plan". I have changed this Ordinance throughout to call this site plan the "Pod 1 Final Site Plan" consistent with previous Ordinances and the title included on the site plan Exhibit.
3. The third Whereas Clause has been changed to "Planned Development (PD)" instead of "Planned Unit Development (PUD)" based on the language used in Ordinance 25-038.
4. This Ordinance approves a Final Site Plan representing only a portion of the entire PD. This Office has previously expressed its opinion and position that Final PD approval should not be broken up into multiple site plans and should be done in one site plan. That opinion and position is expressed and reiterated here.
5. Note: In Ordinance 23-058, Condition 11 of the Special Conditions of Development states: 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 each phase of the development. I do not see where this information is

included for the additional phases on the Pod 1 Final Site Plan attached to the Ordinance. The Pod 1 Site Plan includes boxed off additional pods with little to no detail. While I defer to your expertise in this area, I do recommend you review this Condition to ensure compliance.

Agreement:

1. The last Whereas Clause has been changed to more accurately reflect the requirements of the Code.
2. I have included additional Whereas Clauses that are standard in these Agreements related to compliance with the comprehensive plan and land development regulations and the Ordinance approval for the Agreement. You will need to fill the Ordinance number in once obtained.
3. I have changed Section 1 to make clear the unity of title and parcel combination is for all property in the Planned Development, not just the property in Pod 1. Further, because language has been included in Section 6 that the Applicant can build the phases in any order it chooses, I have changed the language in Section 1 to indicate the unity of title and lot combination shall occur prior to the issuance of a building permit for any building within the Planned Development, not just Pod 1 (since theoretically, any other Pod could begin building prior to Pod 1).
4. Section 6 includes language that essentially allows the Applicant to decide the order of each Phase's construction, no matter the approval order of the City. I recommend you review this term and its language carefully to ensure to meets your intent. If it does not, please let me know so that I may assist with needed changes to the language.
5. Section 7 does not contain much detail. It is recommended you include language explaining each of the listed topics: Permitted Uses, Densities, and Height. It is also noted that this term usually includes Intensities.
6. Section 11 does not contain any additional terms to protect the health, safety, and welfare of the community. It generally lists compliance with the documents. I recommend you review this and include any terms specifically needed to ensure these protections.
7. Subsections 13(B) and 13(C) contained significant repeat language. They have been combined into one section.
8. The Template for these Agreements includes a Section related to compliance and remedies. This Section has not been included in this Agreement. Most of the language is included in Section 13, however. A term related to the expiration or termination of the Agreement and the City not proceeding with issuing building permits until there is a new agreement or an amendment put in place has been added to Section 13(A). This term is included in the Template, but it was missing in this Agreement.
9. Section 23 includes language that the Owner may collaterally assign this Agreement to a lender. This is not standard language and is pointed out for that reason[1]. I have added language that collateral assignment to a lender requires prior Notice to the City.
10. I have added Section 25 – Recording, which is standard for these Agreements and in the Template.

[1] This term has been included in numerous recent Agreements. It is not in the Template. I recommend you review it, with my modification, to determine if it should be added to the Template. Please let me know if you would like it added, and I will send you an updated Template.

The Ordinance and Agreement have been uploaded to Agenda Quick in Track Changes and Clean Copy formats. With the suggested changes I have made included and the changes and information indicated above for you to include, the Clean Copies of each document are approved as to form and correctness.

If, after your review, additional terms are added to the Sections recommended above, please resubmit the Agreement for further legal review and approval as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Richard Chess. City Manager.

FROM: Kev Freeman, Planning Director.

SUBJECT: PD2024-00009 Symphony Lakes

DATE: September 24, 2025

In response to the memo issued by the City Attorney in respect of the Ordinance and Development Agreement attached to this item.

Ordinance – the required amendments were made.

In relation to comment #4 in which the CA opinion is made such:

> "This Ordinance approves a Final Site Plan representing only a portion of the entire PD. This Office has previously expressed its opinion and position that Final PD approval should not be broken up into multiple site plans and should be done in one site plan. That opinion and position is expressed and reiterated here."

The Planning Department does not agree that a Planned Development cannot be approved to develop in phases. This is a normal part of the site development process and is seen in previous developments both within the City and throughout Florida.

Sec. 125-212 of City Code defines PD Phasing: *PD* phasing *plan* means a clear depiction of the area and timing of distinct phases with descriptions of included infrastructure, landscaping, stormwater, and preservation areas to be included within each phase and confirmation that all elements will be functional; and,

Sec. 125-212 (c) (7) states: Phasing. When provisions for phasing are included in the development plan, 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; further,

Section the Code 125-212(f)(1) e. Requirements of a planned development (PD) zoning agreement require Phasing to be incorporated into the Development Agreement if appropriate.

In relation to Comment #5: The approval and consideration of the Final PD Site Plan is confined to Pod 1 and the development thereon.

Development Agreement

The amendments to the Applicant authored Development Agreement have been accepted in full.

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I hope this message finds you well. I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider, to share why FPUAnet is the perfect choice for your next development project.

Here's why developers choose FPUAnet:

- **Future-Ready Scalability**: Our fiber-optic network adapts to meet the growing demands of Fort Pierce, ensuring seamless connectivity for even the most advanced applications and devices.
- **Blazing Gigabit Speeds Everywhere**: Enjoy lightning-fast internet speeds across all areas we serve—bringing unparalleled performance wherever your project takes place.
- **Inclusive Connectivity**: We're committed to bridging the digital divide by delivering reliable internet to rural and underserved communities, empowering everyone to thrive in the digital economy.
- **Affordable and Faster**: Our competitive pricing, often more affordable than private ISPs, reflects our community-first approach. With no profit motives, we pass the savings directly to you.

In addition to exceptional service, FPUAnet takes pride in 24/7 customer support, provided by a team of experts ready to assist whenever you need it.

Let's discuss your project's specific needs in more detail. You can reach me directly at **peters@fpua.com** or **772-468-1697**.

Thank you for considering FPUAnet. I look forward to partnering with you to bring your projects to life.

Eric Peters
On behalf of FPUAnet

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 4300 Selvitz Road Symphony Lakes

REVIEW DATE: 2/7/2025

PLANNER: KEV FREEMAN

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __X_____

The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan if applicable (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to**

support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

7. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**

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

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

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

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

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

13. **Please provide a truck circulation detail.**

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

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

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

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

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

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

18. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**

19. **A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)**

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

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

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

23. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.**

24. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible**

structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

25. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kevin Freeman, Director of Planning

FROM : Selena Griffett, P.E. SDG

Thru : Tracy Telle, Engineering Manager TST

RE : 4300 Selvitz Road – Symphony Lakes Pod 1 Site Plan
EPL Permit No. PD2024-00009

DATE : January 29, 2025

This is to advise you that we have completed the review of the following documents as received by this office on January 17, 2025:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Planned Development
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ C/O

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

☒ See attached for comments

ENGINEERING COMMENTS:

1. Site Plan:
    a. Per City Code Section 121-12(e) Sidewalks shall be installed on both sides of all streets in the subdivision.
    b. The 10′ multi-purpose trail on the north side of the 80′ RW disappears in the middle. Either the 10′ trail or a 6′ sidewalk should continue to and within the residential development.
    c. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    d. The typical section shows 6′-10′ multi-use trails on either side of the 80′ RW roadway, however the plan view shows 5′ sections in some areas, please coordinate.
    e. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    f. Sheet 2 of the Site Plan, Typical Lot Layout, 50′ lot does not show side setback dimensions.
    g. Please show ADA ramps and crosswalks throughout the residential area.
    h. The site plan and survey reflect an existing SFWMD Conservation Easement. The plans indicate a proposed drainage swale will encroach into the limits of this easement and according to the Typical Lot Layout accessory construction can have a 0′ setback when abutting a lake or open space. This means that there will only be a 5′ separation between the conservation easement and accessory construction. Please provide a copy of this recorded easement which describes and allowable activities within the easement and any required buffers.
    i. Recommendation the 0′ rear accessory setback for lots abutting lakes and open space areas be eliminated and 3′ be utilized.
    j. Update the site plan to include the overall property boundary dimensions and bearings.
    k. Provide pedestrian sidewalks along Devine and Selvitz.
2. Environmental Impact Report:
    a. Multiple noted information has a generic response of "See Site Plan for details, and issued SFWMD permits." This information is not found on the Site Plan.
3. Traffic Impact Report:
    a. The Traffic Impact Report should be reviewed and approved by St. Lucie County.
    b. Review Figure 2 Traffic Assignment values with distribution summary on page 5 to ensure consistency.
    c. Coordinate the historic growth rate of 2% with St. Lucie County and TPO.
    d. Have any other proposed developments or recently completed projects in the area been included in the background traffic?
4. The Landscape Plan only shows landscaping on one side of POD 1 roadways, but the typical sections included in the Site Plan show landscaping on both sides.

ADVISORY COMMENTS:

1. The grading, paving, and drainage plans were reviewed conceptually and will be further reviewed at the time of DPCR submittal.

2. Selvitz, Christensen, and Devine Roads are St Lucie County owned and maintained roadways. Please coordinate with St Lucie County for this project.
3. A formal wetland delineation will be needed and coordination with South Florida Water Management District is required.
4. Gopher Tortoise Surveys will need to be repeated within 90 days of construction activity.
5. Selvitz Road is a St. Lucie County Roadway. Offsite improvements will need to be approved by St. Lucie County.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: SYMPHONY LAKES FINAL PD

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

Date: FEBRUARY 19th, 2025

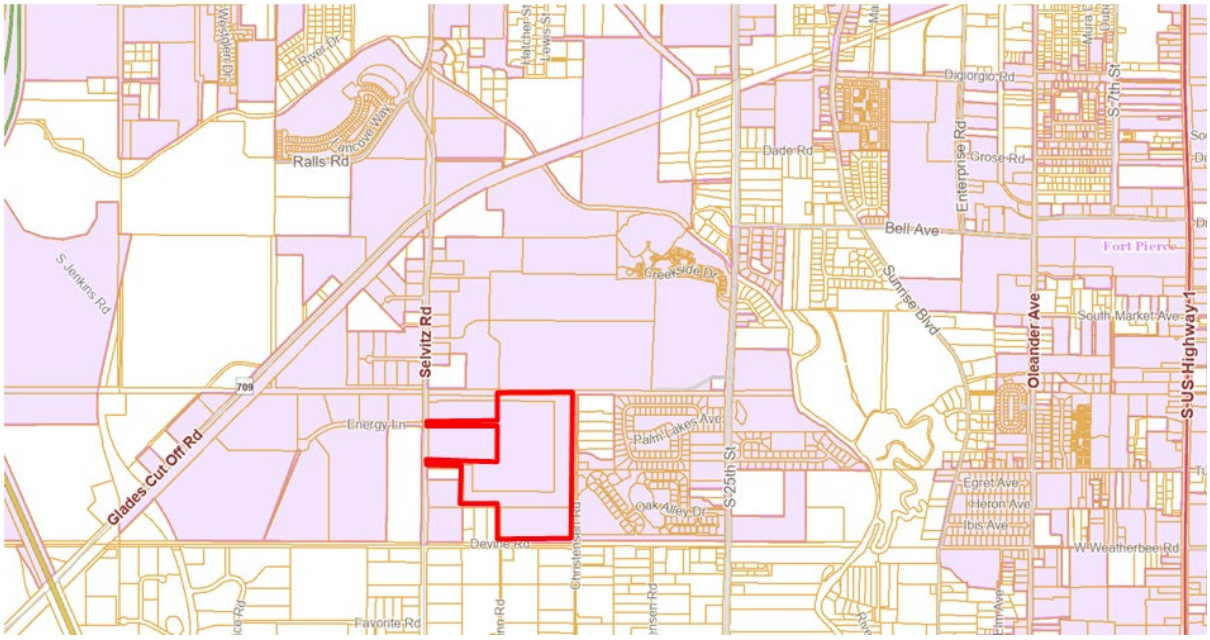
Location: East of Selvitz Road and North of Devine Road. Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4Location: The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

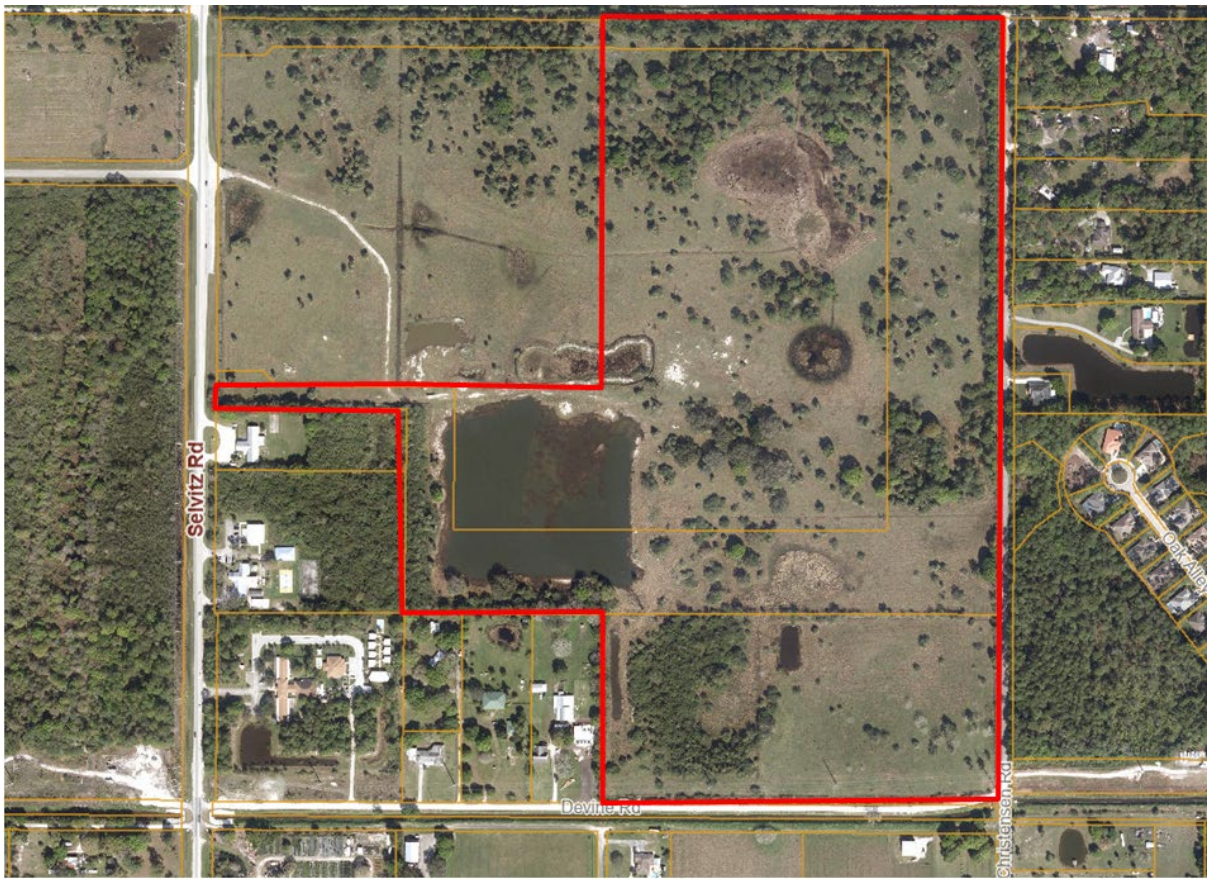
Applicant's Request: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

Summary

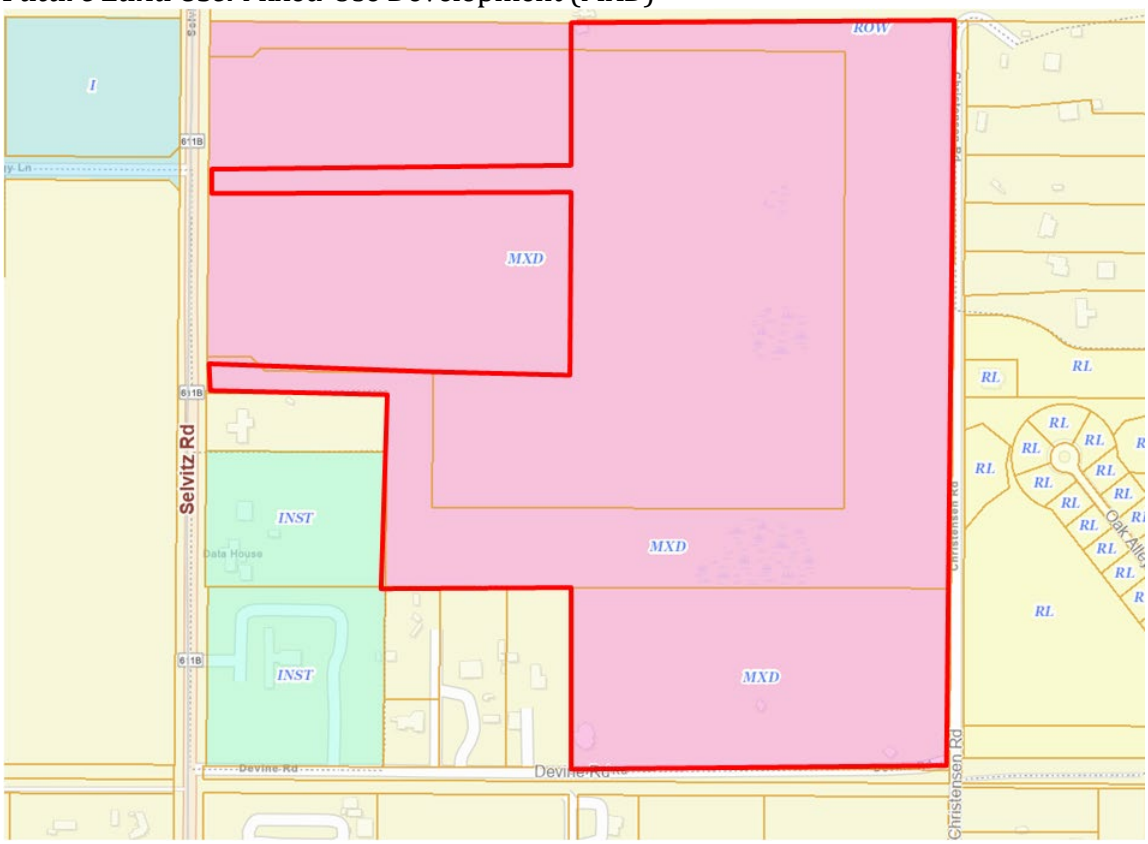
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.
Pod 1 comprises 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

Location & City Limits:

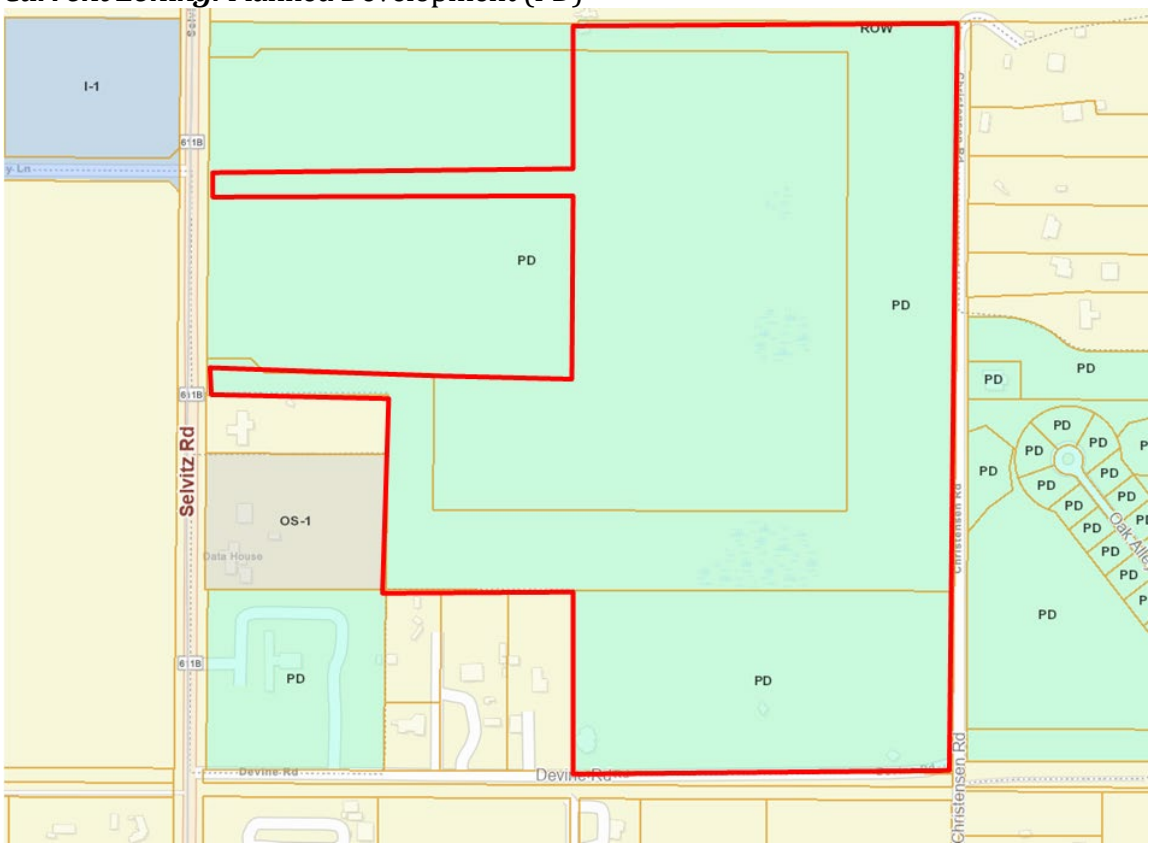




Future Land Use: Mixed-Use Development (MXD)

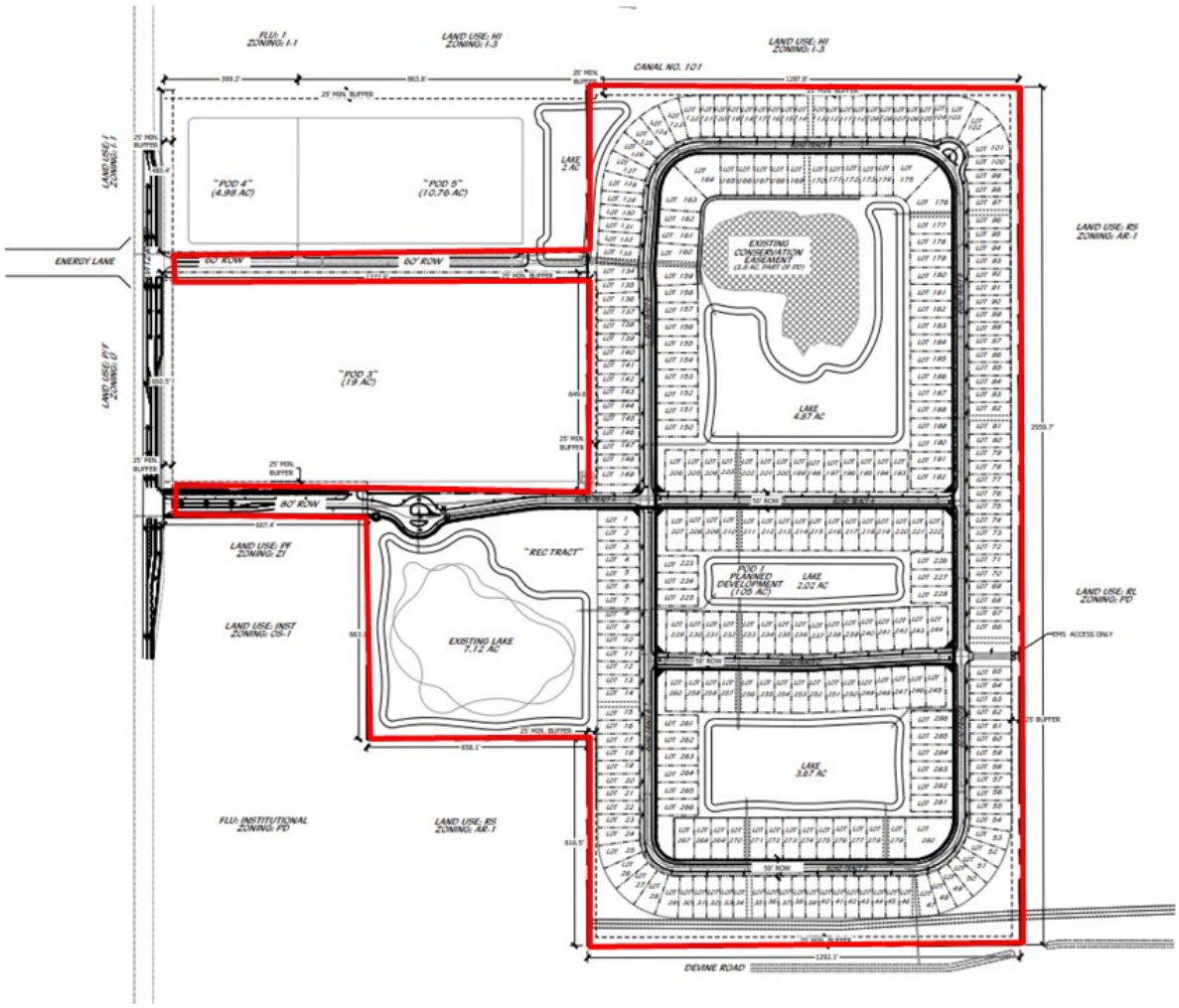


Current Zoning: Planned Development (PD)



Utilities: Located within the FPUA Service Area

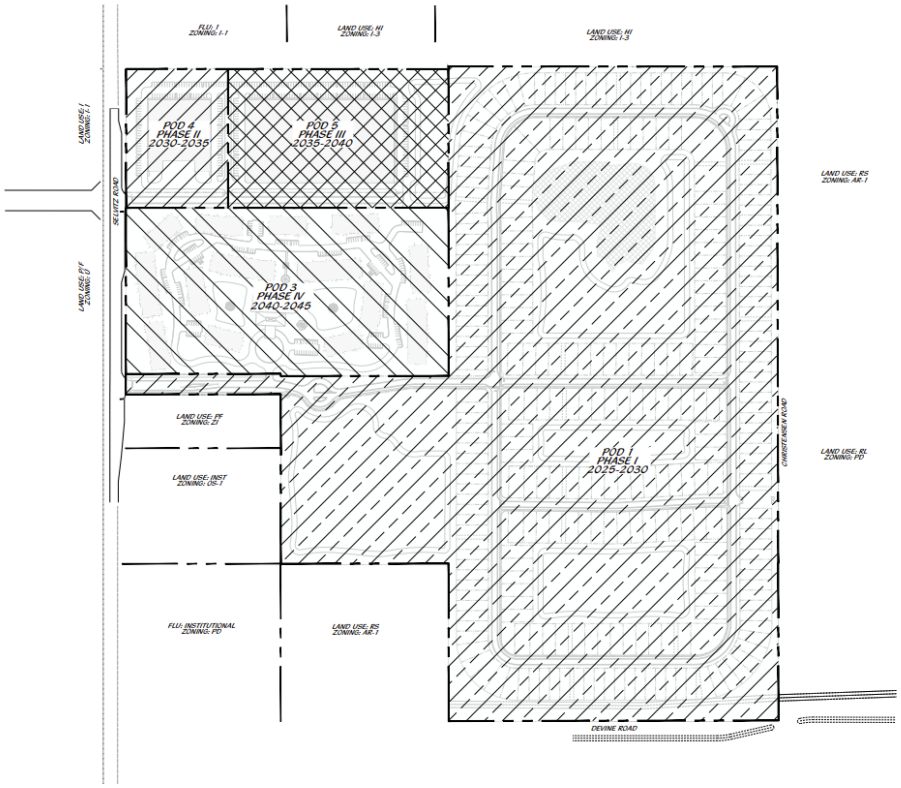
Site Plan:



Site Plan:

- Please provide landscaping details, and maximum heights for the typical lot conditions on the site plan.
- Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but will be considering the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

Phasing Plan



- Tabulate all construction timelines of all phasing elements, Pods, infrastructure completion, etc. including anticipated CO timelines, and whether the north access road will be constructed as part of Phase 1. (Development Agreement Section 2.) – refer to applicable development conditions attached below
- Detail all the Roadway Improvements and anticipated contributions/timelines worked into phasing. (Development Agreement Section 4.)- refer to applicable development conditions attached below

Landscaping/buffer:

- Provide a detail of the wall adjacent to Christensen Road, staff recommend a solid decorative concrete panel wall of a minimum of 6 ft high.
- Provide a detail of the emergency access gate at Christensen Road.

Comprehensive Plan

1.1.6 Policy:

B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

Residential (single-family and/or multifamily);

Commercial—General and/or Neighborhood;
Commercial—Town Center;
Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

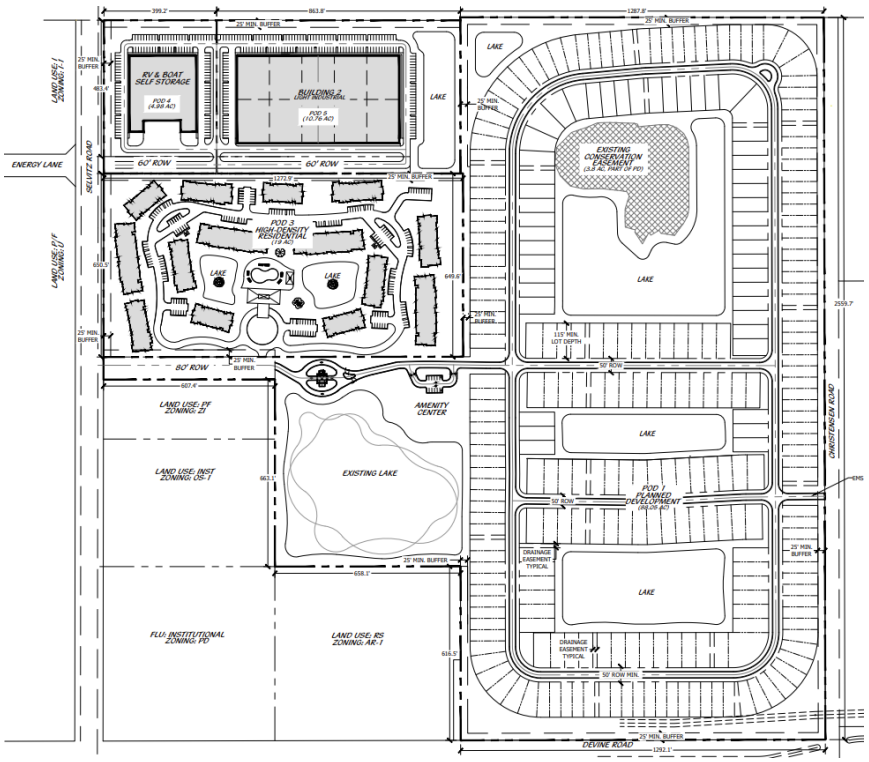
Stormwater Retention & Landscaping

- A stormwater report is required in association with the submitted construction plans.

Traffic Impact Analysis

- A review by St. Lucie County external traffic consultant is awaited.
- The submitted TRAFFIC IMPACT ANALYSIS for Selvitz Phase I, by MacKenzie Engineering & Planning, dated November 2024 states that a 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection. Please confirm contribution with St. Lucie County and if agreed and incorporate into the Development Agreement.
- Refer to applicable development conditions attached below.

Previously Approved Site Plan (Conceptual):



PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, 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. A development phasing schedule indicating:
    1. The approximate date when construction of the project can be expected to begin.
    2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

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

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

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

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

10. 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.

11. 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 each phase of the development.

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

13. 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.

14. The Final PD site plan shall contain the following information, at minimum:
    a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    c. The location, size and height of present and proposed buildings and structures.
    d. The location and size of all areas proposed to be conveyed,
    dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    f. The pedestrian circulation system, including its interrelationships with the vehicular circulation
    system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. 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.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis **of** ~~**assessed**~~ which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00009
Symphony Lakes PD 4300 Selvitz Rd

Comments

W/WW Engineering: Concept approved as noted.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

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

Gas: This is approved. FPUA will offer gas infrastructure (gas mains/services) at no cost based on load to this development.

FPUAnet Fiber: FPUAnet **Approves.**

Fiber Internet Service **– Can be Available**. Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: June 27, 2025

Re: **Selvitz Phase 1 (Symphony Lakes)**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic impact study (revised May 2025) prepared by MacKenzie Engineering & Planning, Inc. related to the above-mentioned project. The development consists of 286 single family homes. The project is located north of Midway Road, west of I-95 in St. Lucie County.

The total trip generation potential results in 2,653 daily, 194 AM peak hour (49 entering / 145 exiting), and 267 PM peak hour (168 entering / 99 exiting) net new trips. Access to the site is proposed on Selvitz Road via one (1) proposed full driveway connection.

An intersection analysis was conducted to evaluate the V/C ratio and level of service. Signal timing adjustments are recommended due to background traffic; however, no intersection deficiencies were identified under buildout conditions.

A segment analysis determined that all roadways within the study area are expected to operate within acceptable volume-to-capacity (v/c) ratios.

Ingress left and right-turn lanes are recommended at the project driveway on Selvitz Road.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

TRAFFIC IMPACT ANALYSIS

Selvitz Phase I
Fort Pierce, FL

Prepared for:
Selvitz I, LLC
North Palm Beach, Florida 33408

Prepared by:

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2024.11.11 17:00:32 -05'00'

Shaun G. MacKenzie P.E.
PE Number 61751

023014
November 2024
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CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection.

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

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
TABLE OF CONTENTS ii
LIST OF FIGURES iii
LIST OF TABLES iii
INTRODUCTION 1
CURRENT DATA 2
TRIP GENERATION 2
PROPOSED USES 2
INTERNAL CAPTURE 2
PASS-BY TRIP CAPTURE 2
HISTORICAL GROWTH 4
ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION 4
TRAFFIC DISTRIBUTION AND ASSIGNMENT 5
ROADWAY ANALYSIS 6
ROADWAY CAPACITY 6
STUDY AREA 6
BACKGROUND ANALYSIS 7
BUILDOUT ANALYSIS 7
INTERSECTION ANALYSIS 10
INTERSECTIONS 10
PEAK HOUR FACTOR (PHF) 10
ANALYSIS 11
ACCESS 12
DRIVEWAY 13
SIGNAL WARRANT ANALYSIS 14
SELVITZ ROAD & PROJECT DRIVEWAY 14
CONCLUSION 15
APPENDICES 16

LIST OF FIGURES

Figure 1. Site Location Map 1
Figure 2. Traffic Assignment 5
Figure 3. Driveway Volumes 12
Figure 4. Selvitz Road Left-Turn Lane Warrant Analysis 13

LIST OF TABLES

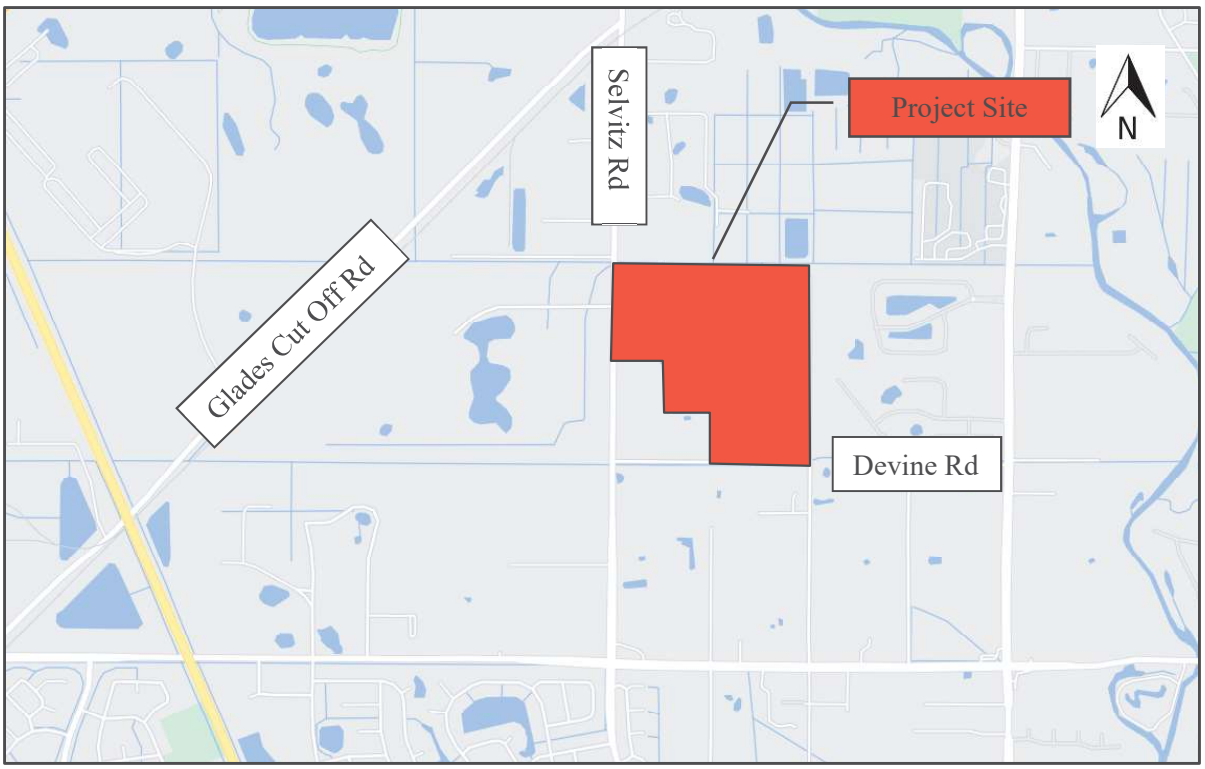
Table 1. Trip Generation 3
Table 2. Growth Rate Calculation 4
Table 3. Project Impacts (Significance) 6
Table 4A. Background PM Peak Hour One-Way Roadway Analysis (2029) – AM 8
Table 4B. Background PM Peak Hour One-Way Roadway Analysis (2029) – PM 8
Table 5A. Peak Hour One-Way Roadway Analysis (2029) – AM 9
Table 5B. Peak Hour One-Way Roadway Analysis (2029) – PM 9
Table 6. Selvitz Road & Midway Road Intersection Results 11
Table 7. Selvitz Road & Energy Road Intersection Results 11
Table 8. Selvitz Road & Glades Cut-Off Road Intersection Results 11

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029. Figure 1 shows the site location.

The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan
- St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
- St. Lucie County LRTP (2045)

TRIP GENERATION

The study uses trip generation rates for Single Family (ITE Land Use 210 Single Family Detached Housing) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition)*.

Proposed Uses

- 286 Single Family Detached DUs (ITE Land Use 210 – Single Family Detached)

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

The pass-by capture is 0.

MacKenzie
Engineering & Planning, Inc.

Table 1. Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

HISTORICAL GROWTH

Historic growth rates were determined based on St. Lucie County TPO traffic data as shown in Table 2. Growth on the roads is based on the best fit slope, which is an estimated annual growth rate in vehicles. The total average annual growth (in vehicles) was divided by the estimated total traffic to result in a weighted average growth rate. The historic annual growth on the surrounding facilities between 2017 and 2024 is 1.0%. A two percent (2%) annual compound growth rate will be used in the study to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	Segments	Count Site	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	2022 AADT	2023 AADT	2024 AADT	Annual Absolute Growth	Growth Rate
Selvitz Rd	Midway to Glades	703	11000		9,400		-			9,000	-246	-2.7%
Midway Rd	560 feet West of Selvitz Rd	134	20500	20500		-	-	22,000	23,000	25,500	601	2.4%
	685 feet West of 25th St	132	17500	22000		-	-	18,500	21,500	22,500	345	1.5%
Glades Cut Off Rd	SW of Selvitz Rd	113							5,400			
25th St/CR 615	730 feet South of Midway Rd	172	17000			15,500				17,500	95	0.5%
	N of CR 712/Midway Rd	940016	19100	19200	19000	18,200	18,000	18,100	18,600		-168	-0.9%
										Weighted Average		**1.0%**
										Growth Rate Used		**2.0%**

* 2020 & 2021 traffic counts are removed from calculation.

ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION

A review conducted of the Five-Year Plan of TPO LRTP, St. Lucie County and FDOT, as well as those improvements committed by the developers of projects in the area include:

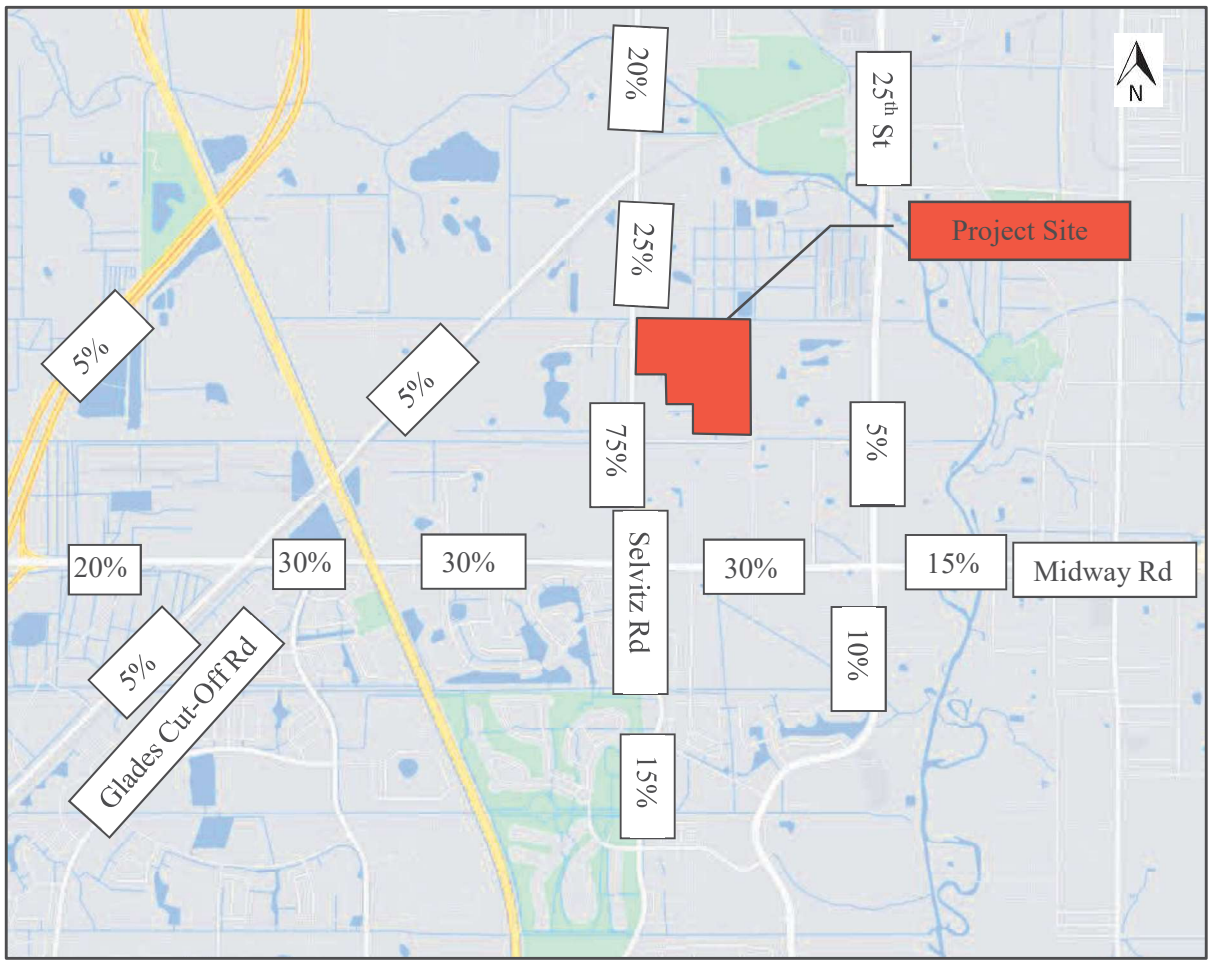
- Midway Road – Glades Cut-Off Road to Selvitz Road – 4-Laning (Increases Roadway Capacity to 1,850)
- Selvitz Road & Glades Cut-Off Road – Intersection Improvements
- Selvitz Road – Midway Road to Glades Cut-Off Road (Increase Roadway Capacity to 960 (1,070 x 0.9))
- Selvitz Road – Edwards Road to Glades Cut-Off Road – 4-Laning (Increase Roadway Capacity to 1,665 (1,850 x 0.9))

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH - 25 percent
SOUTH - 25 percent
WEST - 35 percent
EAST - 15 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Roadway Capacity

Roadway classification follows the local government's Comprehensive Plan outlining the roadway functional classification. The local government Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2024 Level of Service Report. Where road segment information is not available or improvements are committed or needed, the study uses local government's minimum LOS stands to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Study Area

The study area is 2.0 miles based on the St. Lucie TPO Standardized TIS Methodology and Procedures manual. Impacts of less than one percent (1%) are considered to de minimis impacts. Impacts of greater than five percent (5%) outside of the 2-mile radius are considered to have significant impact and require study as well. Table 3 displays the determination of study roadway segments.

Table 3. Project Impacts (Significance)

Roadway	From	To	E+C Lanes	Service Capacity	Percent Assign ment	Project Traffic	Impact	Insignificant Impact?
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	15%	25	3.33%	NO
	St. James Blvd	Midway Rd	2	750	15%	25	3.33%	NO
	Midway Rd	Project	2	960	75%	126	13.13%	NO
	Project	Glades Cut Off Rd	2	960	25%	42	4.38%	NO
	Glades Cut Off Rd	Edwards Road	4	1,665	20%	34	2.04%	NO
25th St	Midway Rd	Bell Ave	4	2,100	5%	8	0.38%	YES
	Bell Ave	Edwards Road	4	2,100	5%	8	0.38%	YES
St James Dr	Edwards Road	Bayshore Blvd	4	2,100	10%	17	0.81%	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	5%	8	1.01%	NO
	Jenkins	Selvitz Rd	2	830	5%	8	0.96%	YES
Midway Rd	Mccarty Rd	I-95	2	700	5%	8	1.14%	YES
	I-95	Glades Cut Off Rd	4	2,100	20%	34	1.62%	NO
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	30%	50	2.38%	NO
	East Torino Pkwy	Milner Dr	4	1,850	30%	50	2.70%	NO
	Milner Dr	W of Selvitz Rd	4	1,850	30%	50	2.70%	NO
	W of Selvitz Rd	Selvitz Rd	4	2,100	30%	50	2.38%	NO
	Selvitz Rd	Christensen Rd	4	2,100	30%	50	2.38%	NO
	Christensen Rd	25th St	4	2,100	30%	50	2.38%	NO
	25th St	Oleander Ave	4	2,100	15%	25	1.19%	NO
Jekins Rd	SR 70	Edwards Rd	2	880	3%	5	0.57%	YES
Edwards Rd	Jenkins Rd	Selvitz Rd	2	700	3%	5	0.71%	YES
	Selvitz Rd	25th St	2	880	10%	17	1.93%	NO

Background Analysis

Existing traffic volumes were obtained from St. Lucie County TPO. The existing volumes grown at the historic 2.0 percent annual growth rate to project 2029 background volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. The background conditions analysis is shown in Tables 4A & 4B.

Buildout Analysis

Total volumes were developed by adding background traffic volume plus project trips as shown in Tables 5A & 5B.

Table 4A. Background PM Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	598	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	598	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	845	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	471	2024	2.0%	49	520	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	1,328	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	1,408	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	1,408	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	1,408	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	1,275	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	1,275	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	2,015	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	785	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 4B. Background PM Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	577	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	577	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	850	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	465	2024	2.0%	48	513	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	1,317	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	1,524	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	1,524	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	1,524	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	1,349	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	1,349	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	1,403	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	775	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

MacKenzie
Engineering & Planning, Inc.

Table 5A. Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	598	75%	109	707	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	598	25%	36	635	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	845	20%	29	874	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	471	2024	2.0%	49	520	5%	7	527	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	20%	29	1,199	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	1,328	30%	44	1,372	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	1,275	30%	44	1,319	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	1,275	30%	44	1,319	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	2,015	15%	22	2,037	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	785	10%	15	800	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 5B. Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	577	75%	126	703	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	577	25%	42	619	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	850	20%	34	884	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	465	2024	2.0%	48	513	5%	8	522	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	20%	34	1,204	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	1,317	30%	50	1,368	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	1,349	30%	50	1,400	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	1,349	30%	50	1,400	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	1,403	15%	25	1,428	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	775	10%	17	792	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2029 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

- Selvitz Road & Midway Road
- Selvitz Road & Energy Lane
- Selvitz Road & Glades Cut-Off Road

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

Peak Hour Factor (PHF)

Field observed peak hour factors were utilized in the intersection analysis and were adjusted as follows:

- PHF greater than 0.95 was reduced to 0.95
- PHF less than 0.92 was increased to 0.92

The adjustment is based on FDOT's Quality/LOS Handbook that recommends using a PHF factor of 0.95 for urbanized areas and 0.92 for transitioning/urban areas and is also recommended in FDOT's Traffic Analysis handbook page 34.

Analysis

Selvitz Road & Midway Road

MEP evaluated the Selvitz Road & Midway Road using HCS 2024. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 6. Selvitz Road & Midway Road Intersection Results

	Direction	AM 95th Percentile Queue (ft)	PM 95th Percentile Queue (ft)	Existing Storage (ft)	Acceptable ?
Eastbound	Left-Turn	102	91	245	YES
Southbound	Left-Turn	198	143	250	YES
Delay/LOS		31.4/C	28.0/C	-	YES

Selvitz Road & Energy Lane

MEP evaluated the Selvitz Road & Energy Lane using HCS 2024. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 7. Selvitz Road & Energy Road Intersection Results

	AM	PM	Acceptable?
Delay/LOS	20.2/C	19.0/C	YES

Selvitz Road & Glades Cut-Off Road

MEP evaluated the Selvitz Road & Glades Cut-Off Road using HCS 2024. The study includes a dedicated northbound left-turn, southbound right-turn and traffic signal based on the committed improvements. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) with the committed improvements.

Table 8. Selvitz Road & Glades Cut-Off Road Intersection Results

	AM	PM	Acceptable?
Delay/LOS	8.9/A	10.3/B	YES

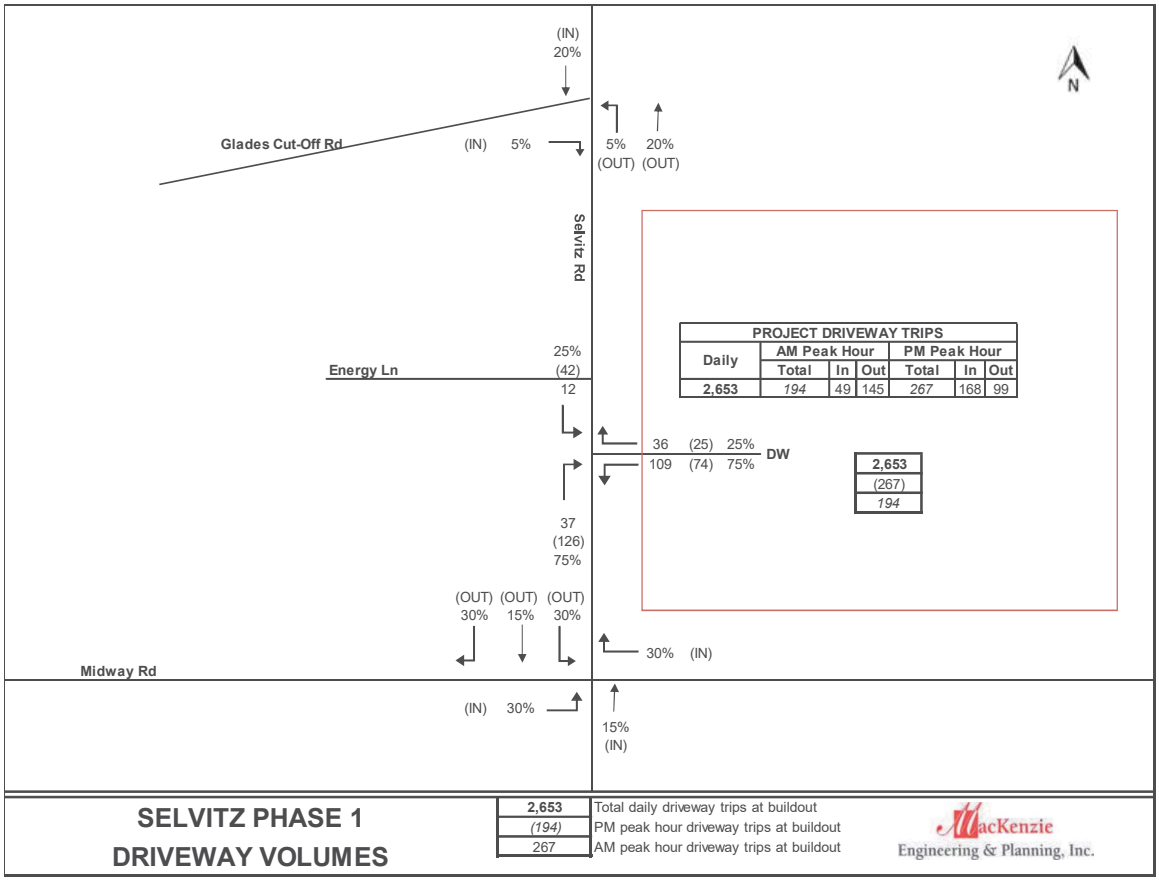
ACCESS

The project site proposes one point of access located about 630 feet south of Energy Lane. The proposed access is as follows:

- Driveway – Full Opening

Driveway laneage is based on the most conservative estimate of projected driveway volumes. Figure 3 shows the proposed project driveway volumes.

Figure 3. Driveway Volumes



Driveway

Ingress Right-Turn Lane

FDOT's Access Manage Guidebook recommends a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized intersection with a posted speed limit 45 mph or less. A right-turn lane into the project is needed at the proposed driveway. A total turn lane length of 185 feet is recommended based on a design speed of 45 MPH.

Ingress Left Turn Lane Analysis

A left-turn lane into the project is warranted based on project 42 left-turns during the peak hour based on an analysis using NCHRP-457 as shown in Figure 4. The posted speed is 40 miles per hour. The turn lane length is recommended to be 235 feet (185 feet of deceleration plus 50 feet of queue storage).

Figure 4. Selvitz Road Left-Turn Lane Warrant Analysis

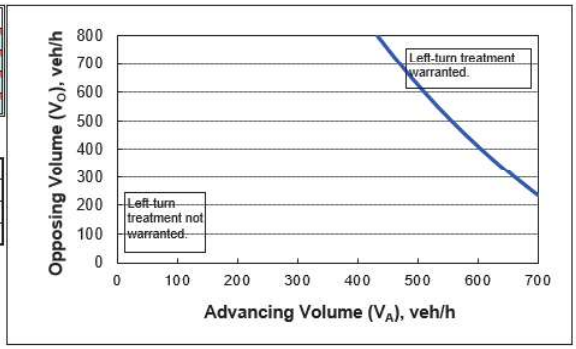
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	6%
Advancing volume (V_A), veh/h:	726
Opposing volume (V_O), veh/h:	608

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	508
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	2.2
Critical headway, s:	4.2
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

MEP evaluated the Selvitz Road & Driveway intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

SIGNAL WARRANT ANALYSIS

Signal warrant analysis was performed for the Selvitz Road & Project Driveway intersection. The procedure described in the 2009 Edition of the Manual on Uniform Traffic Control Devices (MUTCD) was employed in the analysis based on the FDOT Manual on Uniform Traffic Studies. The following three warrants were analyzed:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

Warrants 4, 5, 6, 7, 8, and 9 are not applicable to this situation. Each of the above-mentioned warrants require satisfaction of minimum hourly vehicular volumes along the intersection's major and minor streets.

Selvitz Road & Project Driveway

The major street for this analysis is Selvitz Road and the minor street is Project Driveway. Minor street volumes are estimated based on the hourly traffic distribution of entering and exiting vehicles trips by Land Use 210 (Single Family Detached) (https://itetripgen.org).

The minor street was applied as 1-lane and right-turns were excluded based on the ability to make right-turns. The major street is Selvitz Road and is 1-lane (in each direction). Selvitz Road speed limit is 40 miles per hour. As shown in Exhibits 3 & 4, the hourly volumes at the intersection do not meet the vehicular volume warrants (Warrants 1, 2 or 3). Therefore, a traffic signal is not recommended at this intersection.

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection.

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

APPENDICES

Exhibit 1. Trip Generation

Exhibit 2. Intersection Analysis

Exhibits 3 & 4. Signal Warrant Analysis

A. St. Lucie County TPO Traffic Counts
B. Site Plan
C. St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
D. FDOT Q/LOS Handbook 2023
E. Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th Edition)
F. Property ID Cards
G. St. Lucie TPO Traffic Counts and Level of Service Report 2024
H. St. Lucie TPO 48 Hour Traffic Volume Summary – Selvitz Road (Count Station 703)
I. St. Lucie County Peak Season Factor Category Report (2023)
J. St. Lucie County Capital Improvement Plan
K. St. Lucie County TPO Volume – County Station 130

EXHIBIT 1

Selvitz Phase I Road Ft. Pierce

Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

Selvitz Phase 1

AM PEAKPEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & Selvitz Rd

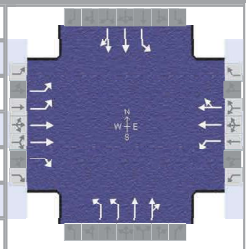
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	1	26	151	34	2	15	133	28	0	51	76	22	7	23	32	34	634
7:15 AM	7:30 AM	0	40	161	31	2	16	148	41	0	43	61	18	3	32	39	39	674
7:30 AM	7:45 AM	0	40	170	52	0	14	152	41	1	44	68	24	2	31	39	41	719
7:45 AM	8:00 AM	0	26	198	51	0	20	149	48	0	65	86	35	4	43	48	58	831
8:00 AM	8:15 AM	0	29	176	66	2	22	133	33	0	47	41	28	1	31	30	41	680
8:15 AM	8:30 AM	0	31	163	68	3	13	136	22	0	59	46	23	1	32	37	38	672
8:30 AM	8:45 AM	1	20	159	44	0	20	149	23	0	54	60	26	5	21	42	39	662
8:45 AM	9:00 AM	1	27	169	45	0	14	148	27	0	50	50	35	1	23	37	33	659
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179	2904

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.87 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179
Peak Season Factor	0	16	85	24	0	9	70	20	0	24	31	13	1	16	19	21
Adjusted Volumes	0	151	790	224	4	81	652	183	1	223	287	118	11	153	175	200
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	82	23	0	8	68	19	0	23	30	12	1	16	18	21
2029 Volumes	**0**	**167**	**872**	**247**	**4**	**89**	**720**	**202**	**1**	**246**	**317**	**130**	**12**	**169**	**193**	**221**
2029 Pre Dev	0	167	872	247	4	89	720	202	1	246	317	130	12	169	193	221
Project Traffic	0	14	0	0	0	0	0	14		0	7	0		44	22	44
2029 Post Dev	**0**	**181**	**872**	**247**	**4**	**89**	**720**	**216**	**1**	**246**	**324**	**130**	**12**	**213**	**215**	**265**
		In						In			In			Out	Out	Out
Project Traffic Assignment	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

HCS Signalized Intersection Input Data

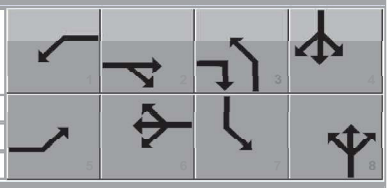
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0		32.6	8.4	4.4	16.9					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.5	0.0		2.5	2.5	0.0	2.5					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	40	40	40	40	40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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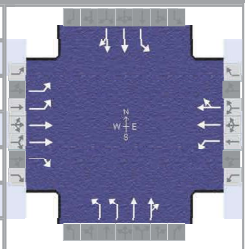
HCS Signalized Intersection Results Summary

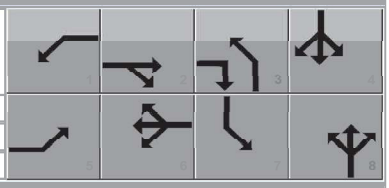
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	14.1	41.2	12.1	39.1	14.9	23.4	19.3	27.8
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway (*MAH*), s	3.0	3.0	3.0	3.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	7.3	24.3	5.5	27.1	8.0	14.9	12.6	18.6
Green Extension Time (g_e), s	0.3	5.6	0.1	5.5	0.5	1.9	0.3	1.7
Phase Call Probability	0.99	1.00	0.93	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.05	0.00	0.07	0.00	0.02	0.02	0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	197	948	268	101	530	488	268	256	237	245	234	288
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1585	1781	1870	1721	1730	1870	1689	1781	1870	1585
Queue Service Time (g_s), s	5.3	22.3	10.8	3.5	25.1	25.1	6.0	12.6	12.9	10.6	10.7	16.6
Cycle Queue Clearance Time (g_c), s	5.3	22.3	10.8	3.5	25.1	25.1	6.0	12.6	12.9	10.6	10.7	16.6
Green Ratio (*g/C*)	0.08	0.36	0.45	0.40	0.34	0.34	0.26	0.18	0.18	0.31	0.22	0.22
Capacity (*c*), veh/h	276	1288	713	244	636	586	504	329	297	351	415	351
Volume-to-Capacity Ratio (*X*)	0.714	0.736	0.377	0.415	0.832	0.833	0.533	0.780	0.799	0.697	0.564	0.820
Back of Queue (*Q*), ft/ln (95 th percentile)	102	346	165	62	411	384	110	244	230	198	210	276
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	13.6	6.5	2.5	16.2	15.1	4.3	9.6	9.1	7.8	8.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.42	0.00	0.60	0.27	0.00	0.00	0.31	0.00	0.00	0.79	0.00	0.00
Uniform Delay (d_1), s/veh	43.2	26.7	17.5	21.5	29.2	29.2	29.5	37.8	38.0	27.7	33.3	35.6
Incremental Delay (d_2), s/veh	1.3	0.4	0.1	0.4	2.2	2.4	0.3	1.5	1.9	1.1	0.4	5.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	44.5	27.1	17.7	21.9	31.4	31.6	29.8	39.4	39.9	28.8	33.7	40.7
Level of Service (LOS)	D	C	B	C	C	C	C	D	D	C	C	D
Approach Delay, s/veh / LOS	27.7	C		30.6	C		36.2	D		34.8	C	
Intersection Delay, s/veh / LOS	31.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.65	B	1.41	A	1.12	A	1.12	A

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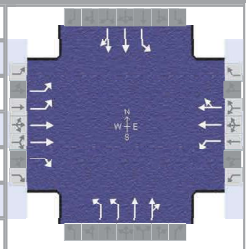
HCS Signalized Intersection Intermediate Values

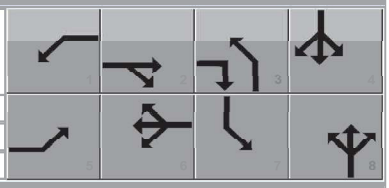
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



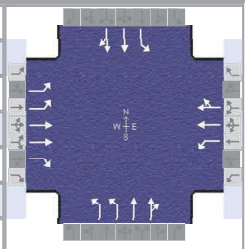
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.920	0.920		0.903	0.903		0.847	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1585	1781	2763	829	3459	2553	1007	1781	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.08	0.36	0.36	0.06	0.34	0.34	0.09	0.18	0.18	0.13	0.22	0.22
Incremental Delay Factor (k)	0.04	0.05	0.04	0.04	0.08	0.08	0.04	0.04	0.04	0.05	0.04	0.12

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.08	0.36	0.40	0.34	0.26	0.18	0.31	0.22
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	592	0	880	0	904	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	32.7	0.0	16.9	0.0	16.9	0.0
Permitted Service Time (g_u), s	0.0	0.0	10.6	0.0	2.7	0.0	4.0	0.0
Permitted Queue Service Time (g_{ps}), s			4.6		2.6		4.0	
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		8.5						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.122	0.000	0.140	0.000	0.135
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	722.50	19.58	680.09	20.90	351.24	32.61	442.92	29.08
Bicycle F_w / F_v	-3.64	1.17	-3.64	0.92	-3.64	0.63	-3.64	0.63

HCS Signalized Intersection Results Graphical Summary

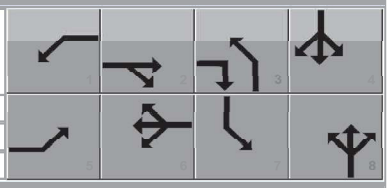
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



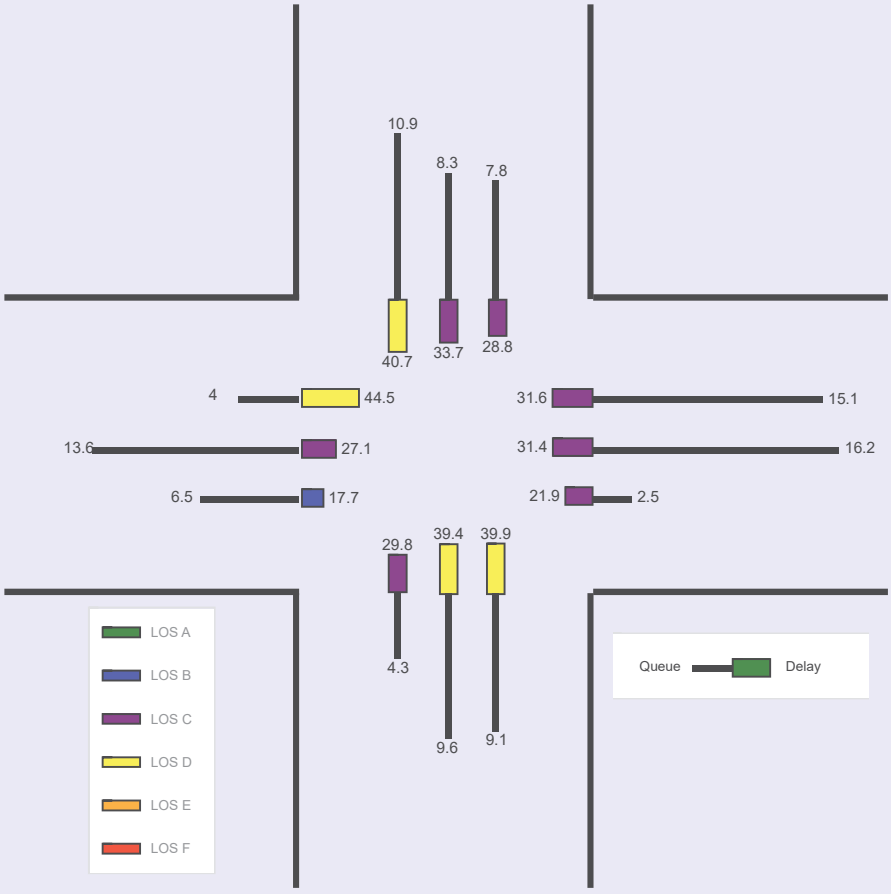
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	102	346	165	62	411	384	110	244	230	198	210	276
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	13.6	6.5	2.5	16.2	15.1	4.3	9.6	9.1	7.8	8.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.42	0.00	0.60	0.27	0.00	0.00	0.31	0.00	0.00	0.79	0.00	0.00
Control Delay (*d*), s/veh	44.5	27.1	17.7	21.9	31.4	31.6	29.8	39.4	39.9	28.8	33.7	40.7
Level of Service (LOS)	D	C	B	C	C	C	C	D	D	C	C	D
Approach Delay, s/veh / LOS	27.7	C		30.6	C		36.2	D		34.8	C	
Intersection Delay, s/veh / LOS	31.4						C					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & Selvitz Rd

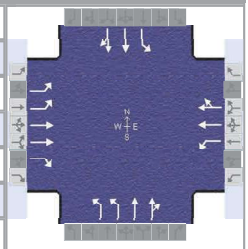
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	3	17	185	82	0	30	152	23	0	35	38	14	2	26	58	29	691
4:15 PM	4:30 PM	0	34	185	64	1	25	143	21	0	56	50	18	2	31	60	30	720
4:30 PM	4:45 PM	0	31	187	78	1	23	156	28	0	47	40	18	7	37	69	41	763
4:45 PM	5:00 PM	1	29	208	58	0	30	147	28	1	46	43	20	3	23	66	30	732
5:00 PM	5:15 PM	1	25	209	90	0	18	139	32	0	30	29	14	4	25	66	23	704
5:15 PM	5:30 PM	0	24	199	74	0	26	155	36	0	41	46	11	1	24	77	27	741
5:30 PM	5:45 PM	0	31	150	77	0	24	126	21	0	42	31	26	3	16	69	29	645
5:45 PM	6:00 PM	0	20	163	59	1	22	131	22	1	41	45	21	0	20	64	28	638
Peak Hour Traffic Volume																		
4:30 PM	5:30 PM	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121	2940

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.96 Adjusted PHF 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121
Peak Season Factor	0	13	96	36	0	12	72	15	0	20	19	8	2	13	33	15
Adjusted Volumes	2	122	899	336	1	109	669	139	1	184	177	71	17	122	311	136
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	-2	13	94	35	0	11	70	14	0	19	18	7	2	13	32	14
2029 Volumes	**0**	**135**	**993**	**371**	**1**	**120**	**739**	**153**	**1**	**203**	**195**	**78**	**19**	**135**	**343**	**150**
2029 Pre Dev	0	135	993	371	1	120	739	153	1	203	195	78	19	135	343	150
Project Traffic	0	50	0	0	0	0	0	50		0	25	0		29	15	29
2029 Post Dev	**0**	**185**	**993**	**371**	**1**	**120**	**739**	**203**	**1**	**203**	**220**	**78**	**19**	**164**	**358**	**179**
Project Traffic Assignment		In						In			In			Out	Out	Out
	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

HCS Signalized Intersection Input Data

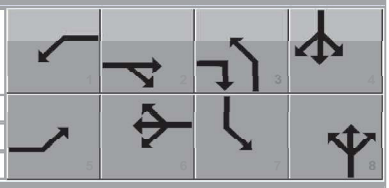
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	40	40	40	40	40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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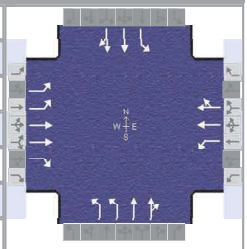
HCS Signalized Intersection Results Summary

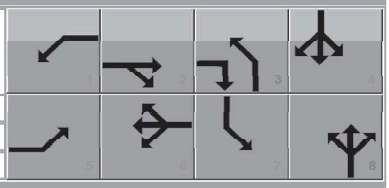
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.5	0.0	2.5	2.5	0.0	2.5



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.6	38.1	12.3	36.8	13.3	20.5	16.4	23.6
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway (*MAH*), s	3.0	3.0	3.0	3.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	6.8	25.2	5.9	23.7	6.4	9.2	9.7	15.6
Green Extension Time (g_e), s	0.3	6.3	0.2	6.4	0.4	1.6	0.2	1.5
Phase Call Probability	0.99	1.00	0.95	1.00	0.99	1.00	0.99	1.00
Max Out Probability	0.00	0.09	0.00	0.07	0.00	0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	195	1045	391	127	515	477	215	161	153	193	297	269
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1585	1781	1870	1731	1730	1870	1705	1781	1870	1661
Queue Service Time (g_s), s	4.8	23.2	16.0	3.9	21.7	21.7	4.4	6.9	7.2	7.7	13.2	13.6
Cycle Queue Clearance Time (g_c), s	4.8	23.2	16.0	3.9	21.7	21.7	4.4	6.9	7.2	7.7	13.2	13.6
Green Ratio (*g/C*)	0.08	0.36	0.44	0.42	0.35	0.35	0.24	0.16	0.16	0.27	0.20	0.20
Capacity (*c*), veh/h	280	1289	697	241	650	602	465	301	275	368	368	326
Volume-to-Capacity Ratio (*X*)	0.694	0.811	0.561	0.528	0.792	0.792	0.462	0.534	0.557	0.524	0.807	0.823
Back of Queue (*Q*), ft/ln (95 th percentile)	91	352	229	69	350	329	80	139	133	143	250	233
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	13.9	9.0	2.7	13.8	12.9	3.2	5.5	5.2	5.6	9.8	9.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.37	0.00	0.83	0.29	0.00	0.00	0.23	0.00	0.00	0.57	0.00	0.00
Uniform Delay (d_1), s/veh	39.1	25.2	18.2	20.4	25.7	25.7	28.1	33.7	33.8	26.2	33.6	33.7
Incremental Delay (d_2), s/veh	1.2	0.6	0.3	0.7	0.8	0.9	0.3	0.5	0.7	0.4	1.6	2.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.3	25.8	18.5	21.1	26.5	26.6	28.3	34.2	34.5	26.6	35.2	35.7
Level of Service (LOS)	D	C	B	C	C	C	C	C	C	C	D	D
Approach Delay, s/veh / LOS	25.8	C		25.9	C		31.9	C		33.2	C	
Intersection Delay, s/veh / LOS	28.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.27	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.83	B	1.41	A	0.92	A	1.11	A

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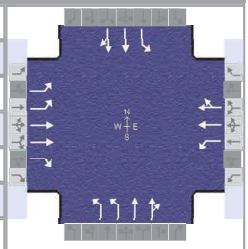
HCS Signalized Intersection Intermediate Values

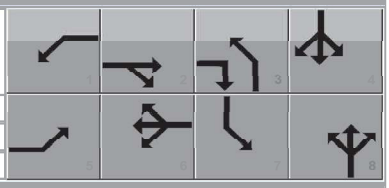
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.5	0.0	2.5	2.5	0.0	2.5



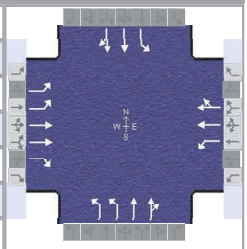
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.925	0.925		0.912	0.912		0.888	0.888
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1585	1781	2825	776	3459	2660	916	1781	2366	1165
Proportion of Vehicles Arriving on Green (P)	0.08	0.36	0.36	0.07	0.35	0.35	0.08	0.16	0.16	0.11	0.20	0.20
Incremental Delay Factor (k)	0.04	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.08	0.36	0.42	0.35	0.24	0.16	0.27	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	540	0	846	0	1066	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	30.4	0.0	14.1	0.0	14.1	0.0
Permitted Service Time (g_u), s	0.0	0.0	6.5	0.0	1.6	0.0	6.9	0.0
Permitted Queue Service Time (g_{ps}), s			6.5		1.6		1.6	
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		6.8						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.115	0.000	0.117	0.000	0.137	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	723.34	17.79	694.97	18.59	321.64	30.75	392.63	28.21
Bicycle F_w / F_v	-3.64	1.35	-3.64	0.92	-3.64	0.44	-3.64	0.63

HCS Signalized Intersection Results Graphical Summary

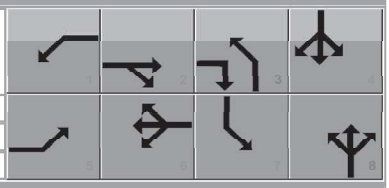
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



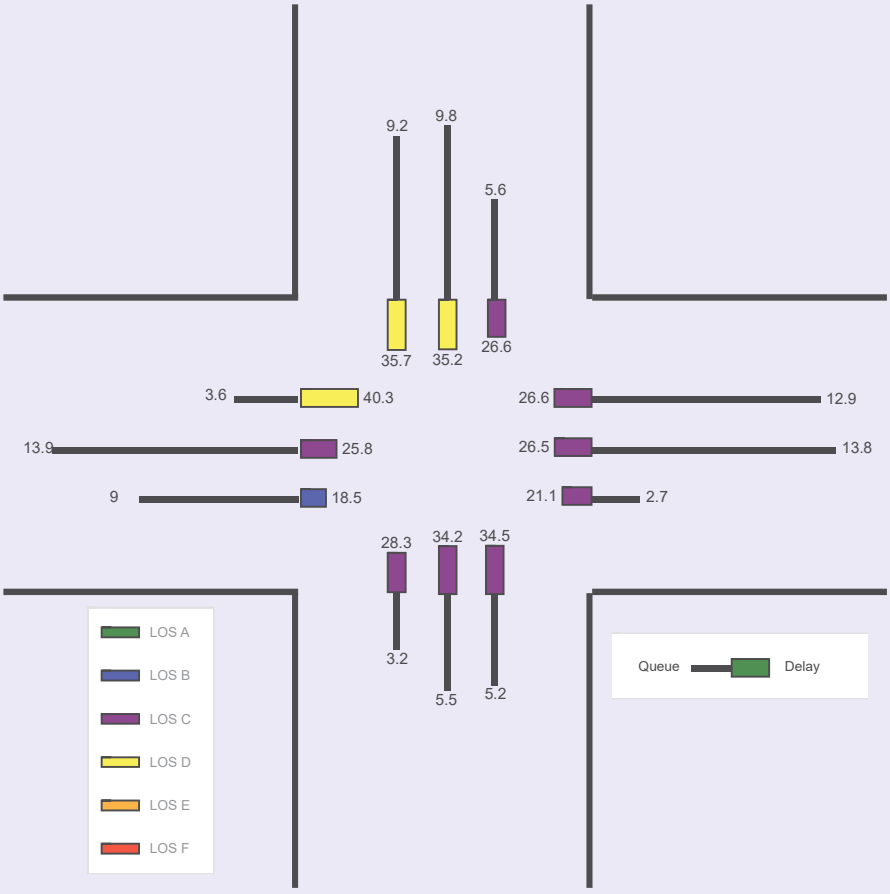
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	91	352	229	69	350	329	80	139	133	143	250	233
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	13.9	9.0	2.7	13.8	12.9	3.2	5.5	5.2	5.6	9.8	9.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.37	0.00	0.83	0.29	0.00	0.00	0.23	0.00	0.00	0.57	0.00	0.00
Control Delay (*d*), s/veh	40.3	25.8	18.5	21.1	26.5	26.6	28.3	34.2	34.5	26.6	35.2	35.7
Level of Service (LOS)	D	C	B	C	C	C	C	C	C	C	D	D
Approach Delay, s/veh / LOS	25.8	C		25.9	C		31.9	C		33.2	C	
Intersection Delay, s/veh / LOS	28.0						C					



Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Glades Cut-Off Rd & Selvitz Rd

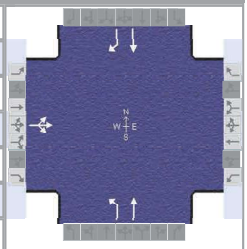
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	26	0	13	0	0	0	0	0	7	86	0	0	0	79	49	260
7:15 AM	7:30 AM	0	25	0	10	0	0	0	0	0	7	109	0	0	0	88	67	306
7:30 AM	7:45 AM	0	55	0	7	0	0	0	0	0	4	107	0	0	0	99	56	328
7:45 AM	8:00 AM	0	23	0	11	0	0	0	0	0	11	108	0	0	0	98	59	310
8:00 AM	8:15 AM	0	30	0	17	0	0	0	0	0	6	85	0	0	0	89	49	276
8:15 AM	8:30 AM	0	36	0	6	0	0	0	0	0	8	72	0	0	0	89	47	258
8:30 AM	8:45 AM	0	40	0	8	0	0	0	0	0	5	66	0	0	0	75	37	231
8:45 AM	9:00 AM	0	30	0	9	0	0	0	0	0	5	89	0	0	0	54	46	233
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231	1220

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231
Peak Season Factor	0	16	0	5	0	0	0	0	0	3	49	0	0	0	45	28
Adjusted Volumes	0	149	0	50	0	0	0	0	0	31	458	0	0	0	419	259
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	0	5	0	0	0	0	0	3	48	0	0	0	44	27
2029 Volumes	**0**	**165**	**0**	**55**	**0**	**0**	**0**	**0**	**0**	**34**	**506**	**0**	**0**	**0**	**463**	**286**
2029 Pre Dev	0	165	0	55	0	0	0	0	0	34	506	0	0	0	463	286
Project Traffic	0	0	0	2	0	0	0	0		7	29	0		0	10	0
2029 Post Dev	**0**	**165**	**0**	**57**	**0**	**0**	**0**	**0**	**0**	**41**	**535**	**0**	**0**	**0**	**473**	**286**
				In						Out	Out				In	
Project Traffic Assignment	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Signalized Intersection Input Data

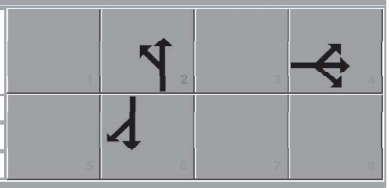
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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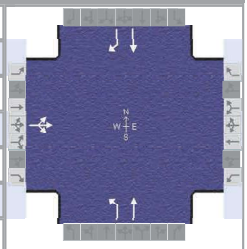
HCS Signalized Intersection Results Summary

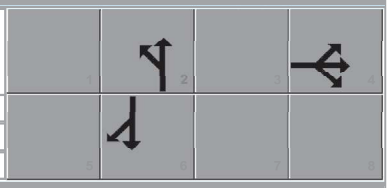
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		12.5				20.1		20.1
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		6.3				10.5		9.1
Green Extension Time (g_e), s		0.4				3.1		3.1
Phase Call Probability		0.89				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		239					44	575			509	308
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1726					891	1870			1870	1585
Queue Service Time (g_s), s		4.3					1.4	8.5			7.1	4.6
Cycle Queue Clearance Time (g_c), s		4.3					8.4	8.5			7.1	4.6
Green Ratio (*g/C*)		0.18					0.42	0.42			0.42	0.42
Capacity (*c*), veh/h		318					402	782			782	663
Volume-to-Capacity Ratio (*X*)		0.750					0.110	0.736			0.650	0.464
Back of Queue (*Q*), ft/ln (95 th percentile)		57					8	80			66	36
Back of Queue (*Q*), veh/ln (95 th percentile)		2.2					0.3	3.1			2.6	1.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.6					10.9	8.0			7.6	6.9
Incremental Delay (d_2), s/veh		1.3					0.0	0.5			0.3	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.0					11.0	8.5			7.9	7.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0	B		0.0			8.7	A		7.6	A	
Intersection Delay, s/veh / LOS	8.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.35	A	1.64	B
Bicycle LOS Score / LOS	0.88	A			1.51	B	1.83	B

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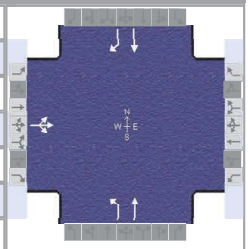
HCS Signalized Intersection Intermediate Values

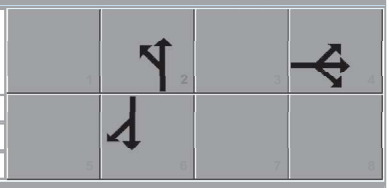
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



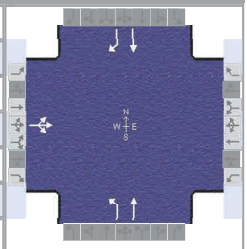
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.923	0.923					0.469	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1283	0	443				891	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.18	0.00	0.18	0.00	0.00	0.00	0.42	0.42	0.00	0.00	0.42	0.42
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.18				0.42		0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				891		851
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				13.7		0.0
Permitted Service Time (g_u), s		0.0				6.7		0.0
Permitted Queue Service Time (g_{ps}), s						1.4		
Time to First Blockage (g_f), s		0.0				0.0		13.7
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.112	0.000	0.112	0.000	0.069	0.000	0.069
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-460.22	24.66	-306.82	21.68	835.19	5.53	835.15	5.53
Bicycle F_w / F_v	-3.64	0.39	-3.64		-3.64	1.02	-3.64	1.35

HCS Signalized Intersection Results Graphical Summary

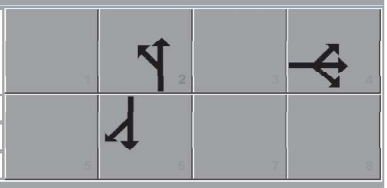
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



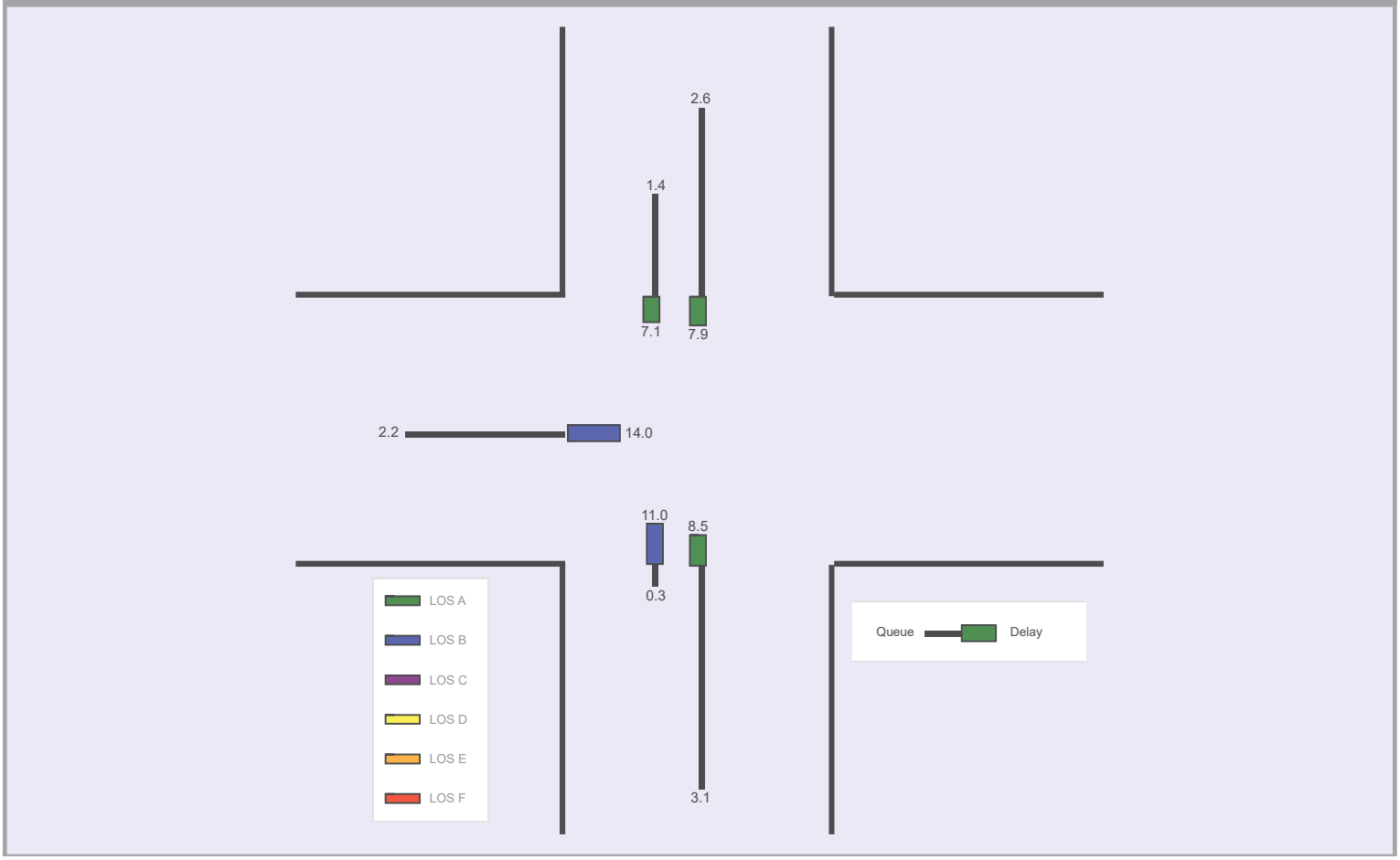
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		57					8	80			66	36
Back of Queue (*Q*), veh/ln (95 th percentile)		2.2					0.3	3.1			2.6	1.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.0					11.0	8.5			7.9	7.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0	B		0.0			8.7	A		7.6	A	
Intersection Delay, s/veh / LOS	8.9						A					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Glades Cut-Off Rd & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	54	0	14	0	0	0	0	0	9	73	0	0	0	81	68	299
4:15 PM	4:30 PM	0	47	0	12	0	0	0	0	0	15	98	0	0	0	79	63	314
4:30 PM	4:45 PM	0	61	0	9	0	0	0	0	0	9	97	0	0	0	75	57	308
4:45 PM	5:00 PM	0	67	0	9	0	0	0	0	0	4	95	0	0	0	90	40	305
5:00 PM	5:15 PM	0	44	0	5	0	0	0	0	0	13	100	0	0	0	100	50	312
5:15 PM	5:30 PM	0	58	0	3	0	0	0	0	0	2	88	0	0	0	62	50	263
5:30 PM	5:45 PM	0	52	0	5	0	0	0	0	0	5	93	0	0	0	93	63	311
5:45 PM	6:00 PM	0	51	0	1	0	0	0	0	0	6	71	0	0	0	76	44	249
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210	1239

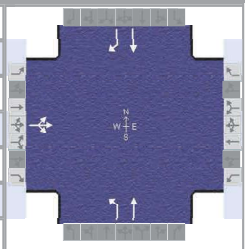
Count Taken:	10/16/2024
Buildout year:	2029
Growth Rate:	2.00%
PSCF	1.12
PHF	0.99

Adjusted PHF 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210
Peak Season Factor	0	26	0	4	0	0	0	0	0	5	47	0	0	0	41	25
Adjusted Volumes	0	245	0	39	0	0	0	0	0	46	437	0	0	0	385	235
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	25	0	4	0	0	0	0	0	5	45	0	0	0	40	24
2029 Volumes	**0**	**270**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**51**	**482**	**0**	**0**	**0**	**425**	**259**
2029 Pre Dev	0	270	0	43	0	0	0	0	0	51	482	0	0	0	425	259
Project Traffic	0	0	0	8	0	0	0	0		5	20	0		0	34	0
2029 Post Dev	**0**	**270**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**56**	**502**	**0**	**0**	**0**	**459**	**259**
Project Traffic Assignment				In						Out	Out				In	
	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Signalized Intersection Input Data

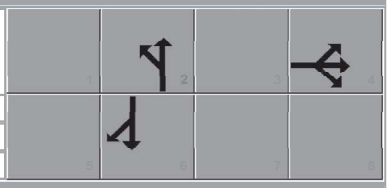
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l*t), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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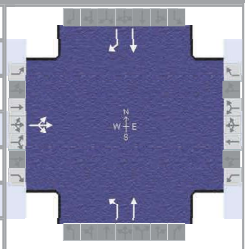
HCS Signalized Intersection Results Summary

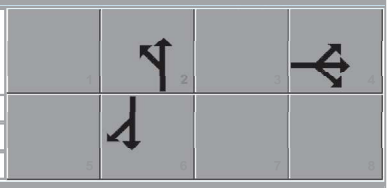
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		15.4				21.1		21.1
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		8.6				11.8		9.6
Green Extension Time (g_e), s		0.6				2.9		2.9
Phase Call Probability		0.97				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		338					59	528			483	273
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1747					912	1870			1870	1585
Queue Service Time (g_s), s		6.6					2.0	8.6			7.6	4.6
Cycle Queue Clearance Time (g_c), s		6.6					9.8	8.6			7.6	4.6
Green Ratio (*g/C*)		0.24					0.40	0.40			0.40	0.40
Capacity (*c*), veh/h		428					368	746			746	632
Volume-to-Capacity Ratio (*X*)		0.789					0.160	0.709			0.648	0.431
Back of Queue (*Q*), ft/ln (95 th percentile)		90					14	98			86	43
Back of Queue (*Q*), veh/ln (95 th percentile)		3.5					0.6	3.8			3.4	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.9					12.9	9.2			8.9	8.0
Incremental Delay (d_2), s/veh		1.2					0.1	0.5			0.4	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.1					13.0	9.7			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.1	B		0.0			10.0	A		8.9	A	
Intersection Delay, s/veh / LOS	10.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.36	A	1.65	B
Bicycle LOS Score / LOS	1.05	A			1.46	A	1.73	B

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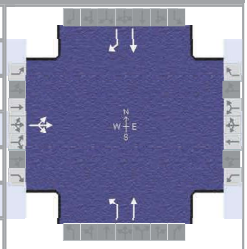
HCS Signalized Intersection Intermediate Values

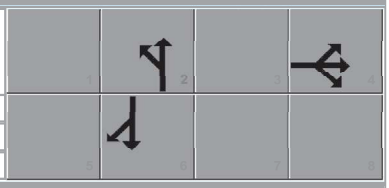
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	2.5	2.5	0.0	0.0	0.0	0.0						



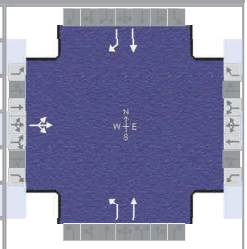
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.934	0.934					0.480	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1469	0	278				912	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.25	0.00	0.25	0.00	0.00	0.00	0.40	0.40	0.00	0.00	0.40	0.40
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.24				0.40		0.40
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				912		889
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				14.5		0.0
Permitted Service Time (g_u), s		0.0				6.8		0.0
Permitted Queue Service Time (g_{ps}), s						2.0		
Time to First Blockage (g_f), s		0.0				0.0		14.5
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.116	0.000	0.116	0.000	0.076	0.000	0.076
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-410.85	26.53	-273.90	23.60	798.59	6.59	798.56	6.59
Bicycle F_w / F_v	-3.64	0.56	-3.64		-3.64	0.97	-3.64	1.25

HCS Signalized Intersection Results Graphical Summary

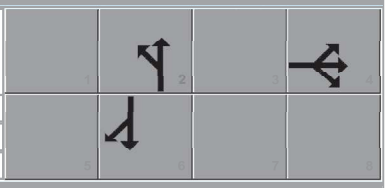
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



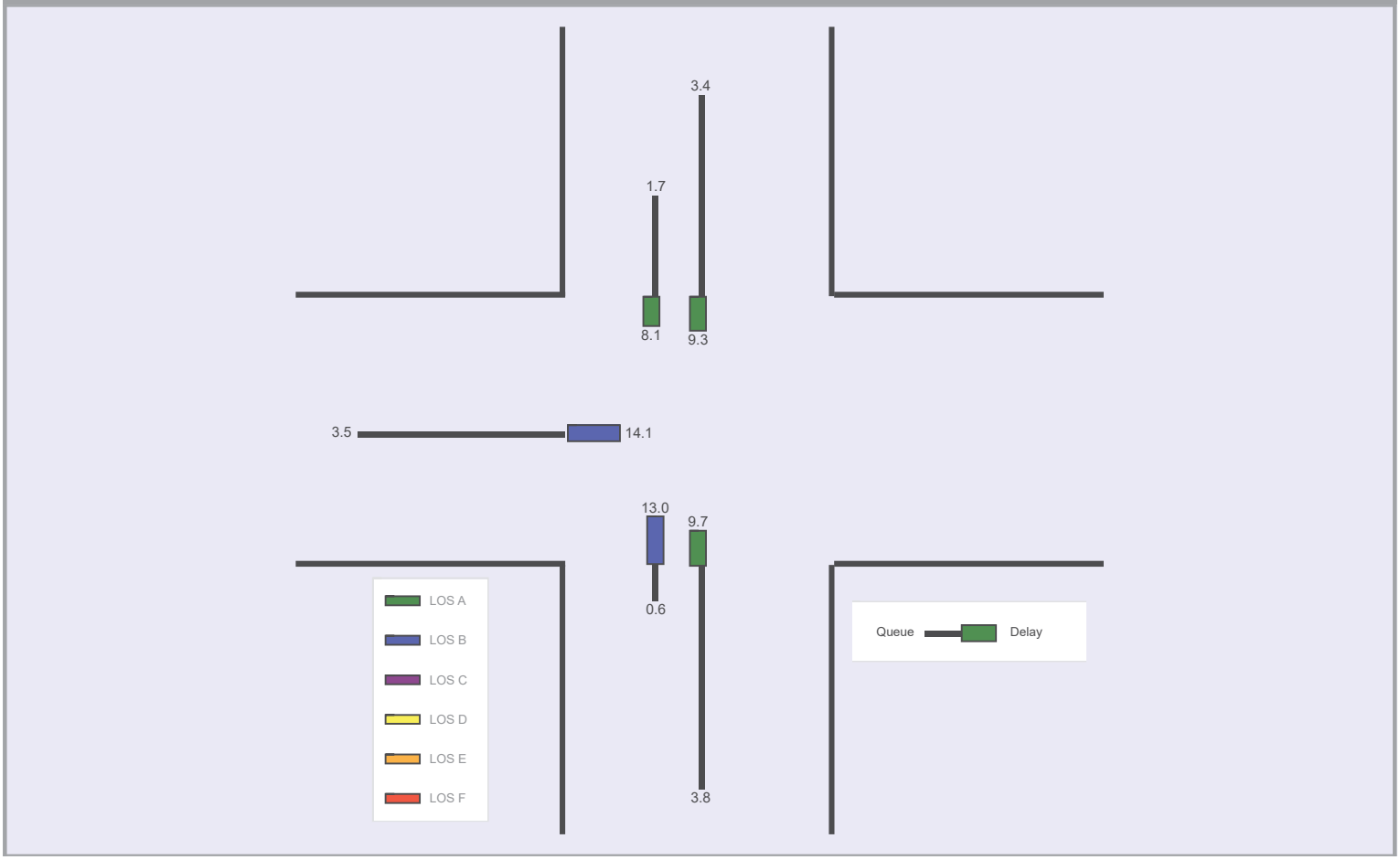
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		90					14	98			86	43
Back of Queue (*Q*), veh/ln (95 th percentile)		3.5					0.6	3.8			3.4	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.1					13.0	9.7			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.1	B		0.0			10.0	A		8.9	A	
Intersection Delay, s/veh / LOS	10.3						B					



Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	2	0	0	0	0	0	0	0	1	67	0	0	0	98	0	168
7:15 AM	7:30 AM	0	1	0	1	0	0	0	0	0	1	94	0	0	0	83	0	180
7:30 AM	7:45 AM	0	1	0	2	0	0	0	0	0	0	98	0	0	0	103	1	205
7:45 AM	8:00 AM	0	6	0	1	0	0	0	0	0	0	72	0	0	0	83	1	163
8:00 AM	8:15 AM	0	9	0	1	0	0	0	0	0	0	90	0	0	0	100	1	201
8:15 AM	8:30 AM	0	2	0	1	0	0	0	0	0	0	80	0	0	0	88	0	171
8:30 AM	8:45 AM	0	5	0	7	0	0	0	0	0	0	60	0	0	0	92	0	164
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	1	64	0	0	0	90	1	156
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3	749

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.91 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3
Peak Season Factor	0	2	0	1	0	0	0	0	0	0	42	0	0	0	44	0
Adjusted Volumes	0	19	0	6	0	0	0	0	0	1	396	0	0	0	413	3
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	2	0	1	0	0	0	0	0	0	41	0	0	0	43	0
2029 Volumes	**0**	**21**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**1**	**437**	**0**	**0**	**0**	**456**	**3**
2029 Pre Dev	0	21	0	7	0	0	0	0	0	1	437	0	0	0	456	3
Project Traffic	0	0	0	0	0	0	0	0		0	36	0		0	12	0
2029 Post Dev	**0**	**21**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**1**	**473**	**0**	**0**	**0**	**468**	**3**
											Out				In	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

HCS Two-Way Stop-Control Report

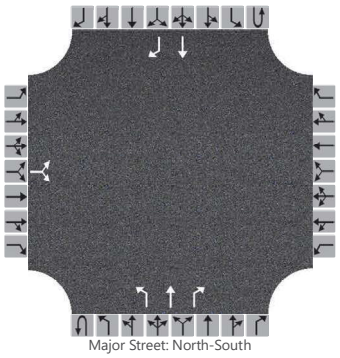
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	Energy Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		21		7						1	437	0			468	3
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized									No				No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							1						
Capacity, c (veh/h)			266							1053						
v/c Ratio			0.11							0.00						
95% Queue Length, Q_{95} (veh)			0.4							0.0						
95% Queue Length, Q_{95} (ft)			10.2							0.0						
Control Delay (s/veh)			20.2							8.4						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	20.2								0.0							
Approach LOS	C								A							

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Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	1	0	2	0	0	0	0	0	5	96	0	0	0	78	3	185
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	1	104	0	0	0	85	3	193
4:30 PM	4:45 PM	0	1	0	1	0	0	0	0	0	1	115	0	0	0	95	1	214
4:45 PM	5:00 PM	0	2	0	1	0	0	0	0	0	5	117	0	0	0	94	0	219
5:00 PM	5:15 PM	0	0	0	3	0	0	0	0	0	1	80	0	0	0	80	5	169
5:15 PM	5:30 PM	0	1	0	1	0	0	0	0	0	0	72	0	0	0	72	2	148
5:30 PM	5:45 PM	0	0	0	1	0	0	0	0	0	2	59	0	0	0	63	2	127
5:45 PM	6:00 PM	0	0	0	1	0	0	0	0	0	1	85	0	0	0	54	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7	811

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7
Peak Season Factor	0	0	0	0	0	0	0	0	0	1	52	0	0	0	42	1
Adjusted Volumes	0	4	0	4	0	0	0	0	0	13	484	0	0	0	394	8
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	1	50	0	0	0	41	1
2029 Volumes	**0**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**14**	**534**	**0**	**0**	**0**	**435**	**9**
2029 Pre Dev	0	4	0	4	0	0	0	0	0	14	534	0	0	0	435	9
Project Traffic	0	0	0	0	0	0	0	0		0	25	0		0	42	0
2029 Post Dev	**0**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**14**	**559**	**0**	**0**	**0**	**477**	**9**
Project Traffic Assignment											Out				In	
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

HCS Two-Way Stop-Control Report

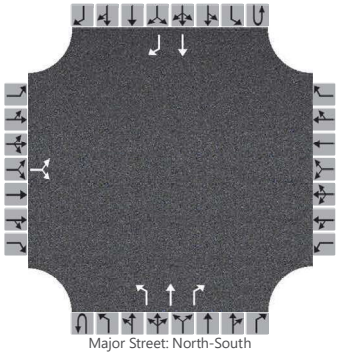
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development PM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	Energy Lane
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		4		4						14	559	0			477	9
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized									No				No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							15						
Capacity, c (veh/h)			266							1044						
v/c Ratio			0.03							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			19.0							8.5						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	19.0								0.2							
Approach LOS	C								A							

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Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	68	0	0	0	98	0	166
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	95	0	0	0	84	0	179
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	98	0	0	0	105	0	203
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	84	0	156
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	90	0	0	0	101	0	191
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	80	0	0	0	89	0	169
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	99	0	159
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	65	0	0	0	90	0	155
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0	729

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.90 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	43	0	0	0	45	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	398	0	0	0	419	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	41	0	0	0	44	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**439**	**0**	**0**	**0**	**463**	**0**
2029 Pre Dev	0	0	0	0	0	0	0	0	0	0	439	0	0	0	463	0
Project Traffic	0	0	0	0	0	109	0	36		0	0	36		12	0	0
2029 Post Dev	**0**	**0**	**0**	**0**	**0**	**109**	**0**	**36**	**0**	**0**	**439**	**36**	**0**	**12**	**463**	**0**
						Out		Out				In		In		
Project Traffic Assignment	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

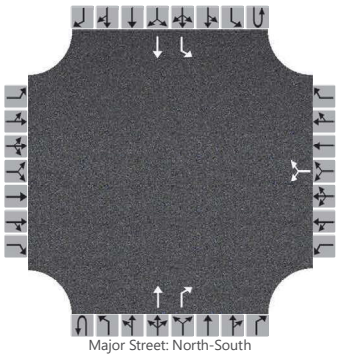
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & DW
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	DW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	1	1	0
Configuration							LR				T	R		L	T	
Volume (veh/h)						109		36			437	36		12	463	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							158							13		
Capacity, c (veh/h)							307							1051		
v/c Ratio							0.51							0.01		
95% Queue Length, Q_{95} (veh)							2.8							0.0		
95% Queue Length, Q_{95} (ft)							71.1							0.0		
Control Delay (s/veh)							28.5							8.5		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						28.5								0.2		
Approach LOS						D								A		

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Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	101	0	0	0	80	0	181
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	105	0	0	0	85	0	190
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	116	0	0	0	96	0	212
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	122	0	0	0	95	0	217
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	81	0	0	0	83	0	164
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	73	0	145
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	61	0	0	0	64	0	125
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	86	0	0	0	55	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0	800

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.92 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	53	0	0	0	43	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	497	0	0	0	399	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	52	0	0	0	42	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**549**	**0**	**0**	**0**	**441**	**0**
2029 Pre Dev	0	0	0	0	0	0	0	0	0	0	549	0	0	0	441	0
Project Traffic	0	0	0	0	0	74	0	25		0	0	126		42	0	0
2029 Post Dev	**0**	**0**	**0**	**0**	**0**	**74**	**0**	**25**	**0**	**0**	**549**	**126**	**0**	**42**	**441**	**0**
Project Traffic Assignment						Out		Out				In		In		
	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

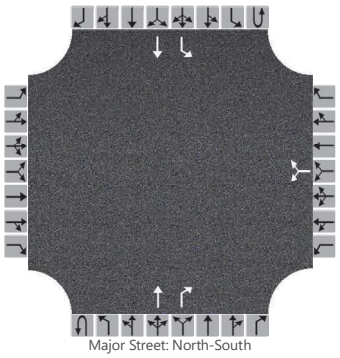
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development PM

Site Information

Intersection	Selvitz Road & DW
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	DW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	1	1	0
Configuration							LR				T	R		L	T	
Volume (veh/h)						74		25			549	126		42	441	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							108							46		
Capacity, c (veh/h)							239							871		
v/c Ratio							0.45							0.05		
95% Queue Length, Q_{95} (veh)							2.2							0.2		
95% Queue Length, Q_{95} (ft)							55.9							5.1		
Control Delay (s/veh)							31.9							9.4		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						31.9								0.8		
Approach LOS						D								A		

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EXHITIBT 3
SELVITZ ROAD & DRIVEWAY
SIGNAL WARRANT ANALYSIS VOLUME DEVELOPMENT

TIME PERIOD	HOURLY DISTRIBUTION OF TRAFFIC ITE 210		2,653 Single Family Detached ITE 210		TOTAL PROJECT ESTIMATED HOURLY TRAFFIC		TURNING MOVEMENTS AT SELVITZ ROAD		MINOR STREET APPROACH VOLUME		SELVITZ ROAD TRAFFIC COUNTS (1/23/2024) (GROWTH RATE 2.0%)				MAJOR STREET SELVITZ ROAD 2029 TOTAL TRAFFIC		
	Average Wkdy		Average Wkdy		Average Wkdy		Average Wkdy		WBL		2024 Existing Traffic		2029 Background Traffic		Total Traffic		
	% of 24-hour		Volume	Volume	Volume	Volume	Northbound Entering	Southbound Entering	WBL		Northbound	Southbound	Northbound	Southbound	Northbound	Southbound	N/S bound
	Entering	Exiting	Entering	Exiting	Entering	Exiting	75%	25%	75%	TOTAL	Approach	Approach	Approach	Approach	Approach	Approach	Approaches
6 - 7 AM	1.6%	5.8%	21	78	21	78	16	5	59	59	174	97	192	107	208	112	320
7 - 8 AM	3.1%	10.0%	41	132	41	132	31	10	99	99	318	217	351	240	382	250	632
8 - 9 AM	3.8%	8.5%	50	113	50	113	38	13	85	85	509	426	562	470	600	483	1083
9 - 10 AM	3.3%	5.8%	44	76	44	76	33	11	57	57	322	330	356	364	389	375	764
10 - 11 AM	4.2%	5.6%	56	74	56	74	42	14	56	56	287	256	317	283	359	297	656
11 - 12 PM	5.4%	5.1%	72	68	72	68	54	18	51	51	259	272	286	300	340	318	658
12 - 1 PM	5.7%	5.7%	76	75	76	75	57	19	56	56	267	302	295	333	352	352	704
1 - 2 PM	6.1%	6.0%	81	80	81	80	61	20	60	60	291	329	321	363	382	383	765
2 - 3 PM	7.1%	6.1%	94	81	94	81	71	24	61	61	286	307	316	339	387	363	750
3 - 4 PM	8.7%	6.2%	115	83	115	83	86	29	62	62	336	362	371	400	457	429	886
4 - 5 PM	10.5%	7.4%	140	98	140	98	105	35	74	74	337	429	372	474	477	509	986
5 - 6 PM	10.0%	7.3%	133	97	133	97	100	33	73	73	420	435	464	480	564	513	1077
6 - 7 PM	8.5%	5.9%	113	78	113	78	85	28	59	59	318	391	351	432	436	460	896
7 - 8 PM	6.1%	4.2%	80	56	80	56	60	20	42	42	187	231	206	255	266	275	541
8 - 9 PM	6.1%	3.1%	81	41	81	41	61	20	31	31	118	152	130	168	191	188	379
9 - 10 PM	4.4%	2.3%	59	30	59	30	44	15	23	23	95	106	105	117	149	132	281

EXHIBIT 4
SELVITZ PHASE 1

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

INTERSECTION NAME: Selvitz Road & Driveway

COUNT DATE: 01/23/24 (Growth 2%) PSPF 1.01

MAJOR STREET: Selvitz Road

OF APPROACH LANES: 1

MINOR STREET: Driveway

OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

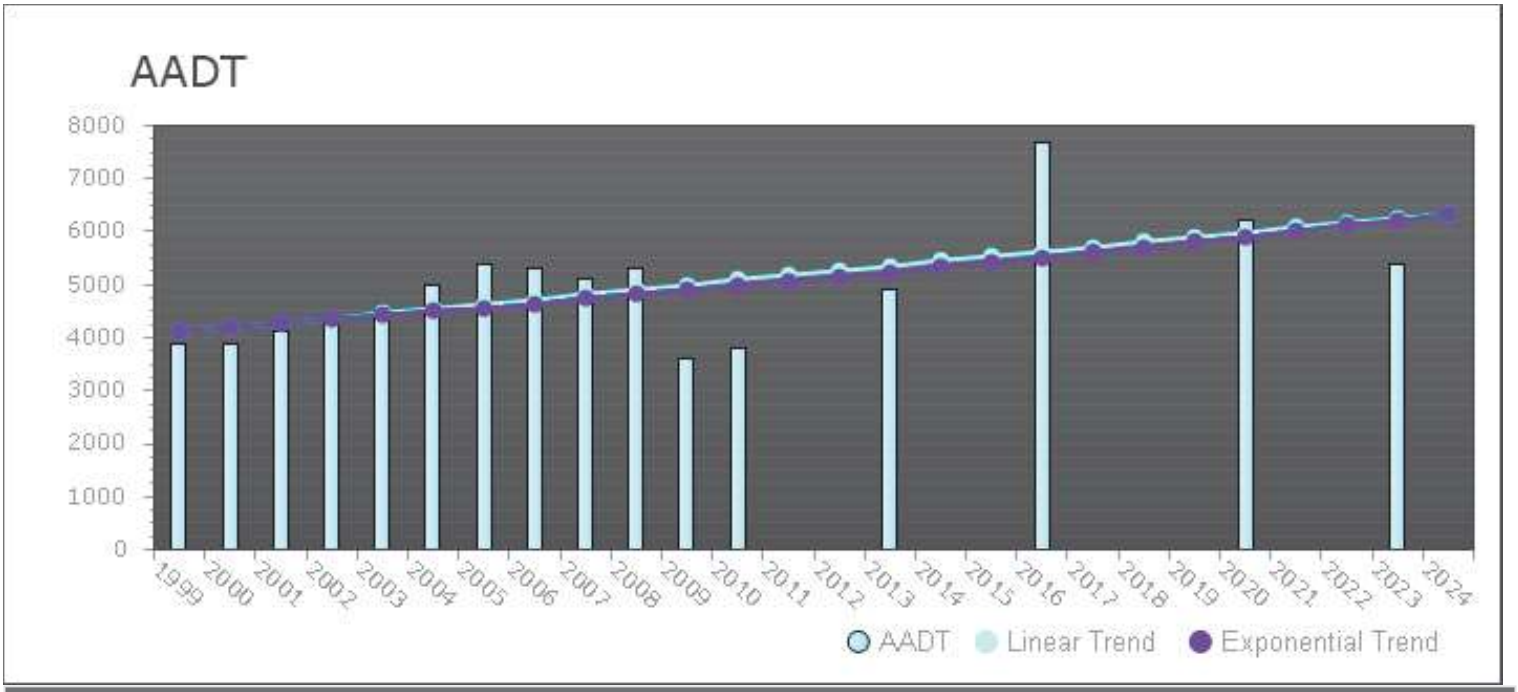
85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST BOTH APPROACHES NB & SB Approach	MINOR ST HIGHEST APPROACH bound Approach	WARRANT 1A MAJOR STREET	WARRANT 1A MINOR STREET	WARRANT 1A BOTH MET	WARRANT 1B MAJOR STREET	WARRANT 1B MINOR STREET	WARRANT 1B BOTH MET	WARRANT 1 - Combination WARRANT 1A MAJOR STREET	WARRANT 1A MINOR STREET	WARRANT 1A BOTH MET	WARRANT 1B MAJOR STREET	WARRANT 1B MINOR STREET	WARRANT 1B BOTH MET	WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
THRESHOLD VALUES →			500	150		750	75		400	120		600	60			
06:00 AM TO 07:00 AM	320	59														
07:00 AM TO 08:00 AM	632	99	Y				Y		Y			Y	Y	**Y**		
08:00 AM TO 09:00 AM	1,083	85	Y			Y	Y	**Y**	Y			Y	Y	**Y**		
09:00 AM TO 10:00 AM	764	57	Y			Y			Y			Y				
10:00 AM TO 11:00 AM	656	56	Y						Y			Y				
11:00 AM TO 12:00 PM	658	51	Y						Y			Y				
12:00 PM TO 01:00 PM	704	56	Y						Y			Y				
01:00 PM TO 02:00 PM	765	60	Y			Y			Y			Y	Y	**Y**		
02:00 PM TO 03:00 PM	750	61	Y			Y			Y			Y	Y	**Y**		
03:00 PM TO 04:00 PM	886	62	Y			Y			Y			Y	Y	**Y**		
04:00 PM TO 05:00 PM	986	74	Y			Y			Y			Y	Y	**Y**		
05:00 PM TO 06:00 PM	1,077	73	Y			Y			Y			Y	Y	**Y**		
06:00 PM TO 07:00 PM	896	59	Y			Y			Y			Y				
07:00 PM TO 08:00 PM	541	42	Y						Y							
	11,378	948			**0**			**1**			**0**			**7**	**0**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS OF BOTH WARRANT #1 AND WARRANT #2 NEEDED **NOT SATISFIED**						4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

Station 113

GLADES CUT-OFF RD SW. OF SELVITZ RD

Linear Growth = 1.42%
Exponential Growth = 1.69%

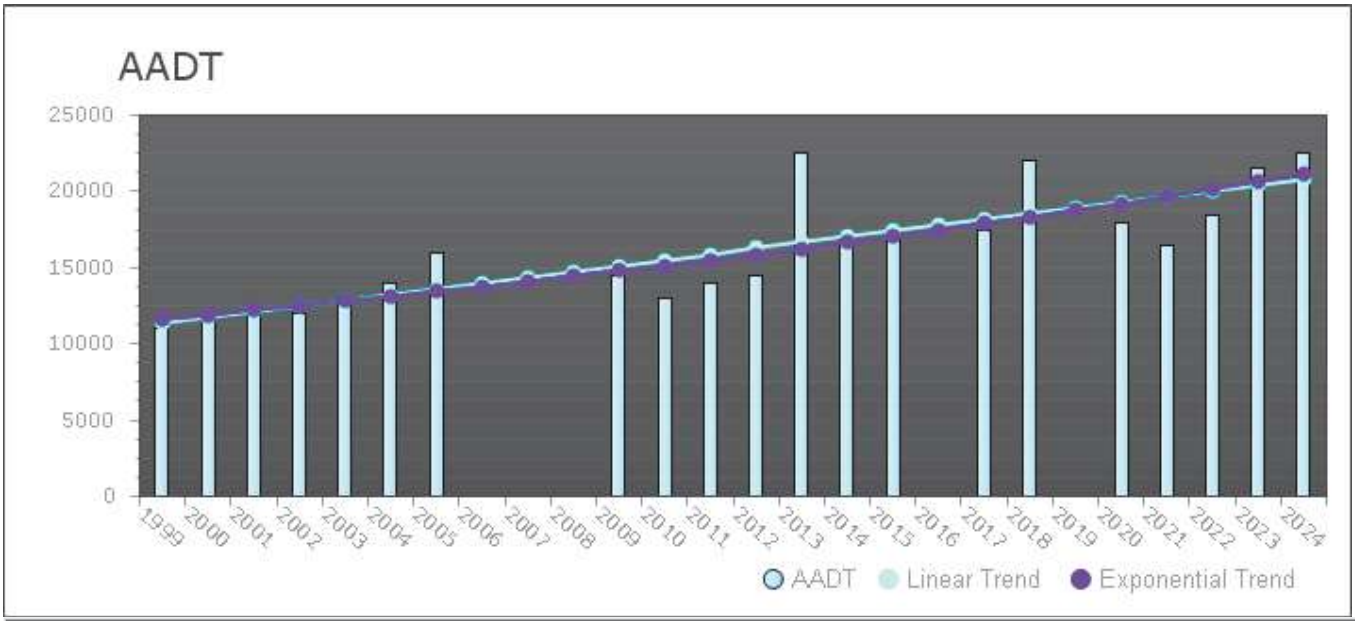


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	113	5400	0.106	0.5215	0	453	532
2020	113	6200	0.105	0.5565	0	535	600
2016	113	7700	0.114	0.5355	0	807	739
2013	113	4900			0	419	472
2010	113	3800	0.11	0.534	19.28	348	383
2009	113	3600	0.102	0.534		287	339
2008	113	5300	0.103	0.632		443	510
2007	113	5100	0.118	0.54		392	563
2006	113	5300	0.105	0.536		452	520
2005	113	5400	0.102	0.514		483	470
2004	113	5000	0.098	0.538		450	412
2003	113	4500	0.096	0.579		364	396
2002	113	4300	0.103	0.558		405	375
2001	113	4100	0.101	0.577		364	343
2000	113	3900	0.103	0.611		343	355
1999	113	3900	0.098	0.561		317	316

Station 132

MIDWAY RD 685 FEET WEST OF 25TH ST

Linear Growth = 1.81%
Exponential Growth = 2.36%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	132	22500	0.097	0.56	0	2011	1977
2023	132	21500	0.098	0.5175	0	1950	1921
2022	132	18500	0.099	0.5215	0	1674	1689
2021	132	16500	0.091	0.5035	0	1411	1299
2020	132	18000	0.1	0.5085	0	1657	1665
2018	132	22000	0.097	0.5085	0	1981	1803
2017	132	17500	0.101	0.507	0	1601	1549
2015	132	17000	0.096	0.517	0	1458	1516
2014	132	17000	0.101	0.519	0	1484	1615
2013	132	22500			0	2026	1875
2012	132	14500	0.098	0.5395	7.38	1222	1301
2011	132	14000	0.097	0.512	8.15	1154	1224
2010	132	13000	0.098	0.534	9.79	1071	1147
2009	132	14500	0.097	0.517		1164	1275
2005	132	16000	0.093	0.541		1294	1405
2004	132	14000	0.095	0.551		1186	1189
2003	132	13000	0.095	0.542		1122	1123
2002	132	12000	0.094	0.562		968	1023
2001	132	12000	0.096	0.537		972	1016
2000	132	11500	0.093	0.536		897	971
1999	132	11000	0.097	0.577		841	898

Station 134

MIDWAY RD 560 FEET WEST OF SELVITZ RD

Linear Growth = 1.73%
Exponential Growth = 2.21%

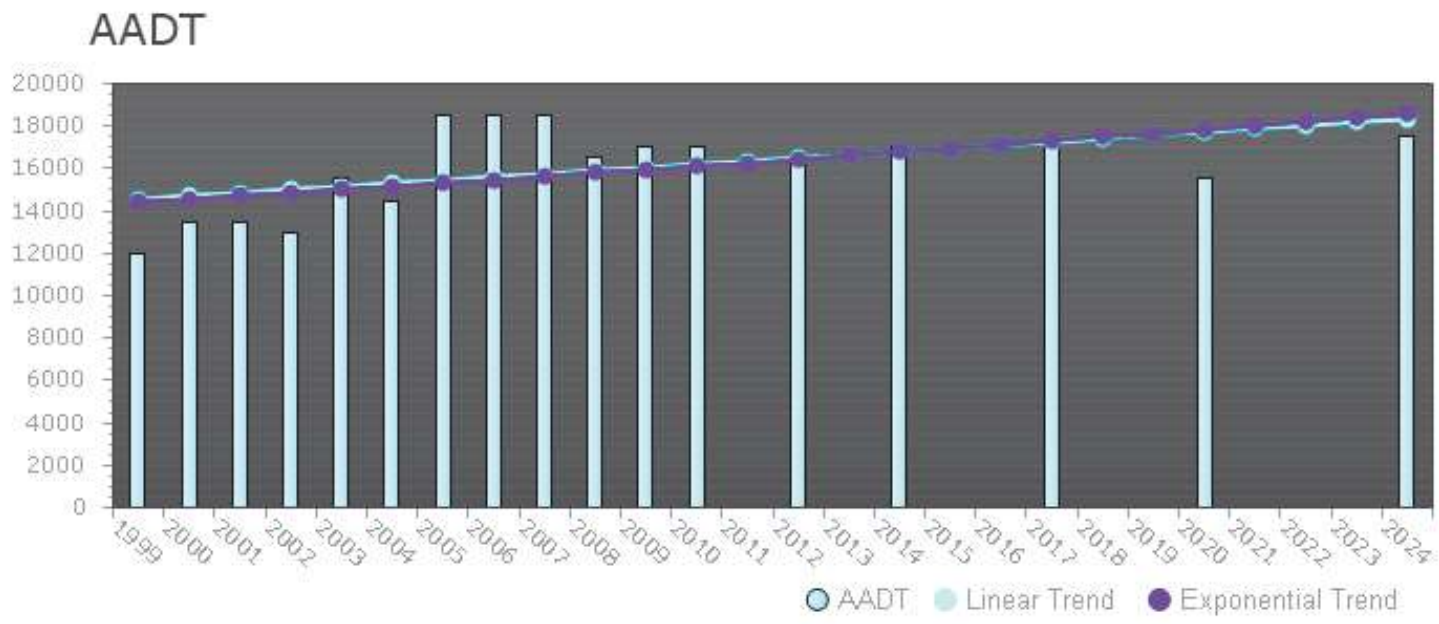


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	134	25500	0.096	0.564	0	2254	2244
2023	134	23000	0.098	0.53	0	2060	2102
2022	134	22000	0.099	0.541	0	2004	2003
2021	134	20500	0.095	0.541	0	1697	1816
2020	134	22500	0.106	0.547	0	2171	2047
2018	134	21000	0.1	0.5375	0	1983	1933
2017	134	20500	0.101	0.5245	0	1847	1869
2015	134	19000	0.097	0.54	0	1708	1676
2014	134	19000	0.097	0.5345	0	1713	1706
2013	134	18000			0	1610	1556
2012	134	15000	0.098	0.5145	9.99	1229	1364
2011	134	15000	0.096	0.546	7.8	1197	1337
2010	134	14500	0.095	0.518	8.56	1147	1263
2009	134	16000	0.101	0.54		1383	1465
2008	134	16500	0.097	0.506		1422	1477
2007	134	20000	0.095	0.521		1782	1710
2005	134	18500	0.098	0.554		1553	1672
2004	134	17000	0.095	0.559		1381	1458
2003	134	16500	0.099	0.535		1475	1482
2002	134	14000	0.098	0.552		1151	1245
2001	134	13000	0.098	0.548		1029	1166
2000	134	13000	0.096	0.687		1064	1101
1999	134	12000	0.099	0.557		987	1042

Station 172

25TH ST 730 FEET SOUTH OF MIDWAY RD

Linear Growth = 0.82%
Exponential Growth = 1.02%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	172	17500	0.106	0.6365	0	1610	1689
2020	172	15500	0.104	0.6345	0	1492	1485
2017	172	17000	0.103	0.628	0	1618	1556
2014	172	17000	0.108	0.6625	0	1680	1695
2012	172	16500	0.109	0.637	0	1483	1669
2010	172	17000	0.109	0.652	0	1596	1690
2009	172	17000	0.11	0.672		1693	1668
2008	172	16500	0.114	0.699		1730	1644
2007	172	18500	0.131	0.68		2237	1871
2006	172	18500	0.121	0.824		1969	1758
2005	172	18500	0.109	0.643		1850	1786
2004	172	14500	0.124	0.516		1613	1222
2003	172	15500	0.127	0.551		1782	1354
2002	172	13000	0.118	0.561		1349	1147
2001	172	13500	0.111	0.611		1329	1264
2000	172	13500	0.107	0.631		1327	1284
1999	172	12000	0.11	0.61		1126	1036

Station 703

SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Linear Growth = 1.59%
Exponential Growth = 1.95%

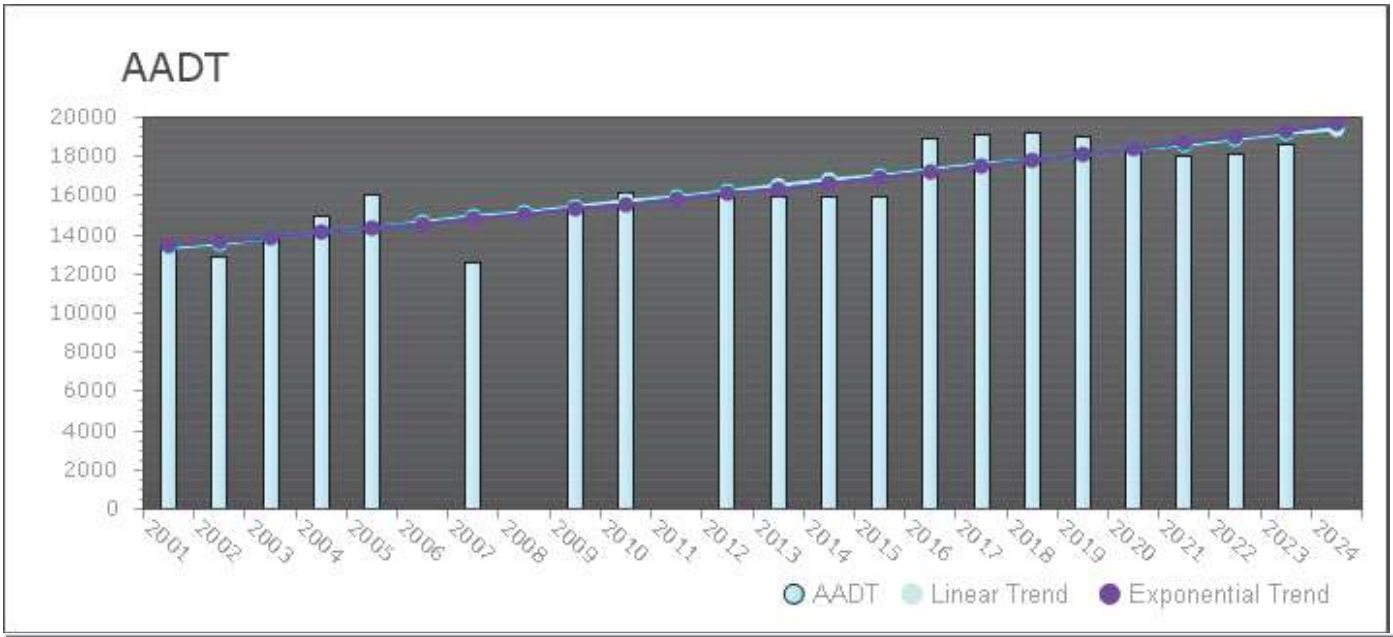


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	703	9000	0.111	0.524	0	935	857
2021	703	8600	0.103	0.5735	0	800	820
2019	703	9400	0.113	0.5485	0	966	914
2017	703	11000	0.122	0.6585	0	1201	1059
2013	703	7500			0	754	698
2011	703	6900	0.115	0.562	0	724	657

Station 940016

CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

Linear Growth = 1.36%
Exponential Growth = 1.64%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	940016	18600	0.09	0.516		1799	1799
2022	940016	18100	0.09	0.514	0	1750	1750
2021	940016	18000	0.09	0.514	0	1741	1741
2020	940016	18200		0.514	-1		
2019	940016	19000		0.514			
2018	940016	19200		0.514			
2017	940016	19100		0.514			
2016	940016	18900		0.514			
2015	940016	15900		0.514			
2014	940016	15900		0.514			
2013	940016	15900		0.514			
2012	940016	15900		0.514			
2010	940016	16100		0.514	0	1490	1594
2009	940016	15400		0.514	0	2862	2957
2007	940016	12600		0.514	0	1201	1326
2005	940016	16000		0.514	0	1791	1666
2004	940016	15000		0.514	0	1316	1518
2003	940016	13800		0.514	0	1427	1401
2002	940016	12900		0.514	0	585	998
2001	940016	13500		0.514	0	1286	1334

SITE DATA

EXISTING LAND USE	MXD	**FLOOD ZONE**	X
EXISTING ZONING	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80		
PARCEL IDENTIFICATION NUMBERS		2402-211-0000-000-0 , 2402-211-0005-000-0 , 2402-240-0001-000-4	

POD 1 DATA	3635423.97 SF	86.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	
POD 3 DATA	827806.4 SF	19.00 AC
POD 4 DATA	217044.63 SF	4.98 AC
POD 5 DATA	468863.43 SF	10.76 AC

OPEN SPACE CALCULATIONS

REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM

OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	9.02	10.25%
RECREATION SPACE	2.61	2.96%
LANDSCAPE BUFFERS	4.47	5.08%
DRAINAGE EASEMENTS	0.77	0.87%
LME	3.94	4.47%
LAKES	14.10	16.02%
PRESERVE	3.08	3.50%
TOTAL AREA	37.90	43.04%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	38.71	43.96%
ROADWAY ROW	11.45	13.01%
TOTAL AREA	50.15	56.96%
ASPHALT	4.62	5.25%
CONCRETE	1.16	1.32%

LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH89°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°57'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING;THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°01'45" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.89 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZII, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 287 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 105.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°57'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING;THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET, THENCENORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH00°01'45" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST,A DISTANCE OF 463.89 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZII, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349158 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

X

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

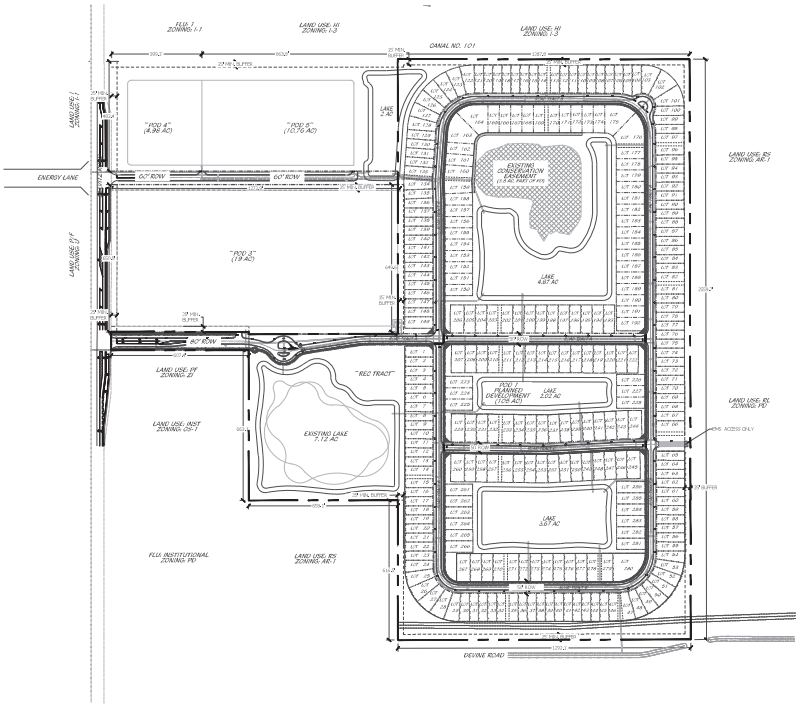
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1173 SW 30TH ST, SUITE 500
PALM CITY, FL 34990
772.286.0030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957
772.242.7200

ENGINEER:
HILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACH, FL 32960
772.226.7282



PLANNED DEVELOPMENT FINAL SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0" North

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LC# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED RDS
JOB NUMBER 21-1214
DATE 1-11-22
REVISIONS

SHEET SP1 OF 12

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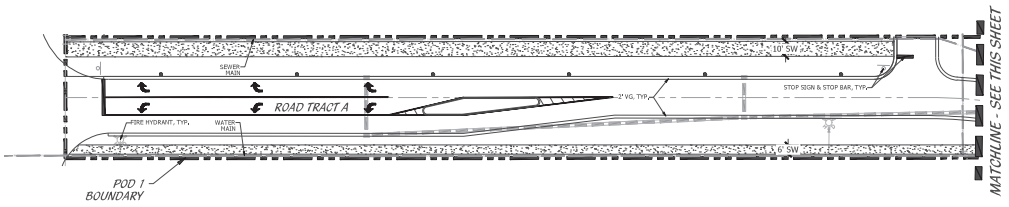

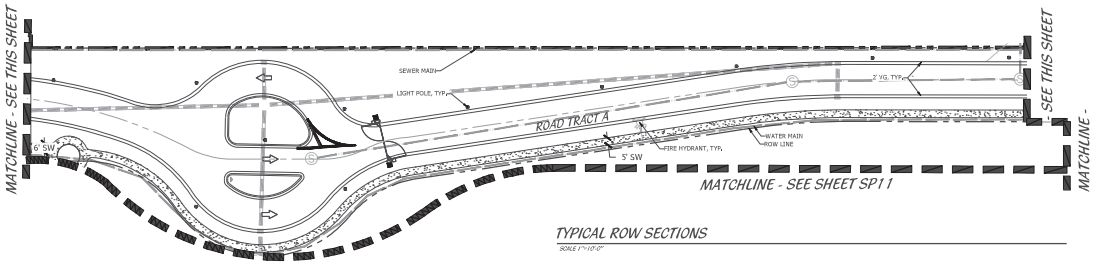

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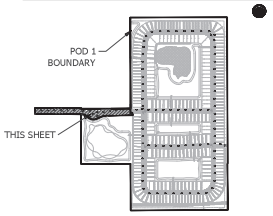
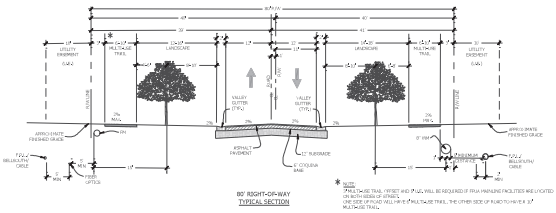


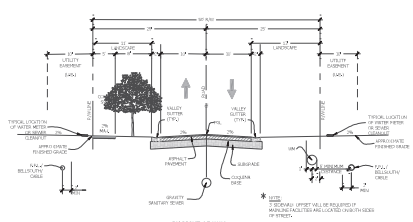
LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

TYPICAL ROW SECTIONS

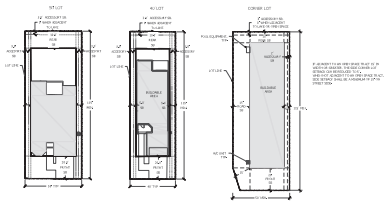
SCALE 1"=10'-0"





TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE FAMILY
PRIMARY STRUCTURE	
Minimum Lot Width	40'
Minimum Lot Depth	115'
Maximum Lot Depth	None
Maximum Building Lot Coverage	80%
Maximum Impervious Lot Coverage	80%
Minimum Open Space	20%
Minimum Front Setback (Front Loaded)	18'
Minimum Front Setback (Side Loaded)	10'
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that maximum building separation of 10' is maintained between units)	5'
Minimum Side Setback (Front- Entry)	
Minimum Side Setback (Corner Lot)	15'
If adjacent to open space tract 15' in width or greater	0'
Minimum Rear Setback (Corner Lot)	10'
Minimum Rear Setback (Internal Lot)	10'
ACCESSORY STRUCTURES	
Minimum Rear Setback	3'
If adjacent to open space, lake or common area tract 25' or wider	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)
Minimum Side Setback (Corner Lot)	15'

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED DTS
JOB NUMBER 21-1214
DATE 11-11-24
REVISIONS

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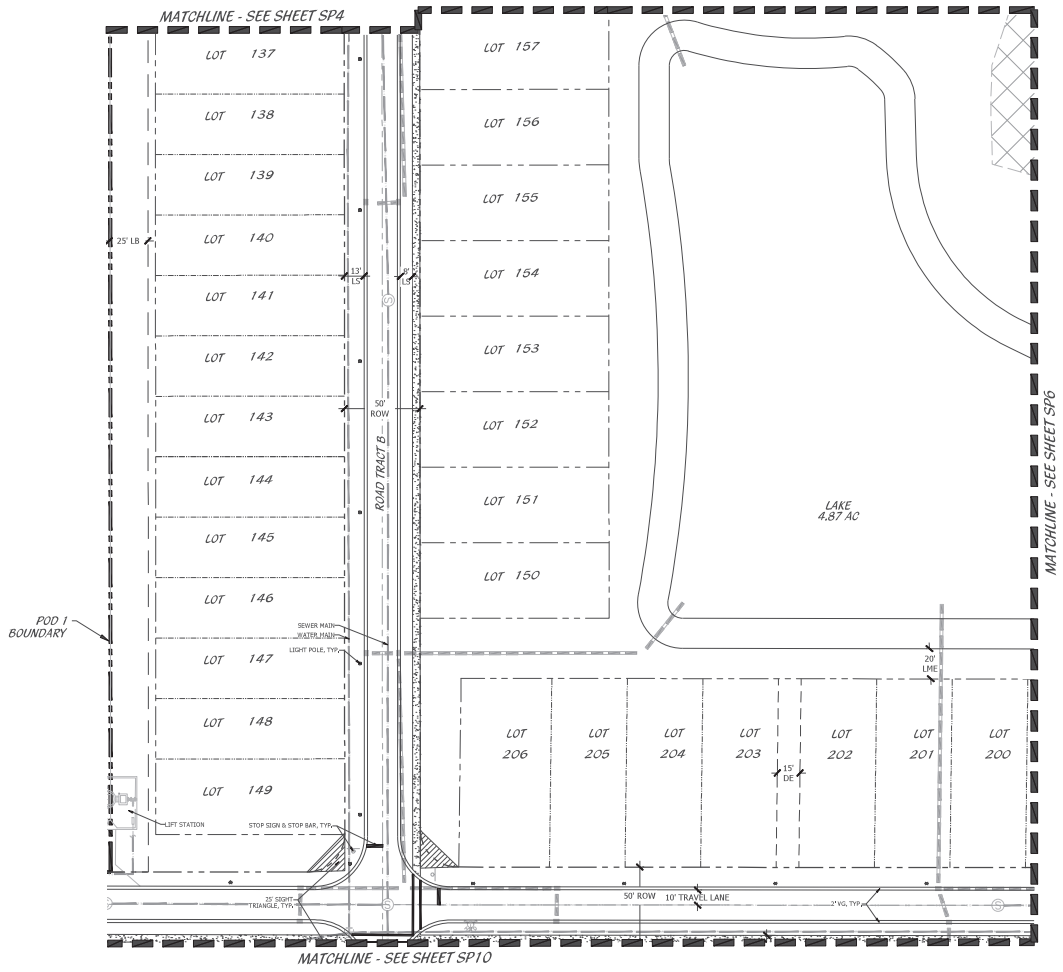

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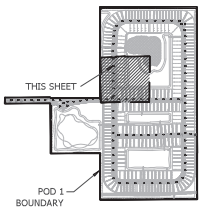

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT
FINAL SITE PLAN

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Scale: 1" = 30'-0"

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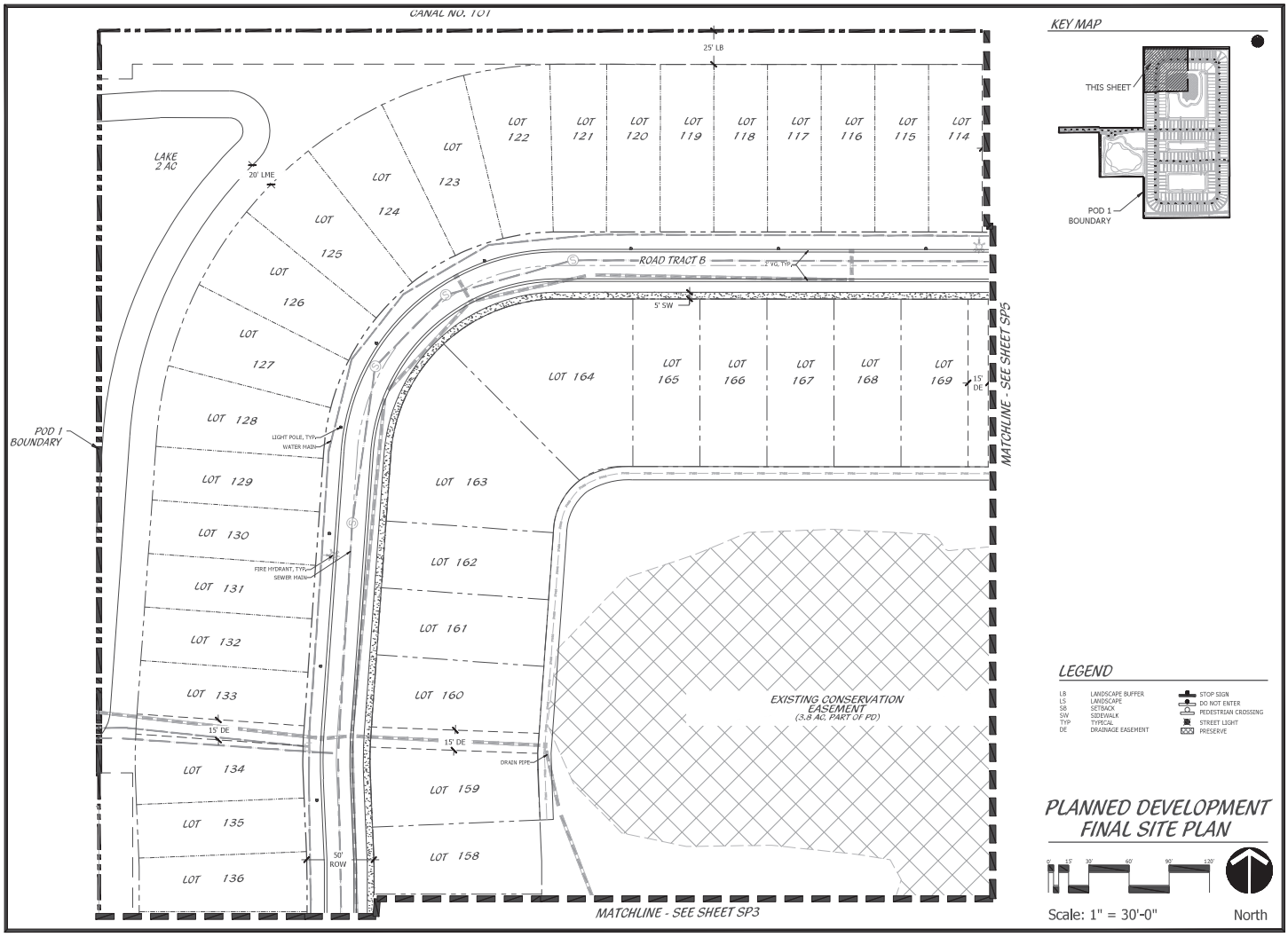

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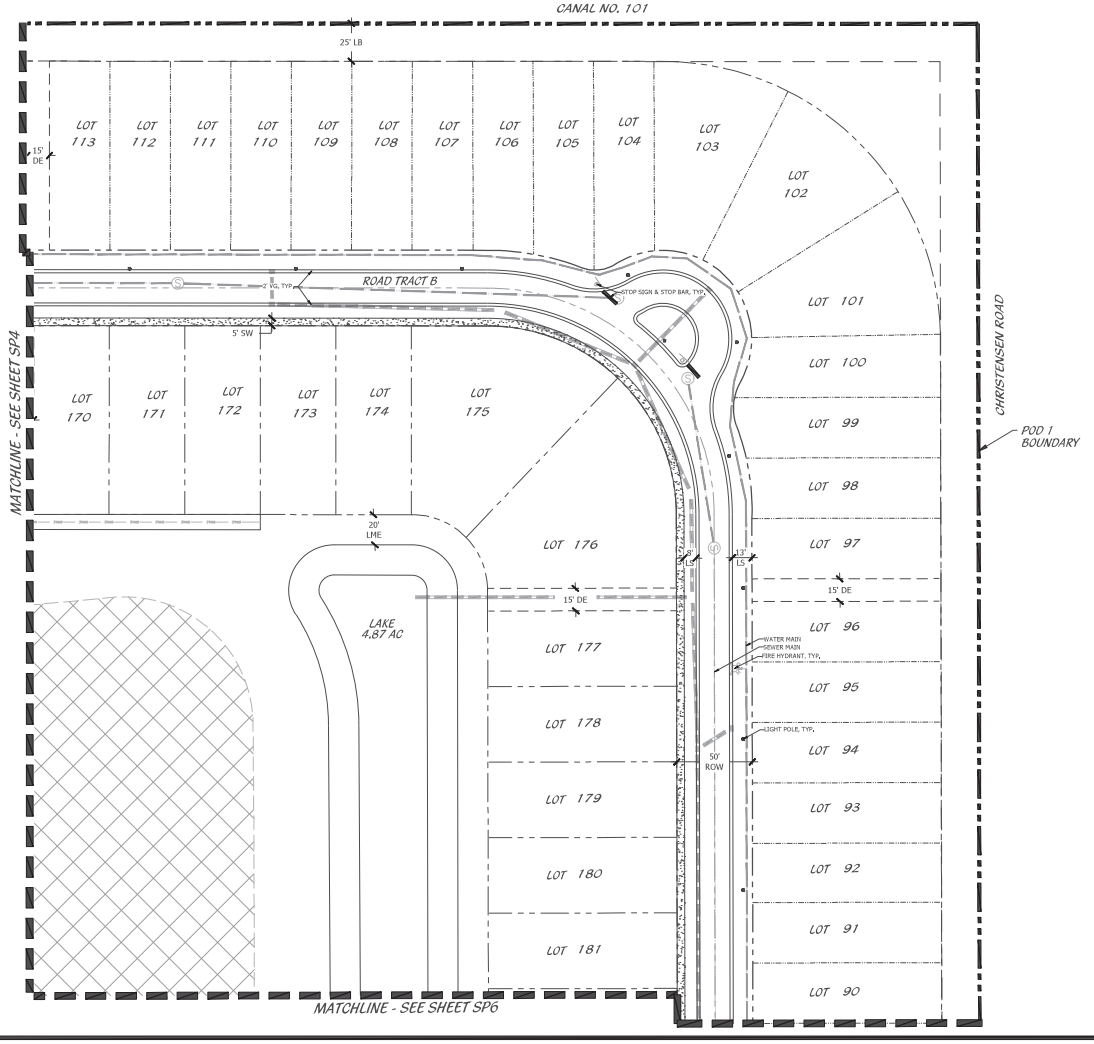

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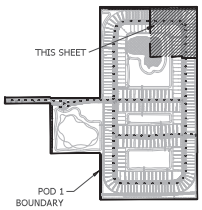

LEGEND

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LS	LANDSCAPE		DO NOT ENTER
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DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

Scale: 1" = 30'-0"

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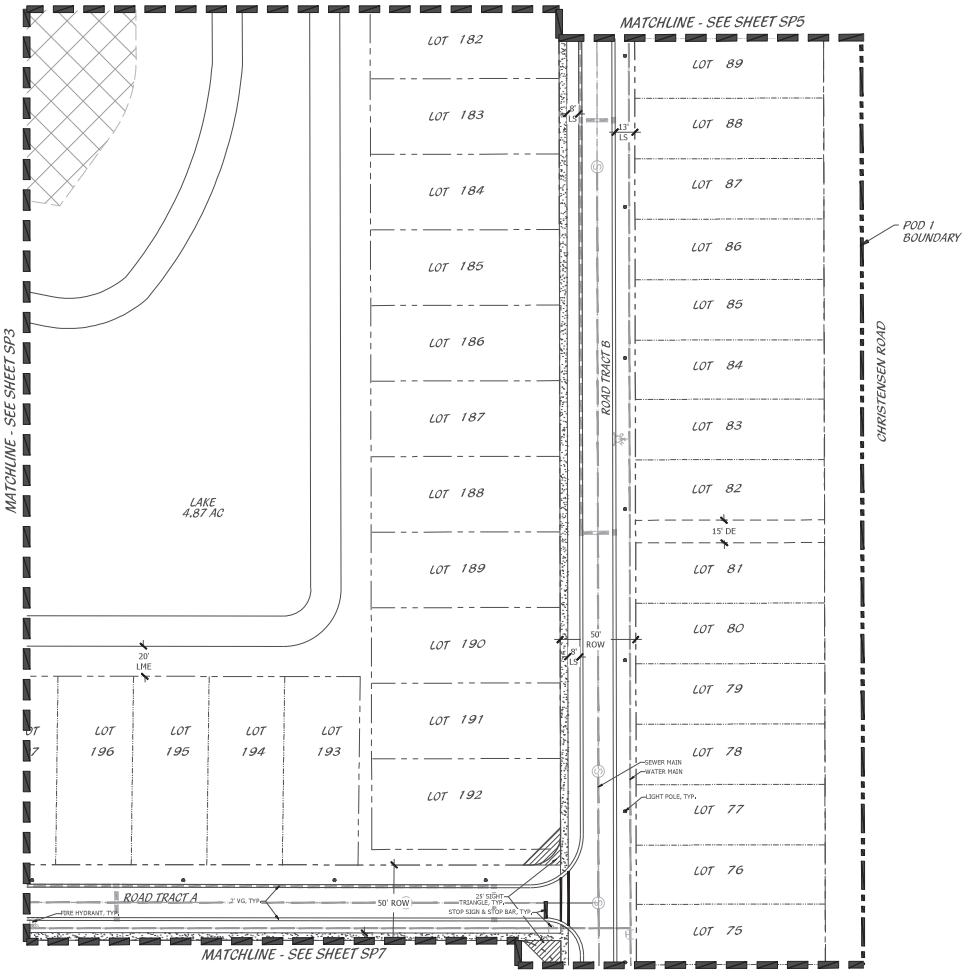

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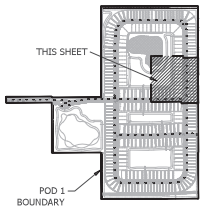

LEGEND

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PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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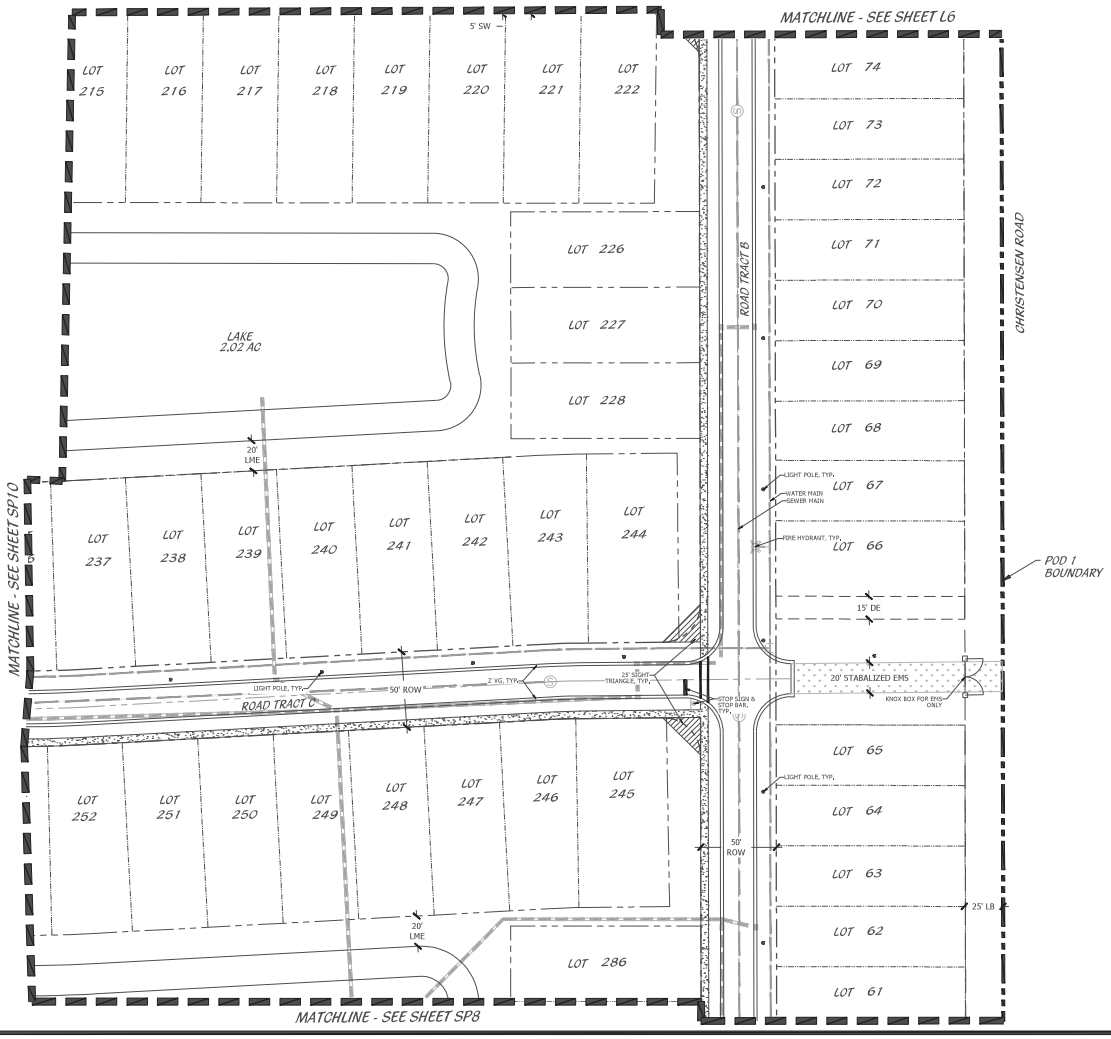

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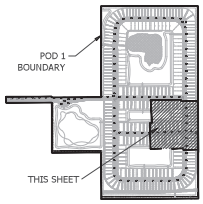

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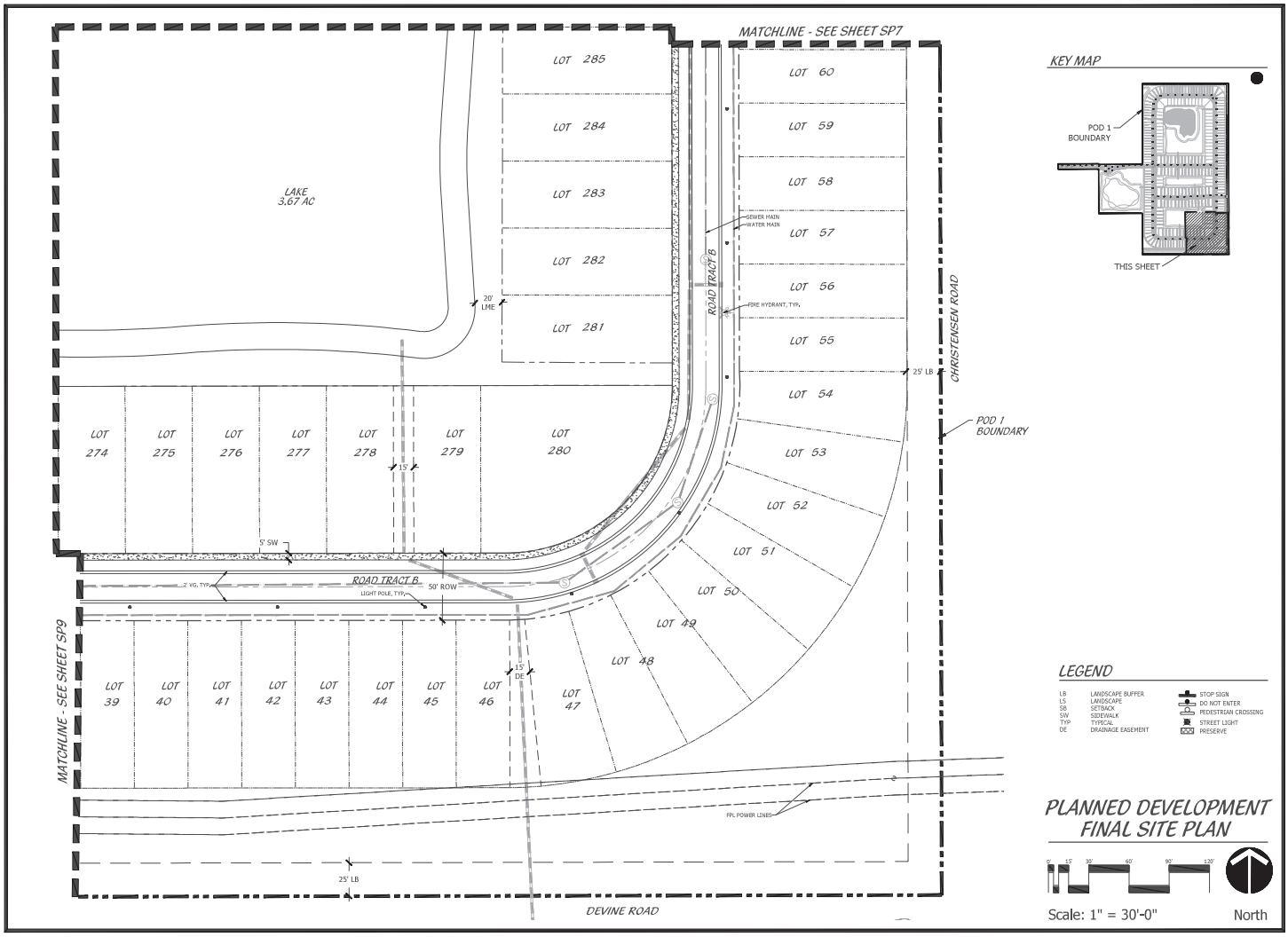

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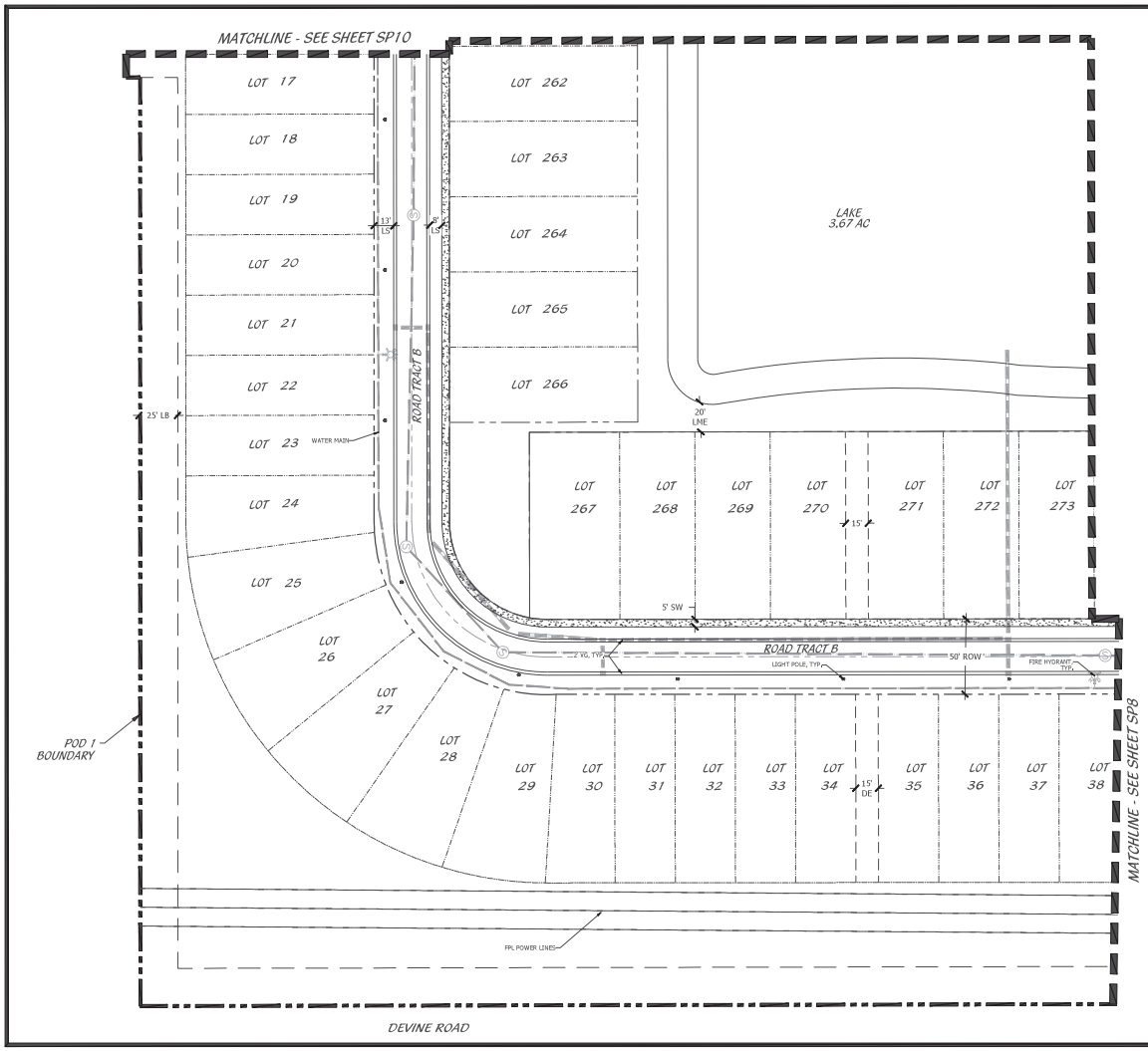

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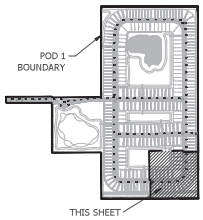

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PLANNED DEVELOPMENT
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0' 15' 30' 60' 90' 120'

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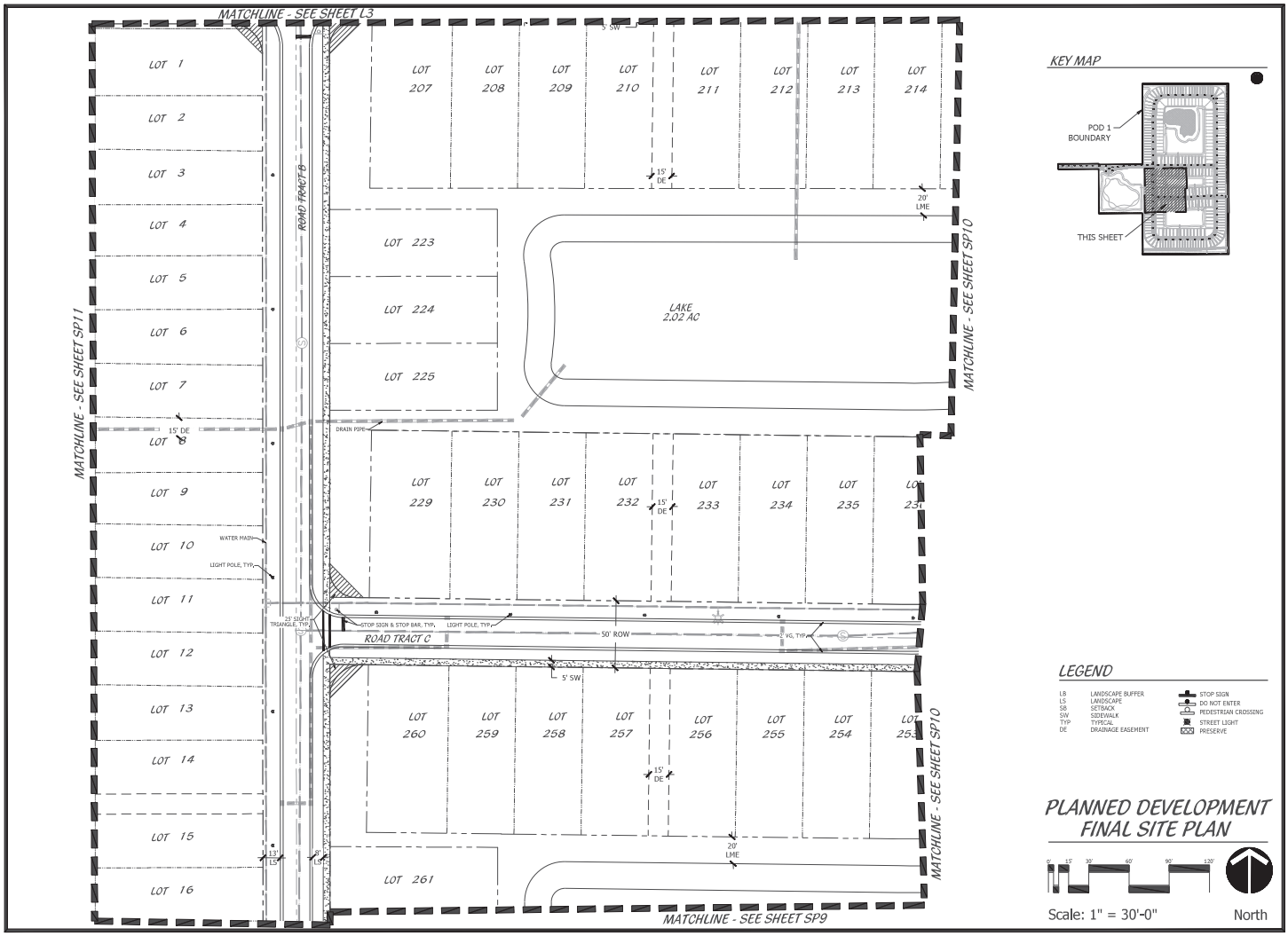

KEY MAP

LEGEND

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LS	LANDSCAPE		DO NOT ENTER
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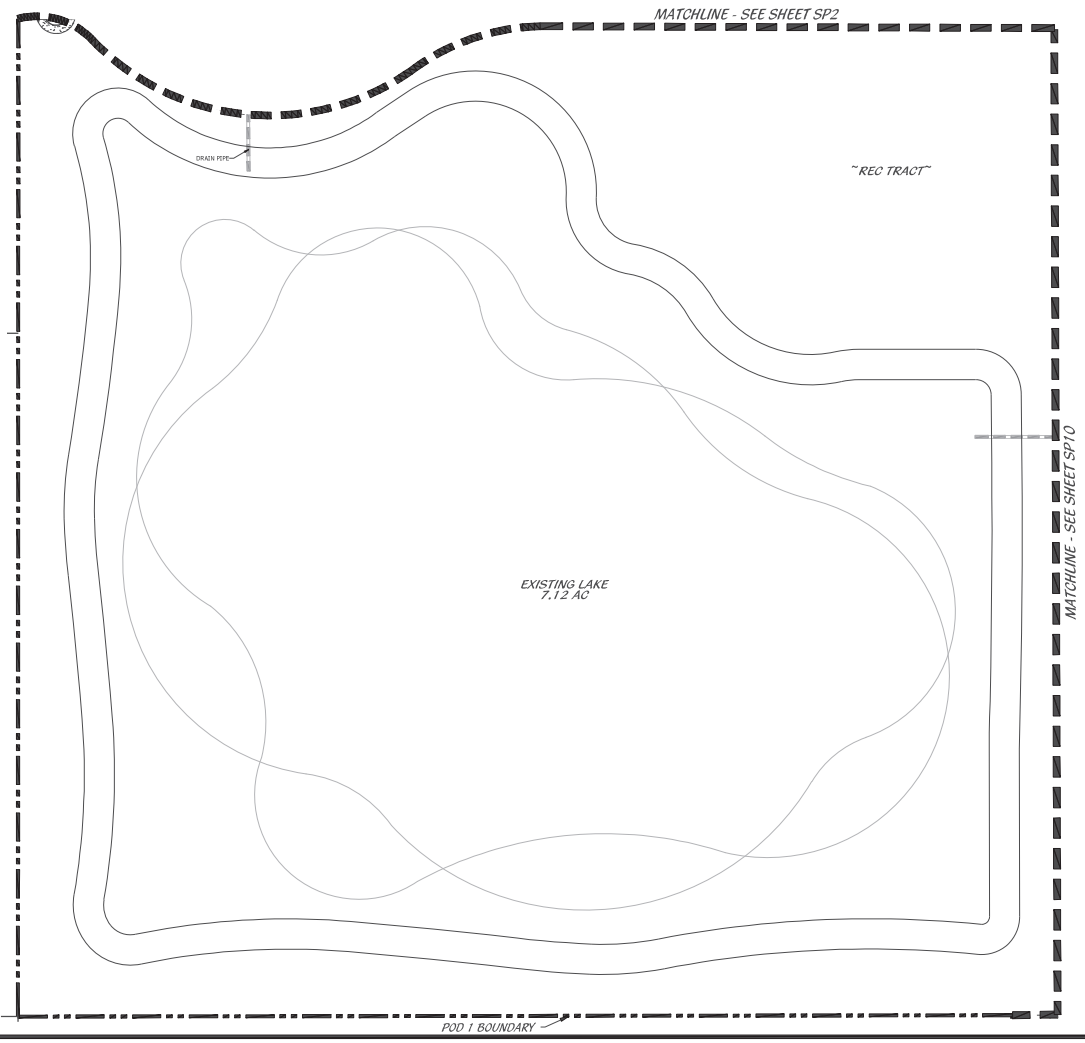

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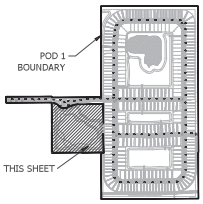

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DE	DRAINAGE EASEMENT		

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0" North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED RTS
JOB NUMBER 21-1214
DATE 11-11-22
REVISIONS

SHEET SP11 OF 12

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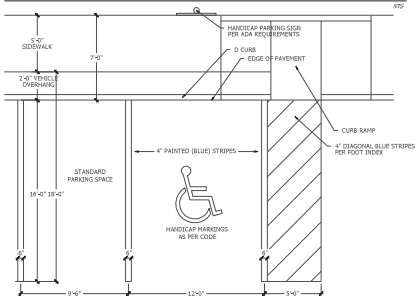
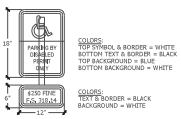
STANDARD AND HANDICAP PARKING DETAIL

NTS



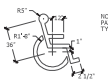
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS, TYPICAL @ ALL HANDICAP STALLS

D CURB DETAIL

NTS



HEADER CURB DETAIL

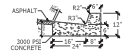
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

F CURB DETAIL

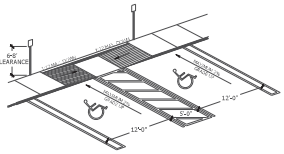
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

HANDICAP RAMP DETAIL

NTS

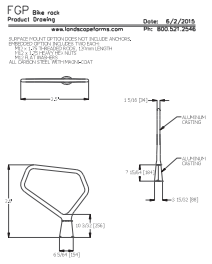


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR13-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SERV. TO ENDS OF HC SPACES

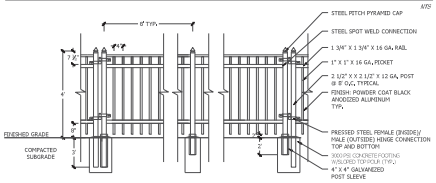
BIKE RACK DETAIL

NTS



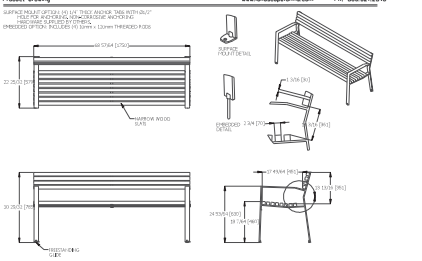
DECORATIVE FENCE DETAIL

NTS



BENCH DETAIL

NTS



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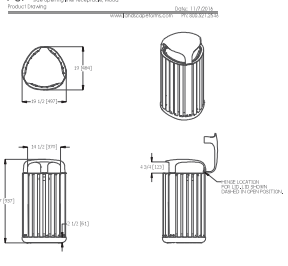
RECEPTACLE DETAIL

NTS



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PLANNED DEVELOPMENT
FINAL SITE DETAILS

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SHEET SP12 OF 12

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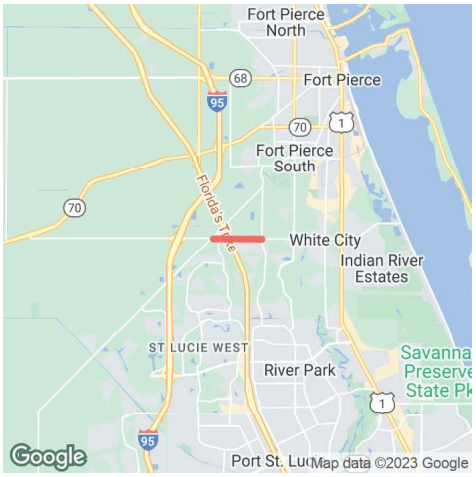
MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD
2314403 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2022 TPO PRIORITY #2 WIDENING FROMOM 2 TO 4 LANES LFA WITH ST LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 RECD FROM ST LUCIE CO BCC FOR 1.65M ON 10/7/14 FOR PD&E THIS IS A CAT2 CHECK RECD 1/25/2017 FROMOM ST.LUCIE CO $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT
From: GLADES CUT OFF RD
County: ST. LUCIE
To: SELVITZ RD
Length: 1.577
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, RAILROAD & UTILITIES, ENVIRONMENTAL

Phase	Fund Code	2024	2025	2026	2027	2028	Total
ROW	SA	0	468,500	1,000,000	0	0	1,468,500
			468,500	**1,000,000**			**1,468,500**

Prior Year Cost: 78,845,424
Future Year Cost: 0
Total Project Cost: 132,170,787
LRTP: Page 8-2

Notes

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Land Use: 210
Single-Family Detached Housing

Description

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

Specialized Land Use

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

Additional Data

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

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

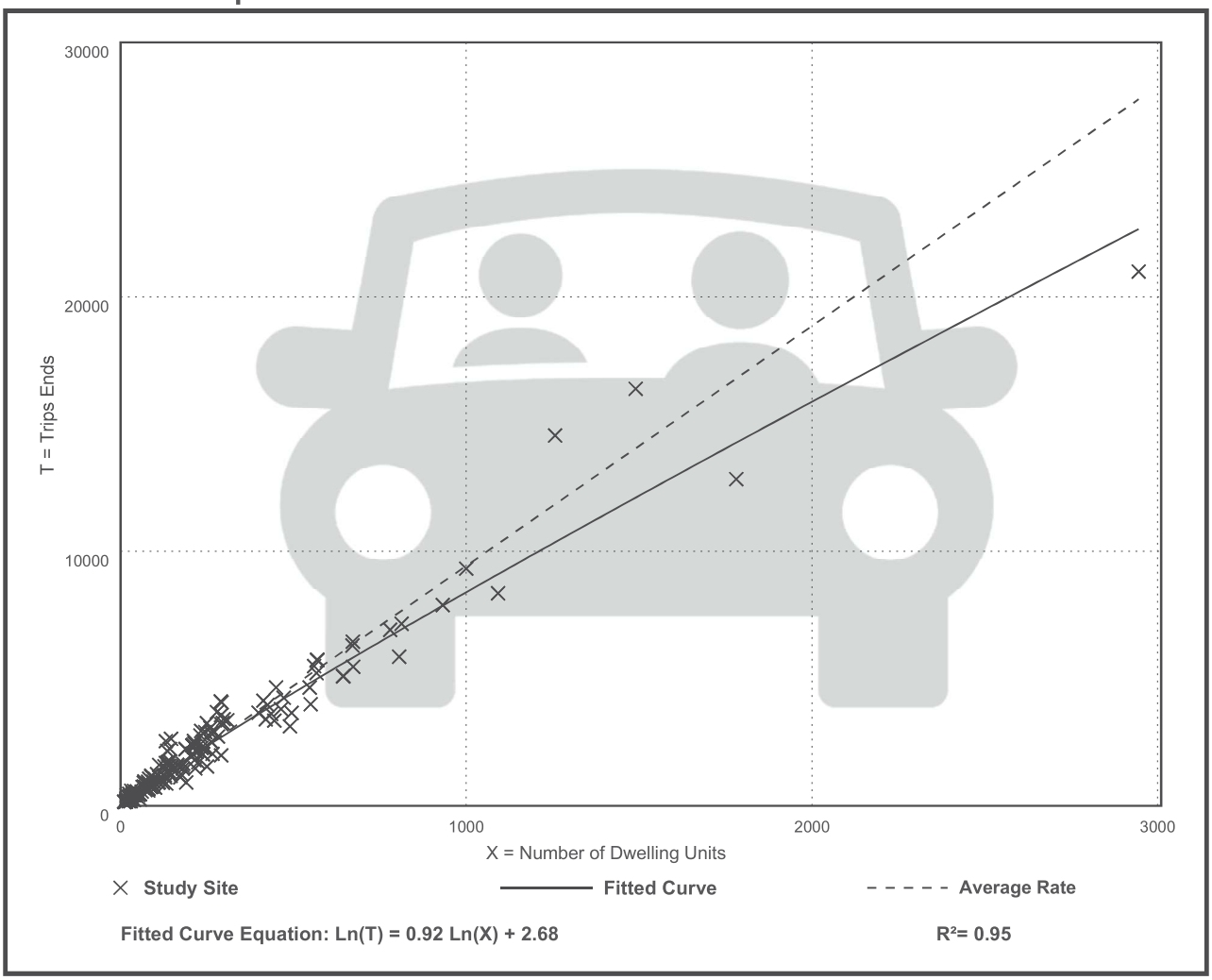
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

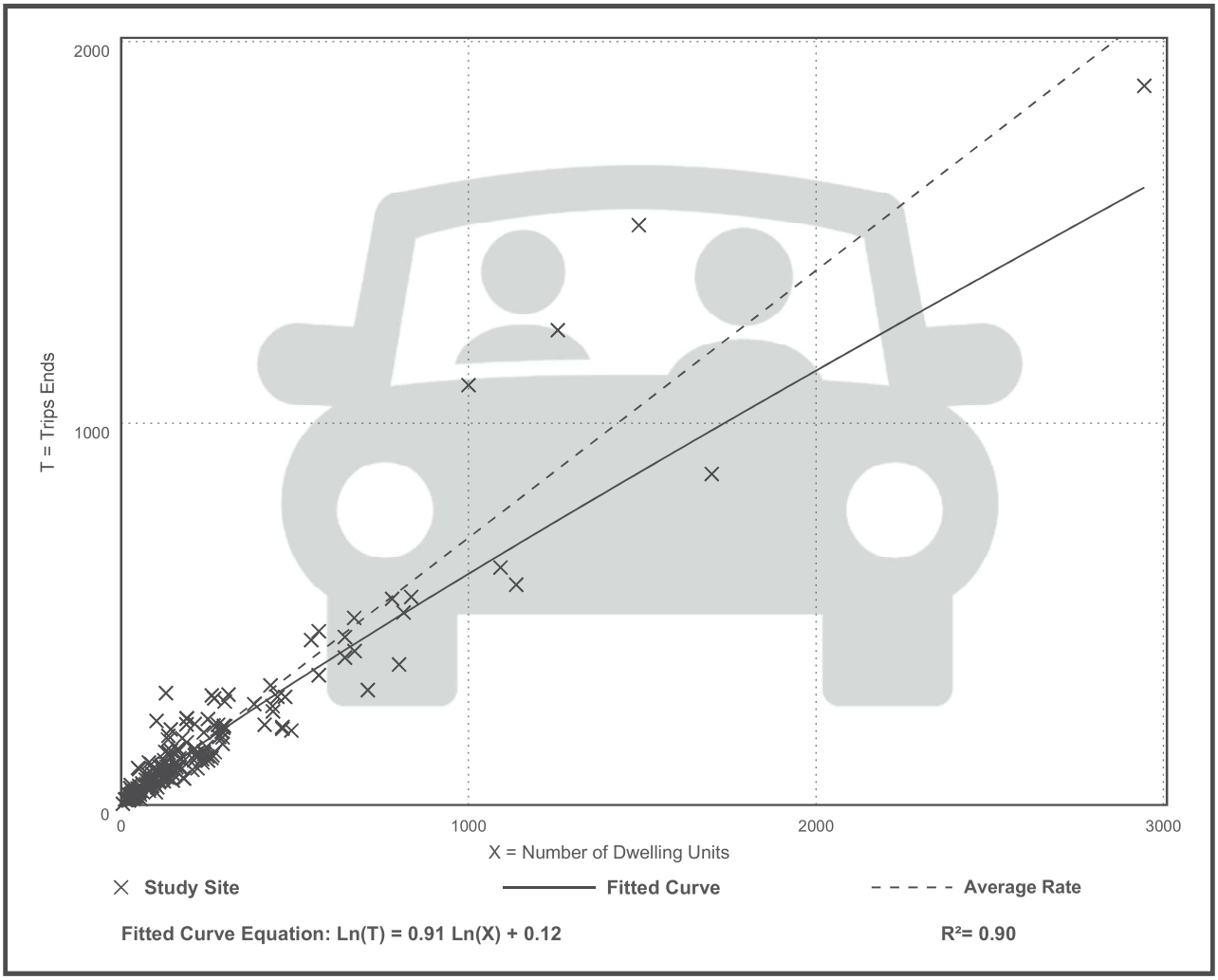
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

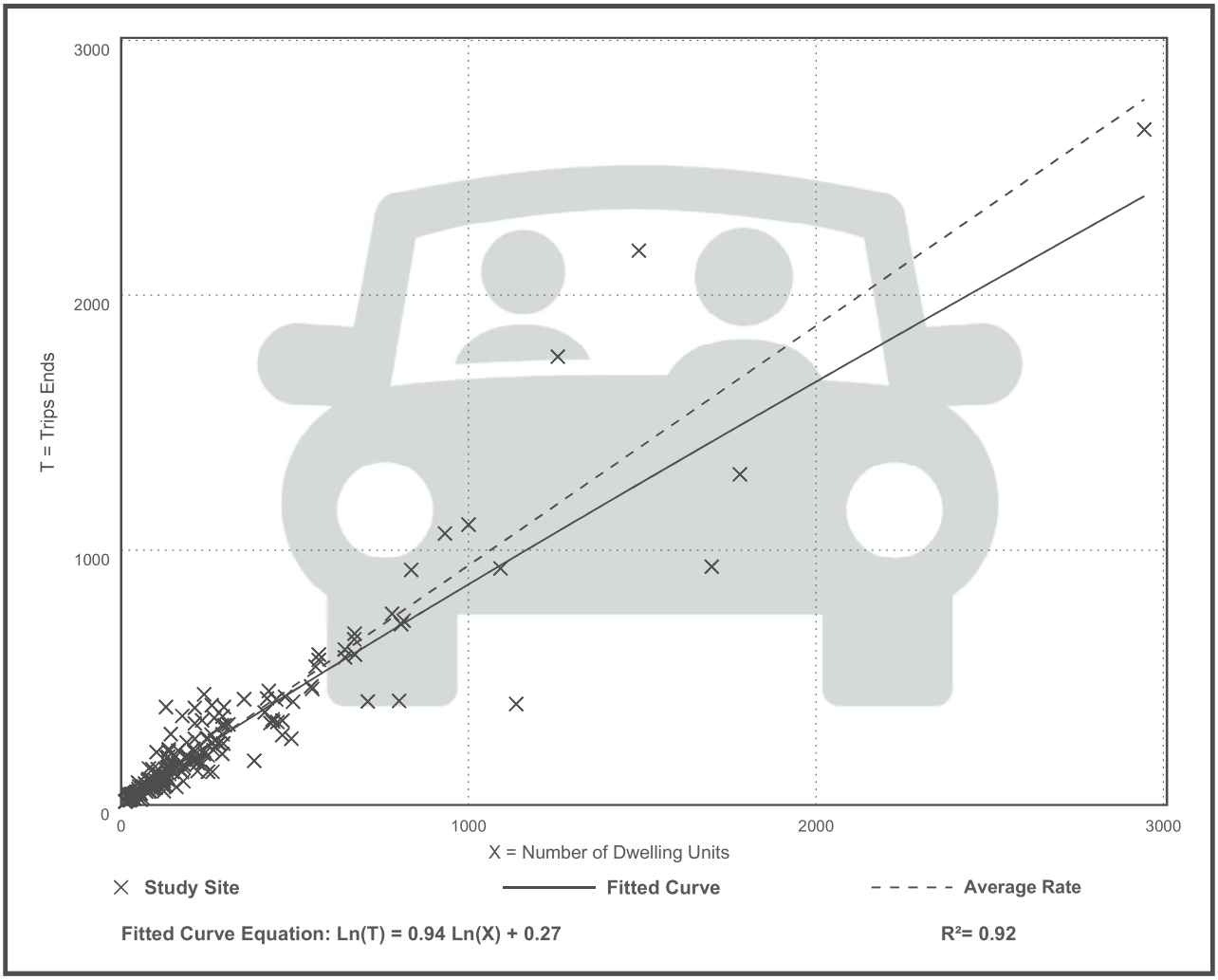
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

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

Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ I LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)



Current Values

Just/Market Value:	$1,826,738
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

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):	69.59
Land Size (SF):	3,031,340

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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St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
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
2ND ST	CITRUS AVE to ORANGE AVE	601	1,837	2022	540	130	C	0.24	135	C	0.25
2ND ST	ORANGE AVE to AVENUE A	602	2,011	2022	540	125	C	0.23	124	C	0.23
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,165	2023	600	77	C	0.13	91	C	0.15
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,888	2023	790	142	C	0.18	152	C	0.19
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,576	2023	790	180	C	0.23	168	C	0.21
7TH ST	CITRUS AVE to ORANGE AVE	515	2,576	2023	750	180	C	0.24	168	C	0.22
7TH ST	ORANGE AVE to AVENUE C	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE C to AE BACKUS AVE	603	2,664	2022	540	189	C	0.35	191	C	0.35
7TH ST	AE BACKUS AVE to AVENUE D	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE D to AVENUE H	604	1,759	2022	750	118	C	0.16	120	C	0.16
10TH ST	DELAWARE AVE to ORANGE AVE	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	ORANGE AVE to AVENUE C	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	AVENUE C to AVENUE D	605	1,392	2022	540	92	C	0.17	82	C	0.15
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,270	2023	750	426	D	0.57	404	D	0.54
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,270	2023	790	426	D	0.54	404	D	0.51
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,590	2021	750	225	C	0.30	233	C	0.31
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,708	2022	750	230	C	0.31	201	C	0.27
13TH ST	ORANGE AVE to AVENUE B	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE B to AVENUE D	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE D to AVENUE H	165	2,639	2022	750	141	C	0.19	141	C	0.19
13TH ST	AVENUE H to AVENUE I	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE I to AVENUE O	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE O to AVENUE Q	165	2,639	2022	540	141	C	0.26	141	C	0.26
17TH ST	GEORGIA AVE to DELAWARE AVE	606	2,400	2022	600	150	C	0.25	148	C	0.25
17TH ST	DELAWARE AVE to ORANGE AVE	607	5,485	2023	790	279	C	0.35	264	C	0.33
17TH ST	ORANGE AVE to AVENUE D	608	2,384	2021	750	133	C	0.18	127	C	0.17
17TH ST	AVENUE D to AVENUE Q	608	2,384	2021	750	133	C	0.18	127	C	0.17
25TH ST	MIDWAY RD to BELL AVE	940016	19,433	2023							
25TH ST	BELL AVE to EDWARDS RD	159	22,500	2024	2,100	1,261	C	0.60	1,295	C	0.62
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,252	2023							
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,512	2023	2,000	1,383	C	0.69	1,139	C	0.57

* **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.

St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

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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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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

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PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	35,121	2021	3,020	1,797	C	0.60	1,775	C	0.59
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,901	2023	3,170	2,307	C	0.73	2,221	C	0.70
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,526	2023	3,170	2,427	C	0.77	2,427	C	0.77
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,526	2023	3,020	2,427	C	0.80	2,427	C	0.80
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,526	2023							
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,848	2023							
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	48,530	2023							
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	55,266	2023							
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	37,800	2023							
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	37,326	2023							
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2024	2,100	1,089	C	0.52	1,156	C	0.55
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	21,500	2024	2,100	954	C	0.45	970	C	0.46
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	33,034	2023	2,100	1,869	C	0.89	1,678	C	0.80
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	33,034	2023	2,000	1,869	C	0.93	1,678	C	0.84
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	19,500	2024	2,100	1,144	C	0.54	1,003	C	0.48
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,934	2021	1,710	483	C	0.28	460	C	0.27
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,963	2023	1,080	115	B	0.11	124	B	0.11
RANGE LINE RD	BECKER RD to DISCOVERY WAY	738	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	DISCOVERY WAY to CROSSTOWN PKWY	737	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	CROSSTOWN PKWY to GLADES CUT-OFF RD	736	2,100	2024	1,080	170	B	0.16	161	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,389	2023	750	330	C	0.44	392	D	0.52
RIO MAR DR	BEACH AVE to US 1	147	5,389	2023	790	330	C	0.42	392	D	0.50
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	5,267	2023	920	244	C	0.27	244	C	0.27
ROSSER BLVD	PAAR DR to APRICOT RD	948510	5,267	2023	1,070	244	B	0.23	244	B	0.23
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,934	2023	920	287	C	0.31	234	C	0.25
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,029	2023	540	126	C	0.23	130	C	0.24
SAVONA BLVD	BECKER RD to PAAR DR	236	11,500	2024	790	1,038	F	1.31	841	F	1.06
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	11,500	2024	750	1,038	F	1.38	841	F	1.12
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,000	2024	790	673	D	0.85	636	D	0.81
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,000	2024	700	542	C	0.77	523	C	0.75

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						Volume	LOS	V/C	Volume	LOS	V/C
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2024	790	765	D	0.97	770	D	0.97
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	460	2022	580	38	C	0.07	30	C	0.05
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	977	2023	1,080	65	B	0.06	63	B	0.06
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,089	2023	670	75	B	0.11	77	B	0.11
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	18,636	2023	790	1,236	F	1.56	1,087	F	1.38
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,826	2023							
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	9,600	2024	920	551	C	0.60	563	C	0.61
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,339	2023							
SR A1A SOUTH	MARTIN C.L. to NETTLES ISLAND	890157	17,184	2023							
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,953	2023							
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	4,405	2023							
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,061	2023							
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,209	2023							
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,209	2023							
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,400	2023							
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,400	2023							
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	17,500	2024	2,100	1,161	C	0.55	1,180	C	0.56
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,960	2023	2,100	1,192	C	0.57	1,195	C	0.57
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	17,500	2024	1,800	1,161	C	0.65	1,180	C	0.66
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	22,737	2023	2,100	1,281	C	0.61	1,339	C	0.64
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	5,149	2021	790	286	C	0.36	286	C	0.36
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,423	2023							
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,423	2023							
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,500	2024	700	906	F	1.29	864	F	1.23
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2024	3,170	2,262	C	0.71	2,316	C	0.73
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,629	2021	540	219	C	0.41	232	C	0.43
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,838	2022	750	253	C	0.34	256	C	0.34

* **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.

48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2		Average			Hour Ending
	North	South	North	South	North	South	Total	
01:00	11	8	18	27	14	17	31	01:00
02:00	9	14	6	8	7	11	18	02:00
03:00	10	20	17	11	13	15	28	03:00
04:00	24	22	17	11	20	16	36	04:00
05:00	67	38	74	43	70	40	110	05:00
06:00	194	115	151	77	172	96	268	06:00
07:00	335	219	294	211	315	215	530	07:00
08:00	554	408	453	435	504	422	926	08:00
09:00	333	325	304	328	319	327	646	09:00
10:00	278	231	290	275	284	253	537	10:00
11:00	252	284	260	253	256	269	525	11:00
12:00	256	270	272	327	264	299	563	12:00
13:00	273	318	302	334	288	326	614	13:00
14:00	292	308	273	299	283	304	587	14:00
15:00	329	362	336	353	333	358	691	15:00
16:00	347	435	320	415	334	425	759	16:00
17:00	394	415	437	447	416	431	847	17:00
18:00	317	365	312	409	315	387	702	18:00
19:00	168	227	201	231	185	229	414	19:00
20:00	116	153	119	148	117	150	267	20:00
21:00	95	91	93	120	94	105	199	21:00
22:00	40	69	45	75	42	72	114	22:00
23:00	31	43	25	43	28	43	71	23:00
24:00	8	23	12	17	10	20	30	24:00
Totals:	**4,733**	**4,763**	**4,631**	**4,897**	**4,683**	**4,830**	**9,513**	

Day 1: Tuesday, January 23, 2024

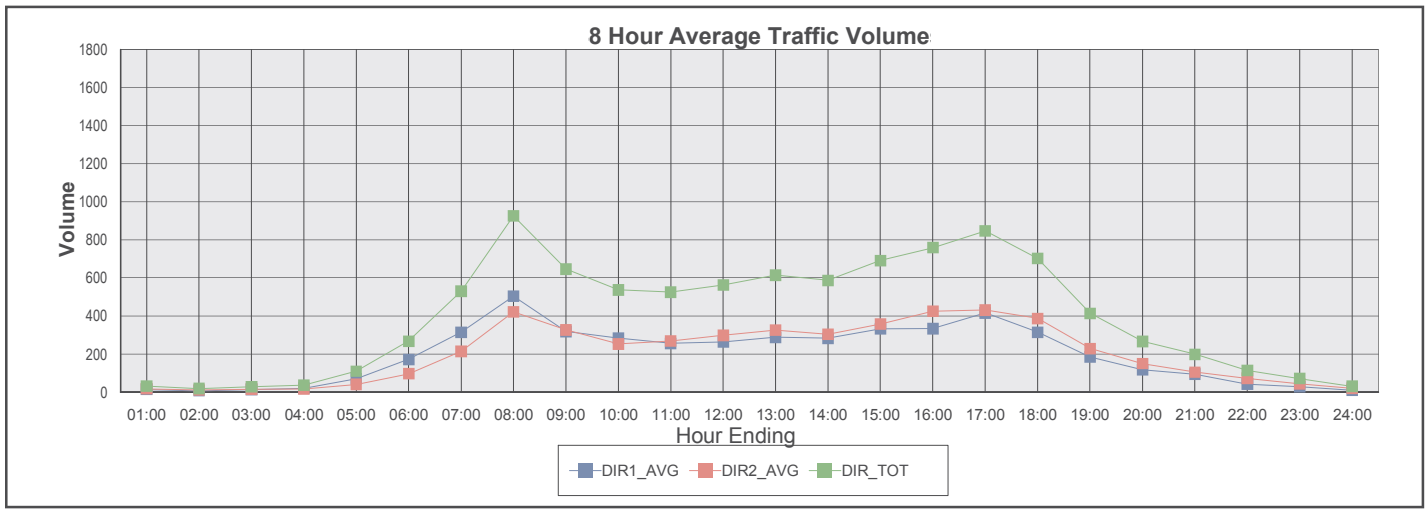
Day 2: Wednesday, January 24, 2024

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.090	0.097
AM DFac:	0.58	0.51	0.54
AM Pk Hr Begins:	0700	0700	n/a
PM P:D:	0.090	0.090	0.090
PM DFac:	0.54	0.51	0.52
PM Pk Hr Begins:	1530	1600	n/a

AM Peak Hr Peak Season Vol	935
PM Peak Hr Peak Season Vol	857

P:D	MOCF	K100
0.097	0.94	0.103

ADT	SF	AADT
9,513	0.95	9,000



2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

ROADS IMPACT FEES COMBINED - FUND 3100XX

CAPITAL IMPROVEMENT PLAN

REVENUES:

	FY 2024 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028
Available Major Project Reserves	$ 20,195,476	$ 10,814,486	$ 9,646,658	$ 10,151,450	$ 12,470,055
Residential Impact Fees	$ 8,413,791	$ 8,126,589	$ 7,690,100	$ 7,459,529	$ 7,459,529
Commercial Impact Fees	$ 934,866	$ 902,954	$ 854,456	$ 828,837	$ 828,837
Reimbursement		$ 5,000,000	$ 5,000,000	$ 5,000,000	$ -
Interest	$ 302,932	$ 162,217	$ 144,700	$ 152,272	$ 187,051
Less 5 Percent	$ (482,579)	$ (709,588)	$ (684,463)	$ (672,032)	$ (423,771)
Total Budgeted Revenues	**$ 29,364,486**	**$ 24,296,658**	**$ 22,651,450**	**$ 22,920,055**	**$ 20,521,700**

EXPENDITURES:

	FY24 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028	FUTURE ANTICIPATED NEEDS
Arterial A (Midway Road to Orange Avenue)	$ -	$ -	$ -	$ -	$ 1,000,000	$ 2,000,000
Glades Cut Off Rd Widening & Improvements	$ -	$ 2,500,000	$ 2,000,000	$ 6,000,000	$ -	$ 81,100,000
Jenkins Road Phase 1 (from Midway to Glades Cut Off Rd)	$ 12,000,000	$ -	$ -	$ -	$ -	$ -
Jenkins Road Phase 2 (from Glades Cut Off Rd to Orange Ave)	$ 1,000,000	$ -	$ -	$ -	$ -	$ 69,000,000
Jenkins Road Phase 3 (from Orange Ave to St Lucie Blvd)	$ -	$ -	$ -	$ -	$ -	$ 49,000,000
Lennard Rd / Tilton Rd Drainage	$ -	$ 1,500,000	$ -	$ -	$ -	$ -
Midway Rd (Glades Cut Off to Jenkins) Includes Tpk Interchange	$ -	$ -	$ -	$ -	$ -	$ 75,250,000
Selvitz Road Improvements (Glades Cut Off Rd to Edwards Rd)	$ -	$ -	$ -	$ -	$ -	$ -
Walton Road Sidewalk (Lennard Rd to Green River Pkwy)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
North County Airport Connector (I-95 to King's Hwy)	$ 50,000	$ -	$ -	$ 2,000,000	$ 2,000,000	$ 50,000,000
Selvitz Rd and Glades Cut Off Rd Intersection Improvements	$ -	$ 8,500,000	$ 8,500,000	$ -	$ -	$ 17,000,000
Oleander Ave Sidewalk (South Market Ave to Edwards Rd)	$ 1,000,000	$ 150,000	$ -	$ 450,000	$ -	$ -
Edwards Rd Widening (Jenkins Rd to 25th St)	$ 1,500,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 1,000,000	$ 15,000,000
St. Lucie West at Peacock Blvd Intersection (City of PSL)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
Total Budgeted Expenses	**$ 18,550,000**	**$ 14,650,000**	**$ 12,500,000**	**$ 10,450,000**	**$ 3,000,000**	**$ 356,350,000**

SUMMARY:

Revenues	$ 29,364,486	$ 24,296,658	$ 22,651,450	$ 22,920,055	$ 20,521,700
Expenses	$ (18,550,000)	$ (14,650,000)	$ (12,500,000)	$ (10,450,000)	$ (3,000,000)
CIP Reserve for Future Projects	**$ 10,814,486**	**$ 9,646,658**	**$ 10,151,450**	**$ 12,470,055**	**$ 17,521,700**

48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 130

Location: MIDWAY RD 750 FEET WEST OF SUNRISE BLVD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2	
	East	West	East	West
01:00	120	105	167	89
02:00	40	53	68	53
03:00	29	33	59	25
04:00	29	27	49	35
05:00	44	52	46	44
06:00	84	99	110	110
07:00	246	274	361	284
08:00	632	615	893	616
09:00	1,458	814	1,768	862
10:00	1,430	734	1,111	757
11:00	850	608	801	649
12:00	734	640	697	631
13:00	765	686	746	725
14:00	768	745	751	731
15:00	808	725	731	748
16:00	925	891	952	870
17:00	978	956	1,057	975
18:00	1,187	917	1,089	884
19:00	1,102	873	998	917
20:00	914	589	675	569
21:00	604	364	511	450
22:00	556	356	406	346
23:00	421	234	256	262
24:00	174	97	147	100
Totals:	**14,898**	**11,487**	**14,449**	**11,732**

Average			Hour Ending
East	West	Total	
143	97	240	01:00
54	53	107	02:00
44	29	73	03:00
39	31	70	04:00
45	48	93	05:00
97	104	201	06:00
304	279	583	07:00
763	616	1,379	08:00
1,613	838	2,451	09:00
1,271	746	2,017	10:00
826	629	1,455	11:00
716	636	1,352	12:00
756	706	1,462	13:00
760	738	1,498	14:00
770	737	1,507	15:00
939	881	1,820	16:00
1,018	966	1,984	17:00
1,138	901	2,039	18:00
1,050	895	1,945	19:00
794	579	1,373	20:00
557	407	964	21:00
481	351	832	22:00
338	248	586	23:00
160	98	258	24:00
14,676	**11,613**	**26,289**	

Day 1: Tuesday, January 23, 2024

Day 2: Wednesday, January 24, 2024

Based on Counts

Peak AM - 25,000 x 0.106 x 0.68 = 1,802

Peak PM - 25,000 x 0.081/0.94 x 0.55 = 1,185

Use Highest

Peak AM Vol x Peak Season Factor - 1,807 x 1.01 = 1,825

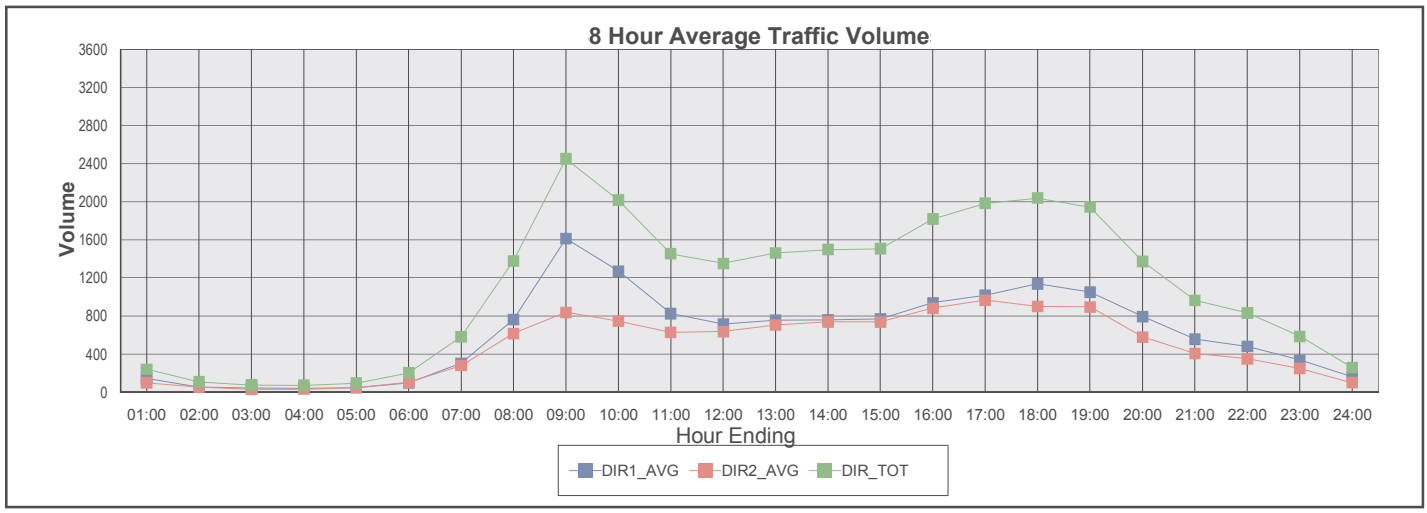
Peak PM Vol x Peak Season Factor - 1,258 x 1.01 = 1,271

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.100	0.100
AM DFac:	0.68	0.67	0.68
AM Pk Hr Begins:	0830	0815	n/a
PM P:D:	0.080	0.080	0.081
PM DFac:	0.57	0.52	0.55
PM Pk Hr Begins:	1730	1600	n/a

AM Peak Hr Peak Season Vol	2,651
PM Peak Hr Peak Season Vol	2,139

P:D	MOCF	K100
0.100	0.94	0.106

ADT	SF	AADT
26,289	0.95	25,000



Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

November 6, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL, 34950

Symphony Lakes (AKA Selvitz MXD)

Traffic Review Authorization Letter

To whom it may concern,

On behalf of the applicant, Selvitz I LLC, Selvitz II LLC, and Selvitz III LLC, please accept this letter of authorization regarding the traffic report for the 122-acre project located at Selvitz Road. The authorized agent and undersigned below grants The City of Fort Pierce authorization to forward the traffic report, pertaining to the Symphony Lakes project, to their third-party reviewer for further analysis.

For:

Authorized Person

11·6·24

Date

Daniel Sorrow

Printed name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 6 day of November, 2024, by Daniel Sorrow. He or she is personally known to me.

Notary Public Signature

Mariana Arias Sanz

Printed Name

State of Florida at-large

MARIANA ARIAS SANZ
Notary Public
State of Florida
Comm# HH406739
Expires 6/5/2027

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME/ ORD# 25-031 - PD2024-00009; FINAL PD – POD 1, SYMPHONY LAKES

NOTICES PROVIDED PURSUANT TO: City Code and State Statute

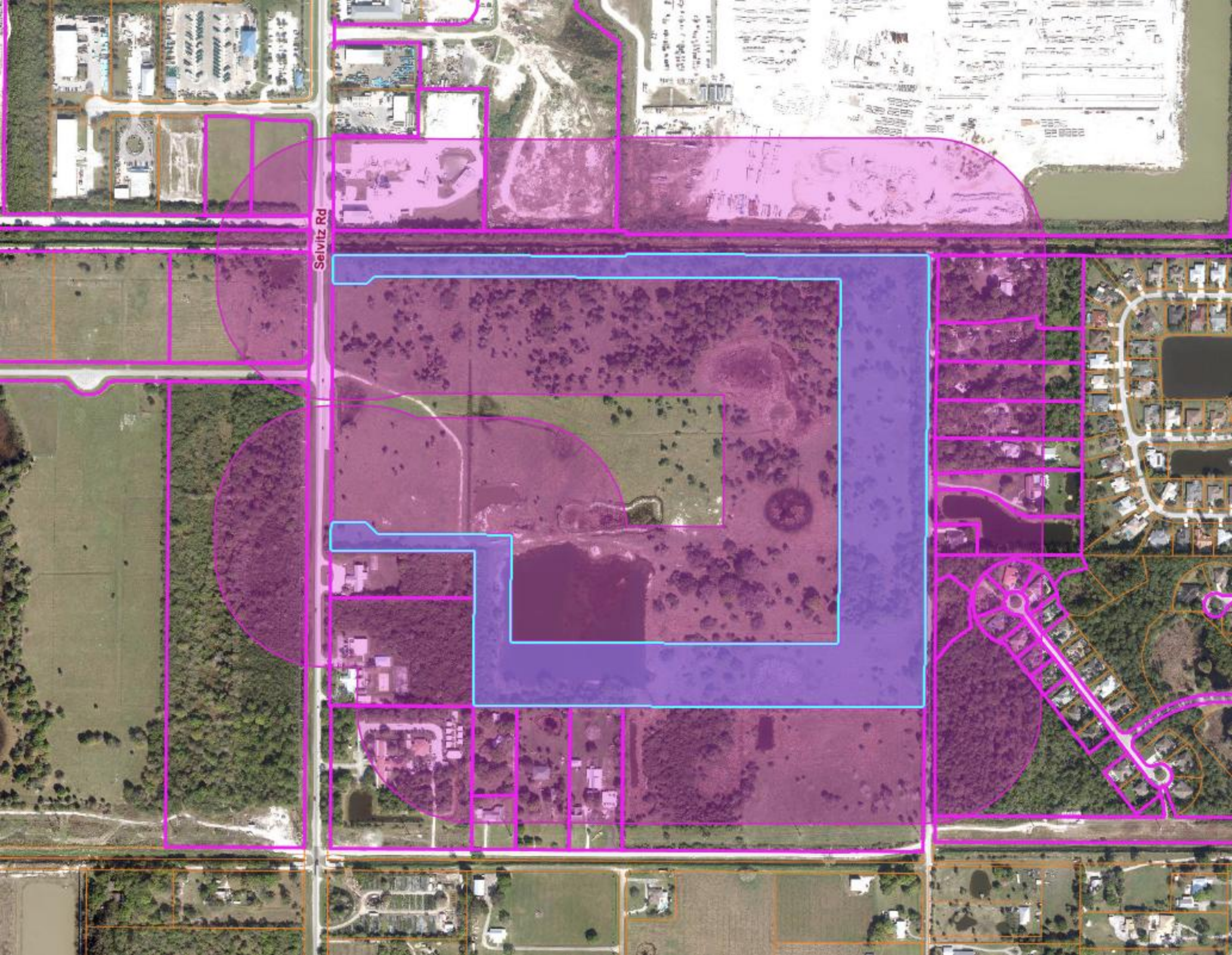
NOTICE BY NEWSPAPER: September 21, 2025

NOTICE BY MAIL: September 18, 2025

NOTICE BY SIGNS: September 22, 2025

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** September 24th, 2025


Selvitz Rd

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/21/2025
SCN tcpalm.com 09/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/21/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27
My commission expires

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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(a) of Florida State Statutes, will on Monday, October 6, 2025 at 5:05 p.m. hold a Quasi-Judicial Public Hearing on first reading and will on Monday, October 20, at 5:05 p.m. hold a second reading on the enactment of the proposed ordinance in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 25-031 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A PLANNED DEVELOPMENT POD 1 FINAL SITE PLAN AND PLANNED DEVELOPMENT ZONING AGREEMENT FOR THE SYMPHONY LAKES PLANNED DEVELOPMENT (PD) GENERALLY LOCATED AT OR NEAR THE NORTHEAST CORNER OF SELVITZ ROAD AND DEVINE ROAD AND WEST OF CHRISTENSEN ROAD, CONTAINING APPROXIMATELY 88.05 ACRES OF LAND, MORE OR LESS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUBJECT PROPERTY: PARCEL ID(s): 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire).

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 21 2025
LSAR0373186

City Commission Regular Meeting - 5:05 PM **12. F.**

Meeting Date: 10/06/2025

Re: 1606 Surfside - Conditional Use with New Construction

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use with New Construction by J Conroy LLC, located at 1606 Surfside Drive, Parcel Control Number: 2412-501-0131-000-6

SUMMARY:

Project#: PZCON2025-00005
A 'conditional use with new construction' application has been submitted for review. The proposal requests an increase the permitted height of a proposed single-family residence at 1606 Surfside Drive.

The property is in the R-1, Single-family Low Density zoning district and has a Future Land Use designation of HIR, Hutchinson Island Residential, and within the South Beach Overlay District.

According to Article 5: Section 125-325, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relations to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

RECOMMENDATION:

At the September 8, 2025, Planning Board meeting, a unanimous vote was passed approving the application. Therefore, staff's recommendation is for City Commission to **Approve** with the following three (3) conditions:

1.Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2.Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing
3.The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgment that the any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ALTERNATIVES:

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.
**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

RESPONSIBLE STAFF:

Kerry C. Driver - Senior Planner

COORDINATED WITH:

1. Technical Review Committee
2. Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report
Applicant File
Applicant Presentation
Staff Supporting Documents
Site Plan for Signature
Public Notice
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/25/2025 05:03 PM

Form Started By: Kerry Driver
Started On: 09/11/2025 03:34 PM
Final Approval Date: 09/25/2025

CITY OF FORT PIERCE

CITY COMMISSION

October 6th, 2025

PZCON2025-00005

Conditional Use with New Construction

1606 Surfside Drive

Parcel ID: 2412-501-0131-000-6

APPLICANT

J Conroy LLC

PROPERTY OWNER(S)

Damian/Dawn Martinez

PARCEL ID #(S):

2412-501-0131-000-6

SUMMARY

The applicant is proposing to construct a three-story single-family residence, to a height of 35 feet which requires a Conditional Use with New Construction approval

The property is in the R-1, Single-family Low density zoning district and within the Southand has a future land use designation of HIR, Hutchinson Island Residential.

SITE LOCATION



SITE AREA= 0.54/- Acres

HEIGHT RESTRICTIONS - SOUTH BEACH OVERLAY / ZONING

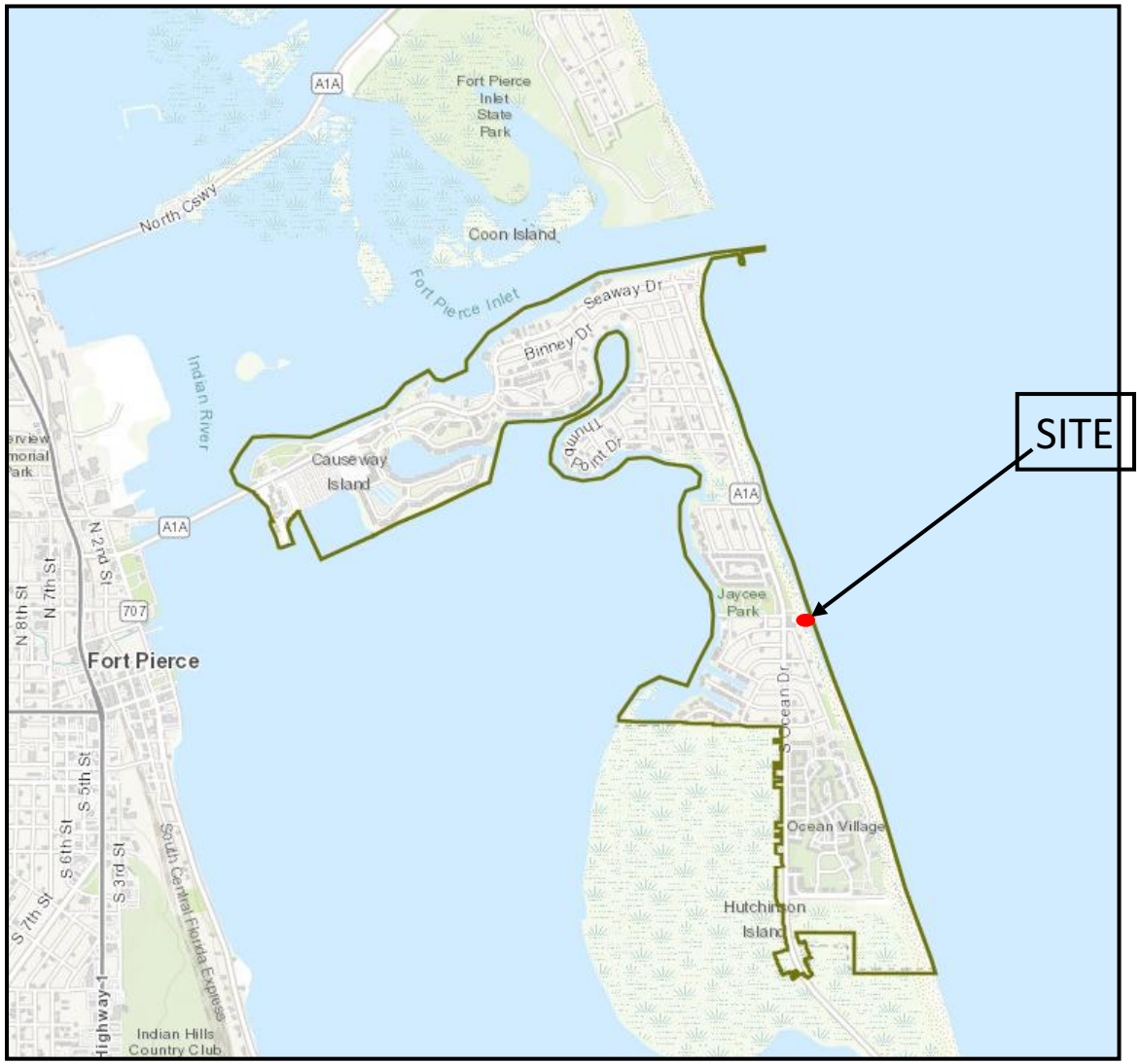
Sec. 125- 157 (1) c. 2. Height

1. Maximum height may be extended **up to 35'** in the **R-1**, R-2 and R-3 zoning districts subject to conditional use approval.

Sec. 125-191 Single-family Low-Density zone (R-1)

(b)(4)Building heights.

No building shall exceed a height of **28 feet** above grade, except that conditional uses with buildings that have a maximum height of **35 feet** above grade may be approved.



1606 Surfside Drive – Conditional Use w/ New Construction

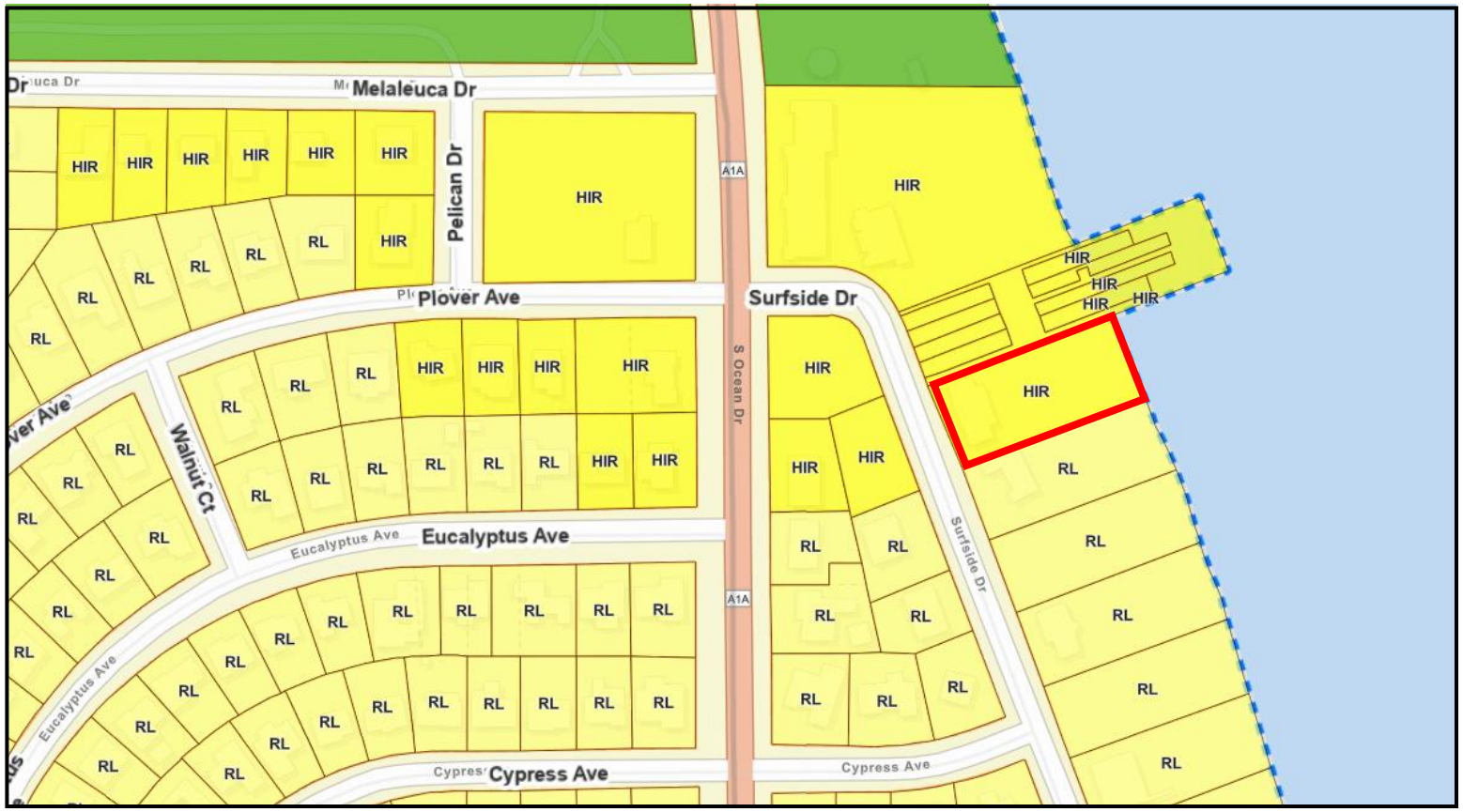
FUTURE LAND USE

FLU: HIR,
Hutchinson Island Residential

RL, Low Density Residential

HIR Hutchinson Island Residential

COS, Conservation & Open Space



ZONING

Zoning: R-1,
Single-family Low Density

- R-1, Single Family Low Density
- R-2, Single Family Intermediate Density
- R-4A, Hutchinson Island Medium Density Residential
- OS-1, General and Recreational Open Space



CONDITIONAL USE

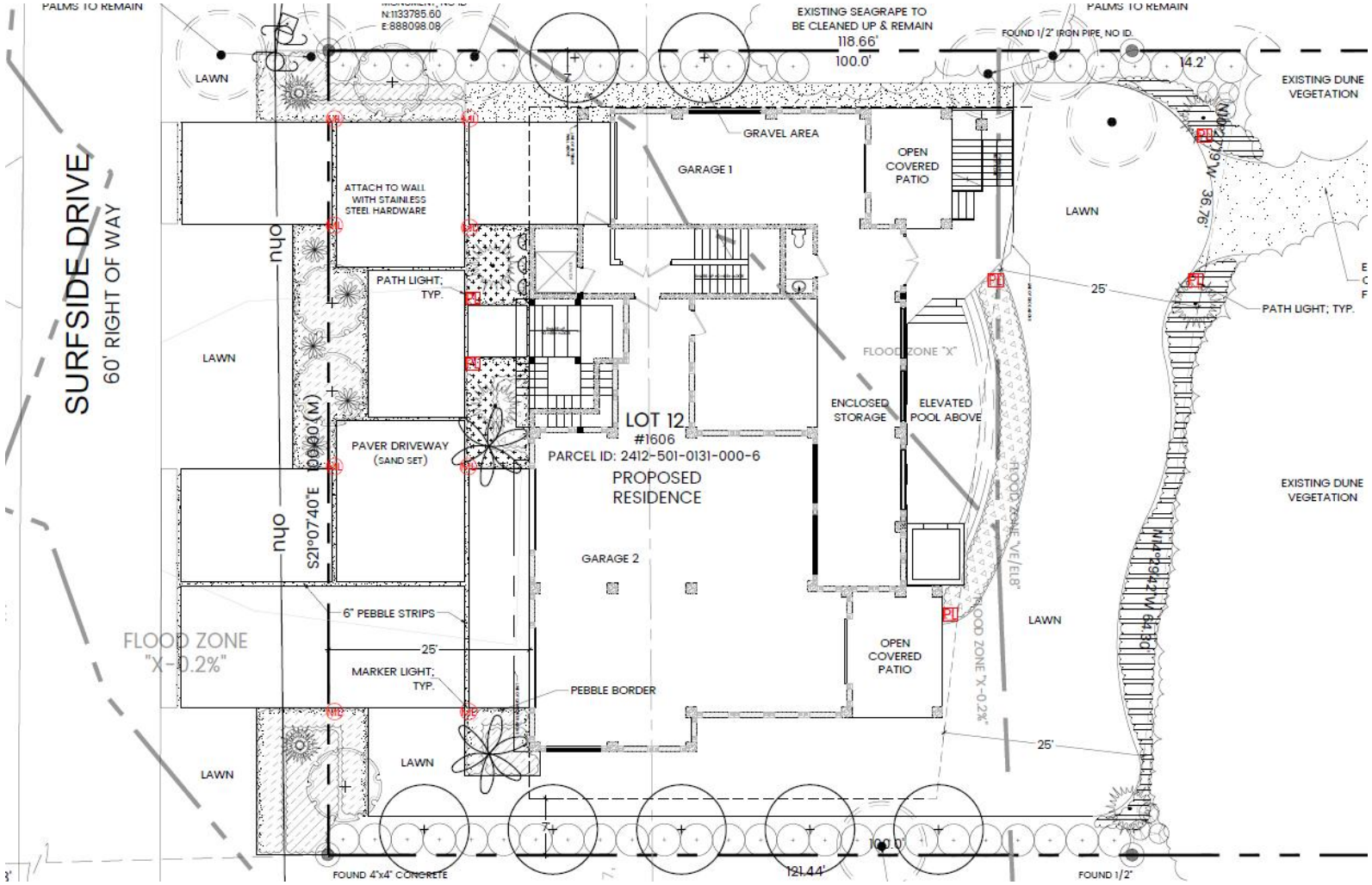
Article V: Section 125-325

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The request is for a conditional use to increase the maximum height of the proposed residential property to 35ft.

Staff considers that the request is in line with other building heights in the area and takes account of potential flooding. Therefore, the proposal would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the area.

SITE PLAN DETAILS



4 bdrms/4 bthrms	4- ½ bthrms
Square Footage (A/C)	4,259.70
Ground Floor	3,151 sq. ft.
First Floor	2,644 sq. ft.
Second Floor	1,616 sq. ft.
Elevator	Ground –top floor stairwell
1st & 2nd floor rear decks	2nd floor front balcony
Office, catwalk	Elevated pool
8 marker lights 6 path lights	20 planted trees, 300+ ground covers & shrubs

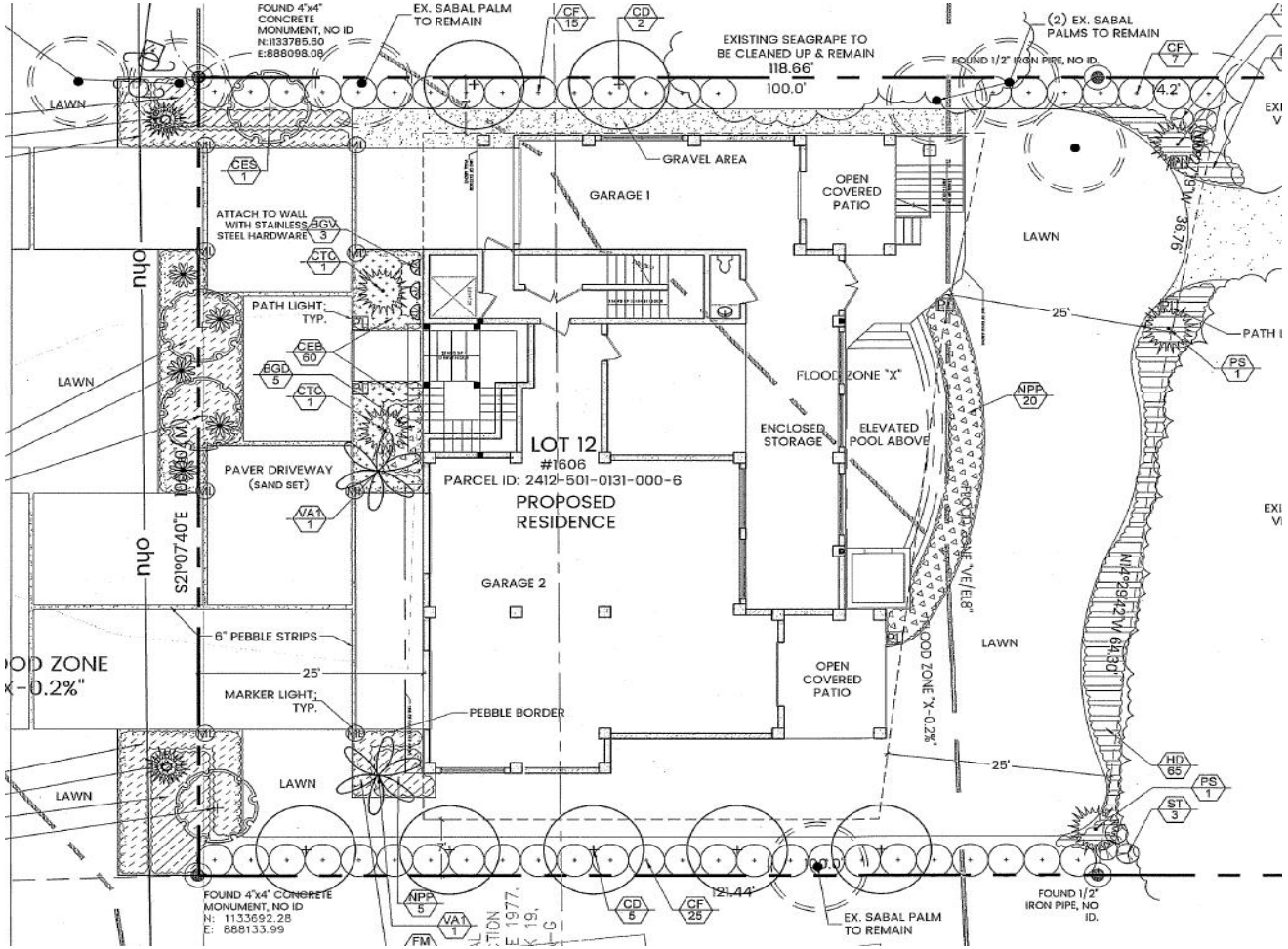
LANDSCAPE PLAN

PLANT LIST

Key	Qty	Scientific Name	Common Name
TREES, PALMS & CYCADS			
CD*	7	Coccoloba diversifolia	Pigeon Plum
CES*	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard
CTC	2	Coccothrinax crinita	Old Man Palm
EF	2	Encephalartos ferox	Encephalartos ferox
PS*	3	Pseudophoenix sargenti	Buccaneer Palm
VA1	2	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single
SHRUBS & GROUNDCOVERS			
AA	5	Agave attentuata	Soft Tipped Agave
BGD	5	Bougainvillea 'Dwarf Helen Johnson'	Helen Johnson Bougainvillea
BGV	3	Bougainvillea 'Barbara Karst'	Bougainvillea Vine
CEB	60	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa
CF	47	Clusia flava (aka guttifera)	Small Leaf Clusia
FM	127	Ficus microcarpa 'Green Island'	Green Island Ficus
HD*	80	Helianthus debilis	Dune Sunflower
NPP	48	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander
ST*	6	Sophora tomentosa	Necklace Pod

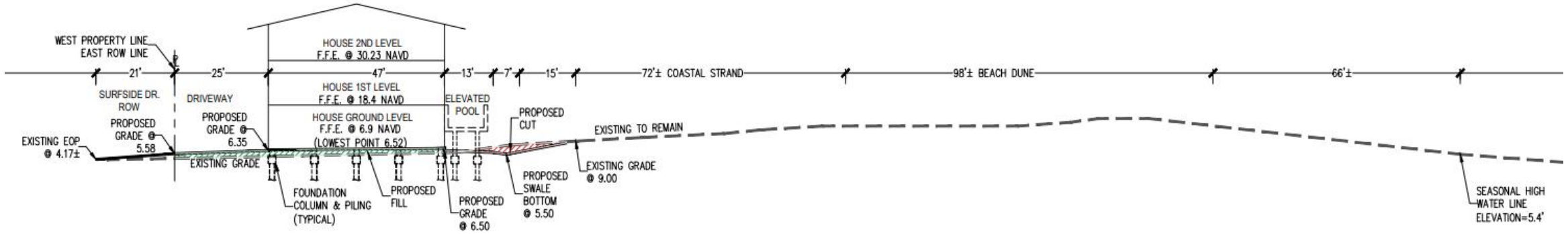
*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS F

Misc.
SOD - SEASHORE PASPALUM
CRUSHED GRANITE GRAVEL (EST. SF)
SMALL RIVER JACK PEBBLE WITH WEED FABRIC (EST. SF)
ALUMINUM EDGING, BLACK WITH STAKES (EST. LF)



1606 Surfside Drive – Conditional Use w/ New Construction

SECTION & HEIGHT



Sec. 103-204. - Grade, minimum floor.

Minimum floor grade for residential buildings shall be 16 inches for slab construction and 24 inches for wood floor construction above the crown of the road grade.

Sec. 125- 157 (1) c. 3. Calculation of height.

(i) Maximum structure height shall be calculated from the established FEMA base flood elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.

NEIGHBORING PROPERTIES









1606 Surfside Drive – Conditional Use w/ New Construction

PROPOSED RENDERING – COLORS



- Flat roof
- Black & Dark Brown window and door frames
- China White (primary color) with Ston Zen build white chop flat

LIGHTING PLAN

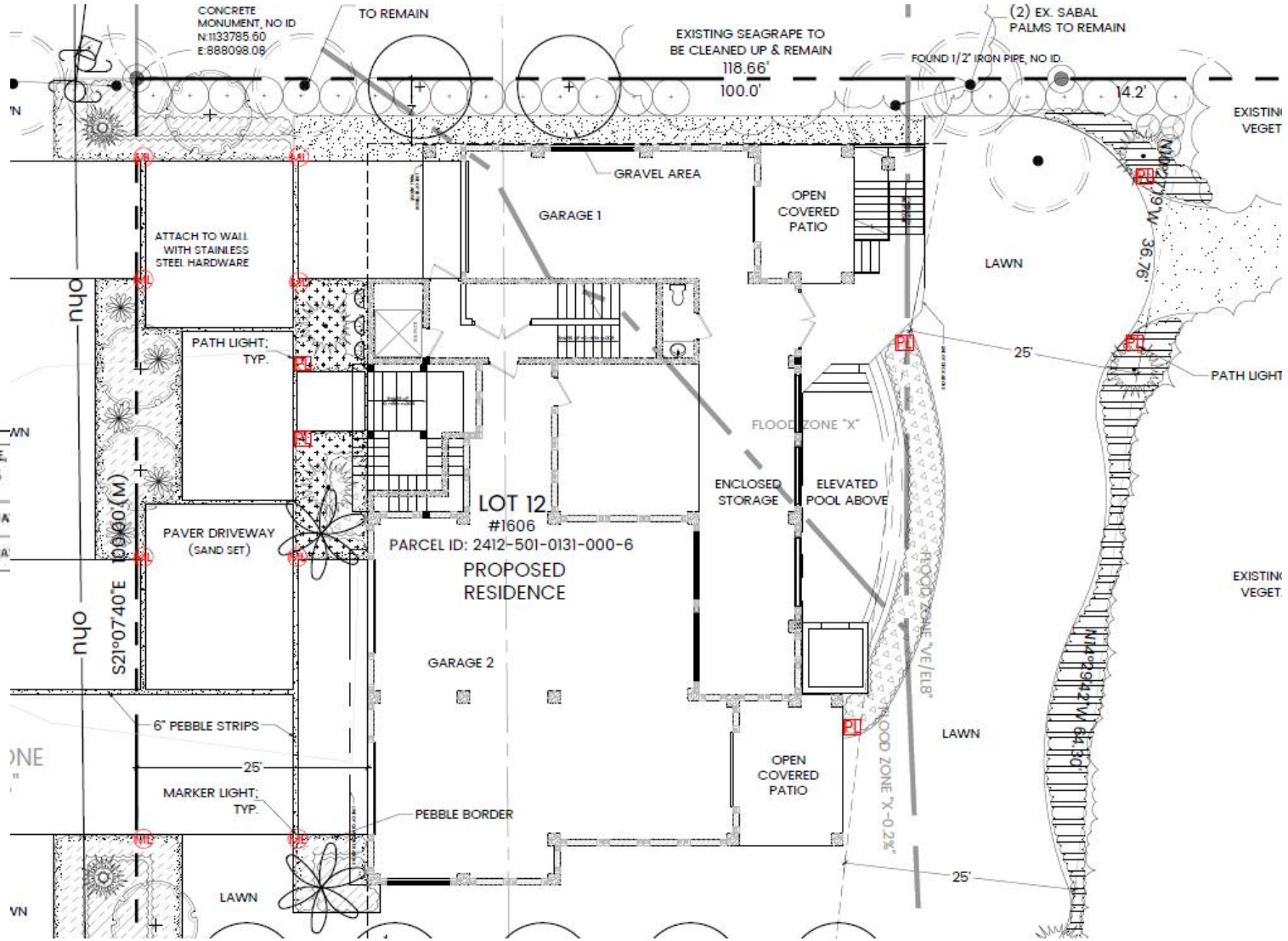
LANDSCAPE LIGHTING LEGEND

PL — LED PATH LIGHT - 6
BEACHSIDE LIGHTING; R-003A
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

ML — MARKER LIGHT - 8
BEACHSIDE LIGHTING; E3-M-1 MARKER
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

LANDSCAPE LIGHTING CHART

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER & CATALOG #	LAMP TYPE, COLOR, & WATTS
PL	6	GROUND SPIKE	16"	R-003A	AMBER LED, 2 WA
ML	8	IN GROUND	FLUSH	E3-M	AMBER LED, 2 WA



1606 Surfside Drive – Conditional Use w/ New Construction

PLANNING BOARD

At its September 8, 2025, meeting the Planning Board unanimously recommended the application for approval with the following four (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing. The maintenance agreement shall include all landscaping installed within the City's right of way.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city the homeowner's landscape will be removed without replacement of materials other than sod.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

RECOMMENDATION

Staff recommendation is for City Commission to **Approve the Conditional Use with New Construction** with the following four (4) conditions (additional condition to account for turtle nesting and hatching season):

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing. The maintenance agreement shall include all landscaping installed within the City's right of way.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city the homeowner's landscape will be removed without replacement of materials other than sod.
4. During the turtle nesting and hatching season, from March 1 through October 31, all exterior artificial light fixtures shall be mounted as low as feasibly possible and shielded so that the source of light is not directly visible from the beach and does not directly or indirectly illuminate areas seaward of the primary dune and otherwise be in compliance with Sec. 16-82 of the Code of Ordinances regulating lighting on the beach and Sea Turtle protection.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with additional/modified conditions.

or

2. Recommend Disapproval.

CITY OF FORT PIERCE

CITY COMMISSION

October 6th, 2025

Conditional Use: w/ New Construction
1606 Surfside Drive
Parcel ID: 2412-501-0131-000-6

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Richard D. Chess, MBA City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Conditional Use: w New Construction** **1606 Surfside Drive**
BOARD DATE:	October 6, 2025

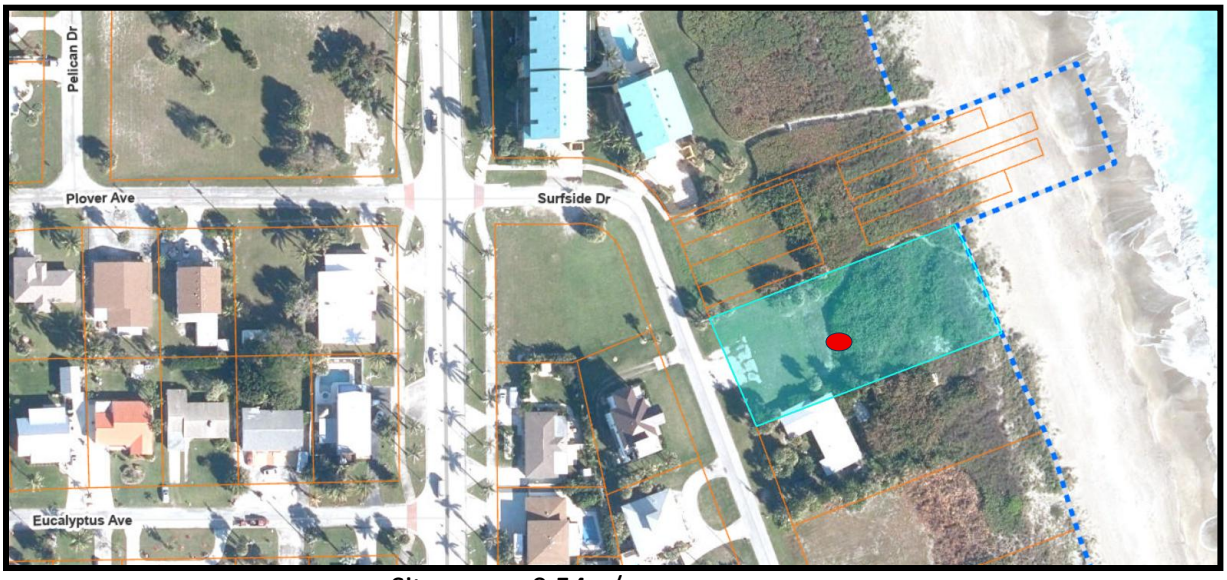
STAFF REPORT

Owner:	Damian & Dawn Martinez 1710 Bay Drive Miami Beach, FL 33141
Applicant:	James Conroy J Conroy LLC 50 NE Dixie Hgwy Unit A-2 Stuart, FL 34994
Applicant's Request:	Approval of Conditional Use: with New Construction
Location(s):	1610 Surfside Drive
Parcel ID:	2412-501-0131-000-6
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	Single-family Low Density (R-1)

Surrounding FLU	North	East	South	West
	HIR	N/A	RL	HIR

Surrounding Zoning	North	East	South	West
	R-A4	N/A	R-1	R-4A

Site Location:



Site area = 0.54 +/- acres

Utilities: FPUA

- Water service is available to serve the residence
- Wastewater is not currently available at this location
- Approved for Electric & Gas

Staff Analysis:

Request

In accordance with city code Article V Sections 125-235: Conditional Uses, the applicant is requesting the review and approval of a Conditional Use with New Construction to develop a 35' height multi-level single-family residence. According to Article V Section 124-191 Single-family low-density zone (R-1), no building shall exceed a height of 28 feet above grade, except that conditional uses with buildings that have a maximum height of 35 feet above grade may be approved.

Future Land Use & Zoning

The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

The subject site has a zoning district classification of the Single-family Low Density (R-1) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Conditional Uses

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as tot number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Design Review

The applicant is proposing to develop a single-family, multi-level residential unit to the height of 35 feet above grade level. The ground floor will be designated for indoor and outdoor parking. The second floor will offer a great room, raised and covered decks on the east-end, an elevated pool and spa. The third floor will offer an office, open and covered decks, and a balcony on the west end. An elevator servicing all three (3) floors will be provided. The flat roof single-family residence color features will include black and dark brown window and door frames and China white as the primary color.

Staff consider that the request is in line with other building heights in the area and takes account of potential flooding. Therefore, the proposal would not adversely affect public health, safety, comfort, good order, appearance, convenience and the general welfare of the area.

Height

Sec. 103-204 Grade, minimum floor

Minimum floor grade for residential buildings shall be 16 inches for slab construction and 24 inches for wood floor construction above the crown of the road grade.

Sec. 125-157 (1) c. 3. Calculation of height

(i) Maximum structure height shall be calculated from the established FEMA base flood elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.

Parking

The single-family residence offers ample onsite parking, which includes enclosed garages.

Landscaping
The proposed developed land has fully grown native trees on the east-end of the property that will remain. In addition to those trees, which provides a barrier for privacy between the residence and the beach, the owner proposes to plan 20 additional trees and over 300 shrubs and groundcovers.

Traffic Impact Statement
The single-family residence will have no negative impact on the traffic.

Lighting
The exterior of the home will consist of eight (8) marker lights and six (6) LED path lights. The lights will be placed surrounding the home, providing a well illuminated and secure outdoor experience.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use: With New Construction with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Property Owner Response Summary
A total of 50 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of September 12, 2025, there have been two (2) response by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation
The Planning Board, at their September 8, 2025, meeting, voted 7-0 to recommend approval of the request with the three (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgement that any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

Staff Recommendation*:*
The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use: With New Construction subject to the noted three Conditions, **in addition to condition**:

4. During the turtle nesting and hatching season, from March 1 through October 31, all exterior artificial light fixtures shall be mounted as low as feasibly possible and shielded so that the source of

light is not directly visible from the beach and does not directly or indirectly illuminate areas seaward of the primary dune and otherwise be in compliance with Sec. 16-82 of the Code of Ordinances regulating lighting on the each and Sea Turtle protection

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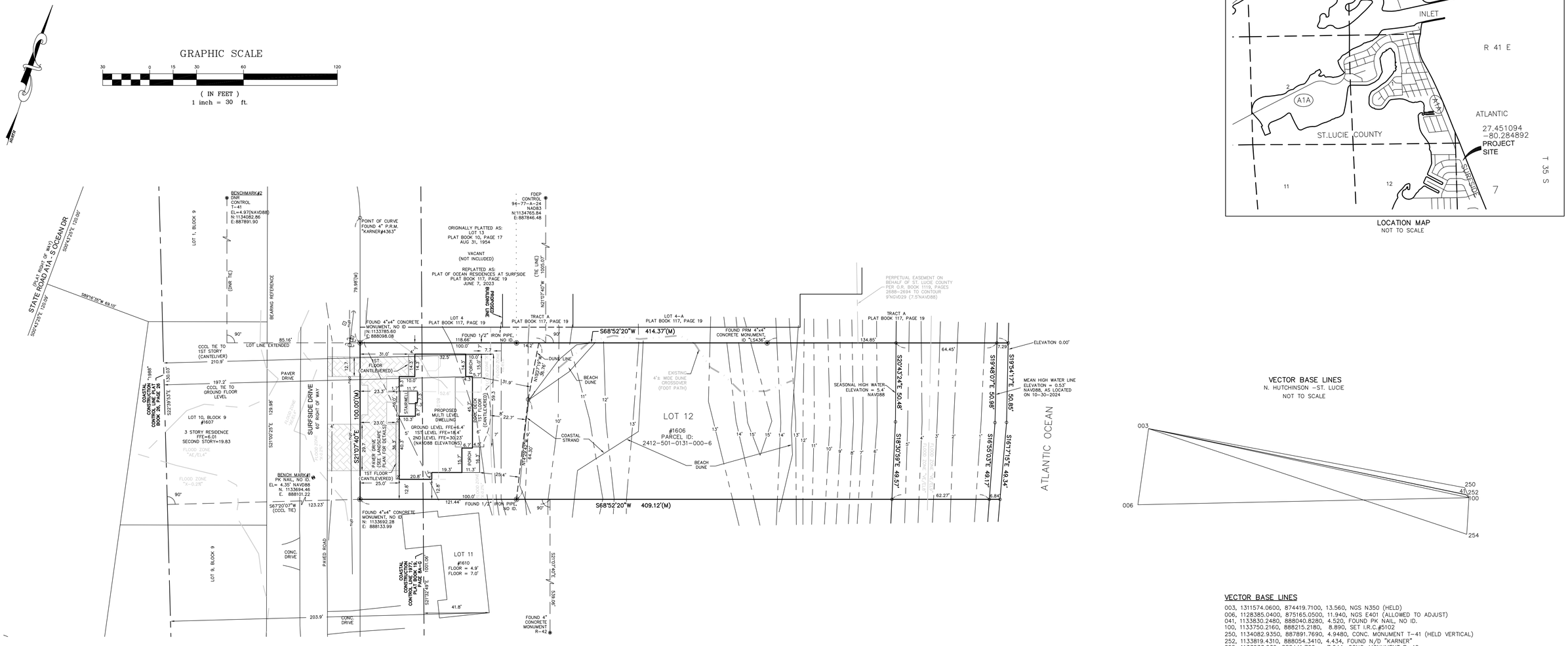


LOCATION MAP
NOT TO SCALE

VECTOR BASE LINES

003, 1311574.0600, 874419.7100, 13.560, NGS N350 (HELD)
006, 1128385.0400, 875165.0500, 11.940, NGS E401 (ALLOWED TO ADJUST)
041, 1133830.2480, 888040.8280, 4.520, FOUND PK NAIL, NO ID.
100, 1133750.2160, 888215.2180, 8.890, SET I.R.C.#5102
250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T-41 (HELD VERTICAL)
252, 1133819.4310, 888054.3410, 4.434, FOUND N/D "KARNER"
255, 1133233.230, 888441.702, 7.044, CONC. MONUMENT R-42

COORDINATE NOTES:

1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 0901.
2. COORDINATES ARE REFERENCED TO E-401 AND N-350.
3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

DATUM & ACCURACY NOTES:

1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988). CONTROL USED IS NGS MONUMENT T-41 AND VERIFIED TO FDOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2' SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

SURVEYOR'S NOTES:

1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", "X-0.2%" & VE(8), FEMA MAP #12085C0183K, 2-19-20.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT.
7. P.R.M. = PERMANENT REFERENCE MONUMENT.
8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
12. CONC. = CONCRETE; TYP. = TYPICAL
13. ℄ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
15. ⊡ = UTILITY BOX.
19. ○D = POWER POLE; ◑ = GUY WIRE
20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

ZONING INFORMATION:

SOUTH BEACH DISTRICT
R1

OWNER & SITE INFORMATION:

DAMIAN MARTINEZ
2412-501-0131-000-6
1606 SURFSIDE DRIVE
FT. PIERCE, FL. 34949
23,500 SQ FT (.54 ACRE)

SEASONAL HIGH WATER NOTES:

1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
(NAVD MHW + NAVD MLW) x 1.5 + NAVD MHW = NAVD SHW
(0.53(RANGE)-2.71) x 1.5 + 0.53 = 5.4 FEET NAVD
MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.

CCCL NOTES:

1) CCCL = COASTAL CONSTRUCTION CONTROL LINE.
2) CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 19, PAGE 8.
3) CCCL 1988 = COASTAL CONSTRUCTION CONTROL LINE OF 1988, RECORDED IN PLAT BOOK 26, PAGE 26.
4) TIES FROM PROPERTY LINE CONTROL MONUMENTS SHOWN TO DNR CONTROL STATIONS.
5) DNR CONTROL DENOTES DEPARTMENT OF NATURAL RESOURCES CONTROL STATIONS.
6) FDEP CONTROL DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL STATIONS
7) COORDINATES SHOWN REFER TO FLORIDA STATE PLANE NAD83, FL EAST ZONE 901.

MEAN HIGH WATER NOTES:

1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
3. TRIMBLE S5 ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
4. THE MEAN HIGH WATER FILING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.

GLOBAL POSITIONING SYSTEM CONTROL NOTES:

1.) GEODETIC CONTROL STATIONS:

N-350
LATITUDE: 27°26'42.45890
LONGITUDE: 80°19'37.44871
GRID NORTH: 1131574.06
GRID EAST: 874419.71
FLORIDA EAST ZONE (US FEET)

E-401
LATITUDE: 27°26'10.84068
LONGITUDE: 80°19'29.36942
GRID NORTH: 1128385.048
GRID EAST: 875164.940
FLORIDA EAST ZONE (US FEET)

2.) SOFTWARE BRAND & VERSION NUMBER:
TRIMBLE ACCESS VERSION 2022.00(22.00.280)

3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E-401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
CONVERGENCE ANGLE (DEGREES): 0.32985278
POINT SCALE: 1.00000290
COMBINED FACTOR: 1.00000659
POINT POSITION ACCURACY ±0.049 FEET

REVISED(ADDED FFE ELEVATIONS):01/06/2025
REVISED:12/31/2024
SITE PLAN: 11/27/2024
CCCL: 7/5/2023; 11/6/2024
DRAWING DATE: 6/2/2023
FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
F.B. Q6, PAGE 26-29
SKETCH NO. 223017_LOT12.dwg

SITE PLAN
&
COASTAL CONSTRUCTION CONTROL LINE SURVEY

LOT 12, BLOCK 11

SURFSIDE-UNIT ONE

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

FOR:

J.C. CONSTRUCTION

CERTIFICATION: I HEREBY CERTIFY THAT THE BOUNDARY AND COASTAL CONSTRUCTION CONTROL LINE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

DocuSigned by:
5A727C4C27C741F...

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

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

LANDSCAPE LIGHTING LEGEND

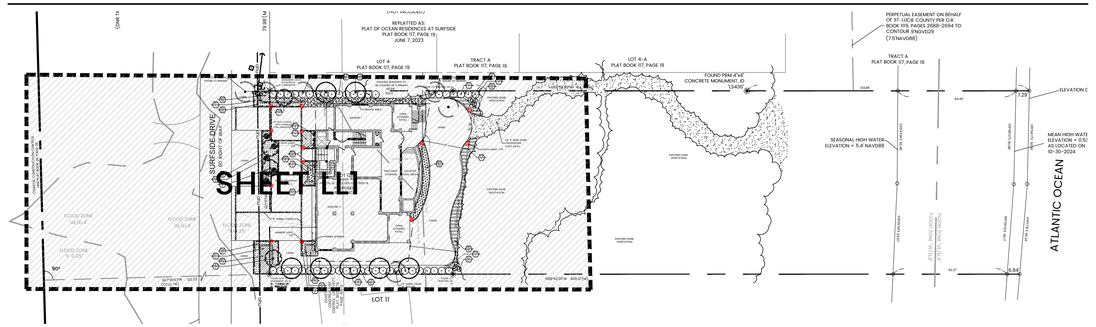
PL — LED PATH LIGHT - 6
BEACHSIDE LIGHTING; R-003A
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

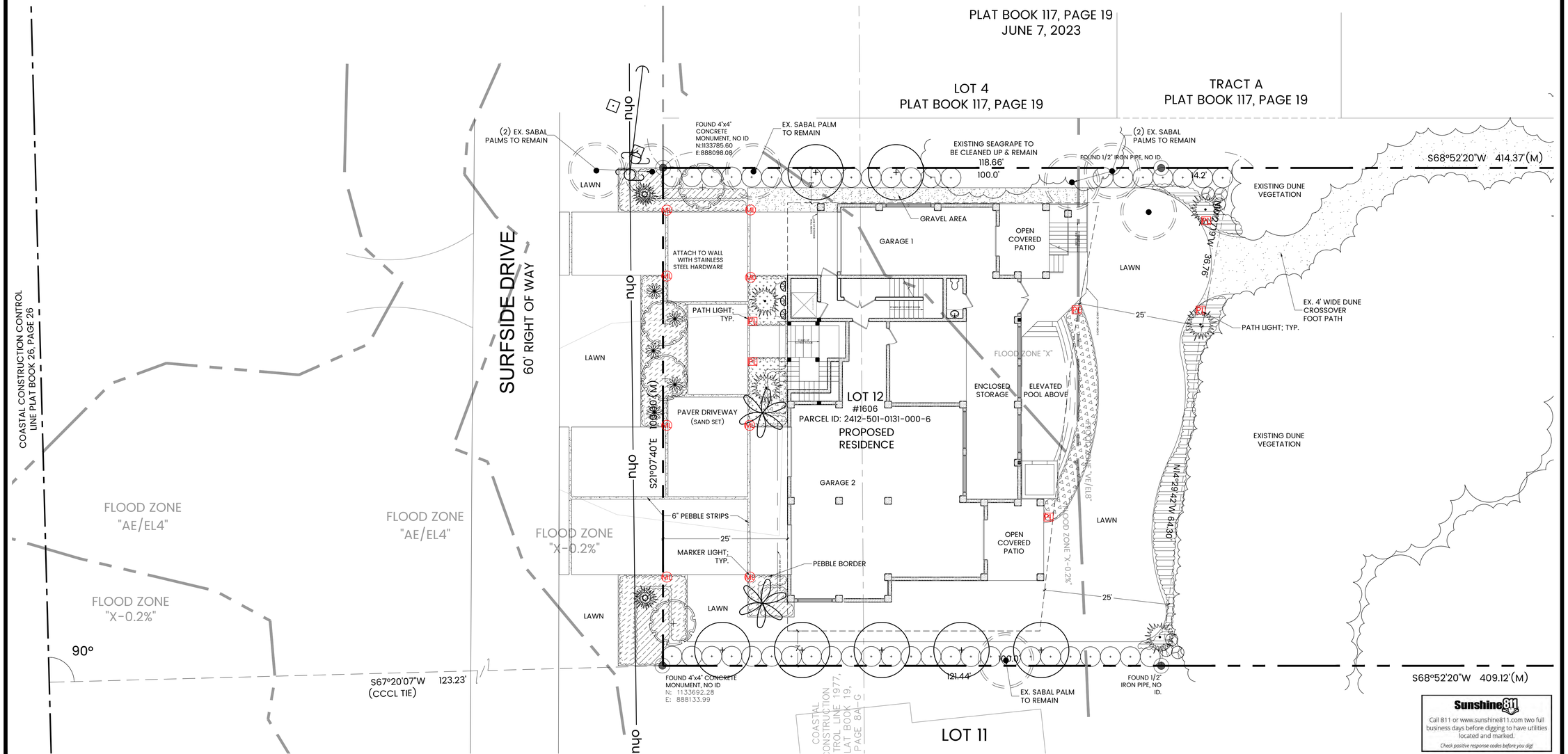
ML — MARKER LIGHT - 8
BEACHSIDE LIGHTING; E3-M-1 MARKER
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

LANDSCAPE LIGHTING CHART

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER & CATALOG #	LAMP TYPE, COLOR, & WATTS	LEVEL	DWG. SHEET #
PL	6	GROUND SPIKE	16"	R-003A	AMBER LED, 2 WATT	LANDSCAPE	LL1, LP1
ML	8	IN GROUND	FLUSH	E3-M	AMBER LED, 2 WATT	LANDSCAPE	LL1, LP1

OVERALL PROPERTY KEY





Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

SUGG design studio LLC
CREATIVE + LIVABLE LANDSCAPE ARCHITECTURE
2336 SE Ocean Blvd. #233, Stuart, Florida 34996
p: 772-979-5696 e: suggdesignstudio@gmail.com
www.SuggDesignStudio.com
LC26000582

Martinez Residence
1606 Surfside Drive
Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SUGG LA 6667190 STATE OF FLORIDA

Landscape Lighting Plan

NORTH

SCALE:1" = 10'
0' 5' 10' 20'

DESIGNED	DMS
DRAWN	DMS
APPROVED	DMS
DATE	11/21/2024
REVISIONS	

SHEET LL1 OF 1

PLANT LIST

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
CD*	7	Coccoloba diversifolia	Pigeon Plum	2.5" cal. min.,12'x 6', full head	AS
CES*	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	2" cal. min.,10'x 5', full head	AS
CTC	2	Coccothrinax crinita	Old Man Palm	2' CT, matching, FF	AS
EF	2	Encephalartos ferox	Encephalartos ferox	4'-5' OA, matching, full	AS
PS*	3	Pseudophoenix sargentii	Buccaneer Palm	8' OA, full	AS
VA1	2	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single	22 OA, single, FF, matching	AS
SHRUBS & GROUNDCOVERS					
AA	5	Agave attenuata	Soft Tipped Agave	30"x 30"	AS
BGD	5	Bougainvillea 'Dwarf Helen Johnson'	Helen Johnson Bougainvillea	#3, 18"x 18"	24" OC
BGV	3	Bougainvillea 'Barbara Karst'	Bougainvillea Vine	8' trells, espalier to wall with stainless steel hardware	AS
CEB	60	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3g, 8"x 12"	18" OC
CF	47	Clusia flava (aka guttifera)	Small Leaf Clusia	6' OA, full to base	48" OC
FM	127	Ficus microcarpa 'Green Island'	Green Island Ficus	3g, 16"x 18"	24" OC
HD*	80	Helianthus debilis	Dune Sunflower	1g, 12"x 18"	24" OC
NPP	48	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	7g, 3' OA, full	36" OC
ST*	6	Sophora tomentosa	Necklace Pod	7g min. 3'-4' OA, full	AS

*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.

SOD - SEASHORE PASPALUM	TBD
CRUSHED GRANITE GRAVEL (EST. SF)	250 SF
SMALL RIVER JACK PEBBLE WITH WEED FABRIC (EST. SF)	270 SF
ALUMINUM EDGING, BLACK WITH STAKES (EST. LF)	TBD

LANDSCAPE DATA

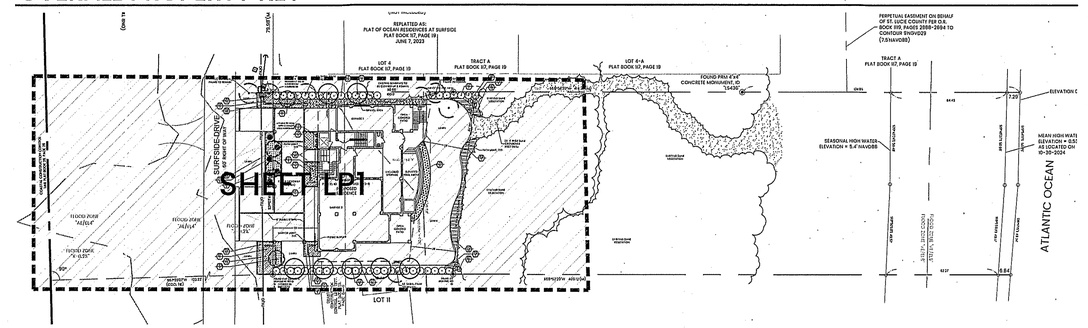
LANDSCAPE	REQ.	PROVIDED
TOTAL TREES	4	7

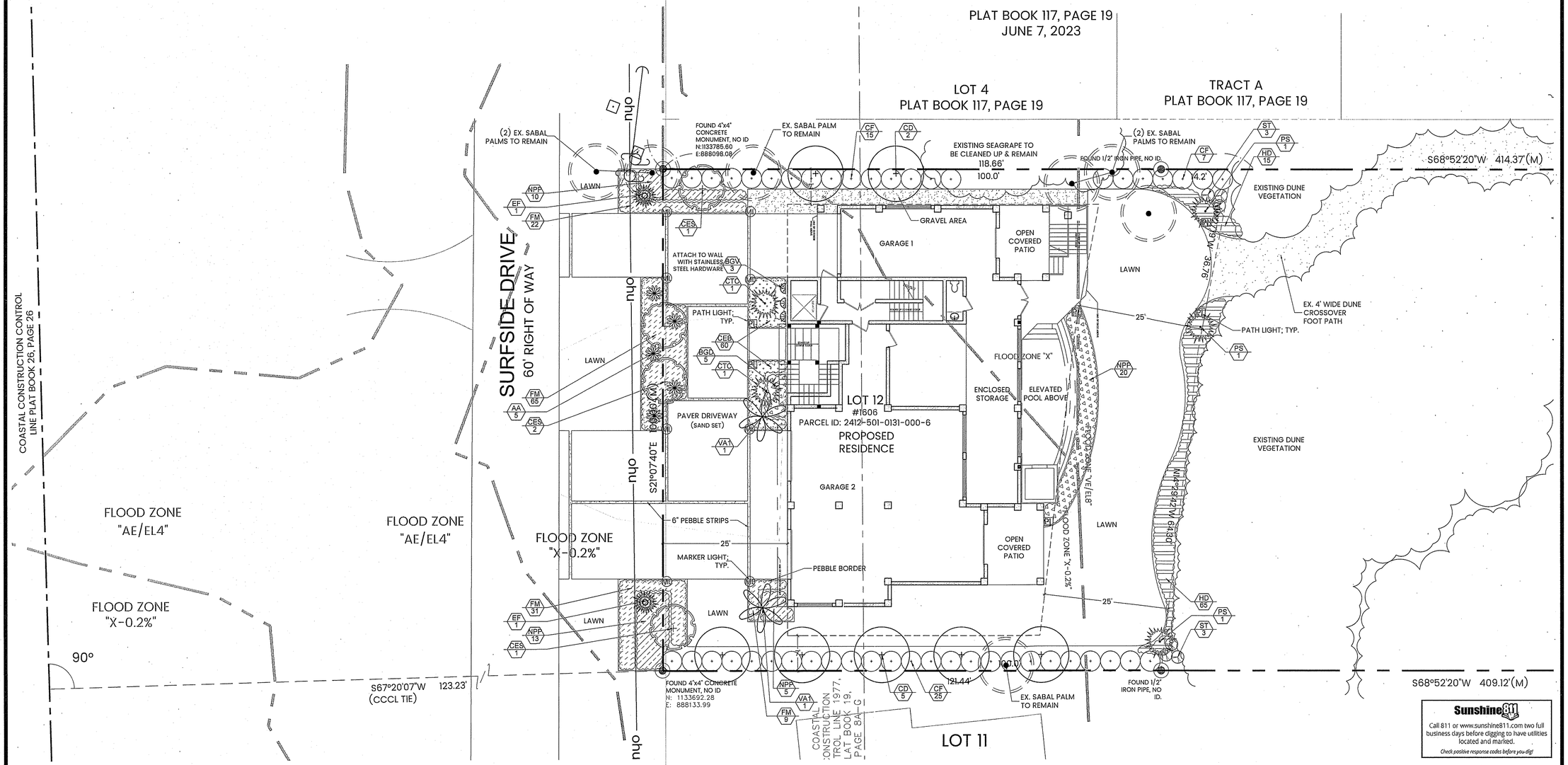
LANDSCAPE LIGHTING LEGEND

PL — LED PATH LIGHT - 6
BEACHSIDE LIGHTING; R-003A
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

ML — MARKER LIGHT - 8
BEACHSIDE LIGHTING; E3-M-1 MARKER
AMBER LED
WILDLIFE LIGHTING CERTIFICATION #- 2018-029

OVERALL PROPERTY KEY





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REGISTERED LANDSCAPE ARCHITECT
DANIEL MCRAE SUGG
LA 6667190
STATE OF FLORIDA
Daniel McRae Sugg, LA
Digitally signed by Daniel McRae Sugg, LA
Date: 2024.11.22 13:09:22 -05'00'

Landscape Plan

NORTH

SCALE:1" = 10'
0' 5' 10' 20'

DESIGNED	DMS
DRAWN	DMS
APPROVED	DMS
DATE	11/21/2024
REVISIONS	

SHEET lp1 OF 2

LANDSCAPE NOTES & DETAILS

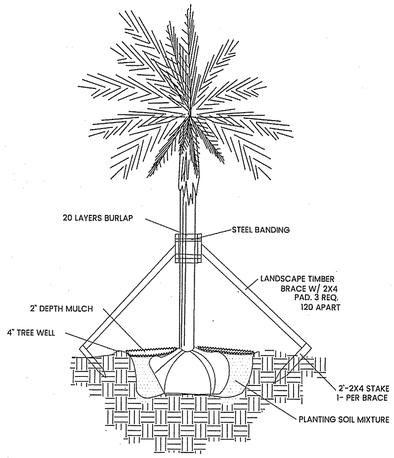
ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

THE LANDSCAPE CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.
BEFORE PLANTING.
THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

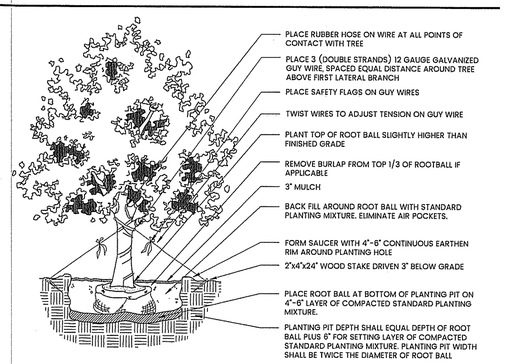
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALFWAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.



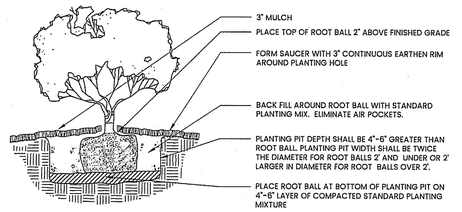
PALM PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS

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Martinez Residence

1606 Surfside Drive
Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT
DANIEL MCRAE SUGG
LA 6667190
Daniel McRae Sugg, PLA
Date: 2024.12.03
STATE OF FLORIDA

Landscape Details

DESIGNED
DRAWN
APPROVED
DATE 11/21/2
REVISIONS

SHEET lp2 OF 2

EXTERIOR LIGHT SCHEDULE

EXTERIOR LIGHTING SCHEDULE LITON FISTURES
NOTE:
ALL FIXTURES ARE LITON UNLESS NOTED OTHERWISE
ALL HEIGHTS ARE NAVD
SEE DETAILS FOR FFW-A, SFW-A AND SFW-B

FIXTURE LABEL	FIXTURE QUANTITY	FIXTURE* MOUNT	MOUNT HEIGHT	MOUNT CATALOG	LNMP COLOR	LAMP TYPE	STRUCT LEVEL	LOCATION	SHEET
GW-A)	1	SMO	14.4'	DL360	AMBER	LED	GND	WEST	EL3
GW-B)	4	WM	27.9'	WD1360	AMBER	LED	GRD	WEST	EL3
GE-B)	5	WM	14.4'	WD1360	AMBER	LED	GRD	EAST	EL3
FFW-A) CONTINUOUS		SMO	27.9'	PURE EDGE	AMBER	LED	FF	WEST	EL2
				PURE EDGE CHANNEL NEON 0.50" FLAT LENS					
FFE-A)	6	WM	26.4"	WD1360	AMBER	LED	FF	EAST	EL1
FFE-B)	4	RMO	29.4"	6" IC	AMBER	LD	FF	EAST	EL1
SFE-A)	4	WM	37.2	WD1360	AMBER	LED	SF	EAST	EL2
SFE-B)	3	RMO	38.2'	6" IC	AMBER	LED	SF	EAST	EL2
SFW-A) CONTINUOUS		RMO	38.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
				PURE EDGE CHANNEL NEON 0.50" FLAT LENS					
SFW-B) CONTINUOUS		WM	36.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
				PURE EDGE CHANNEL NEON 0.50" FLAT LENS					

EXTERIOR LIGHTING SCHEDULE NON-LITON FIXTURES
POOL AND WATER FEATURE LIGHTS

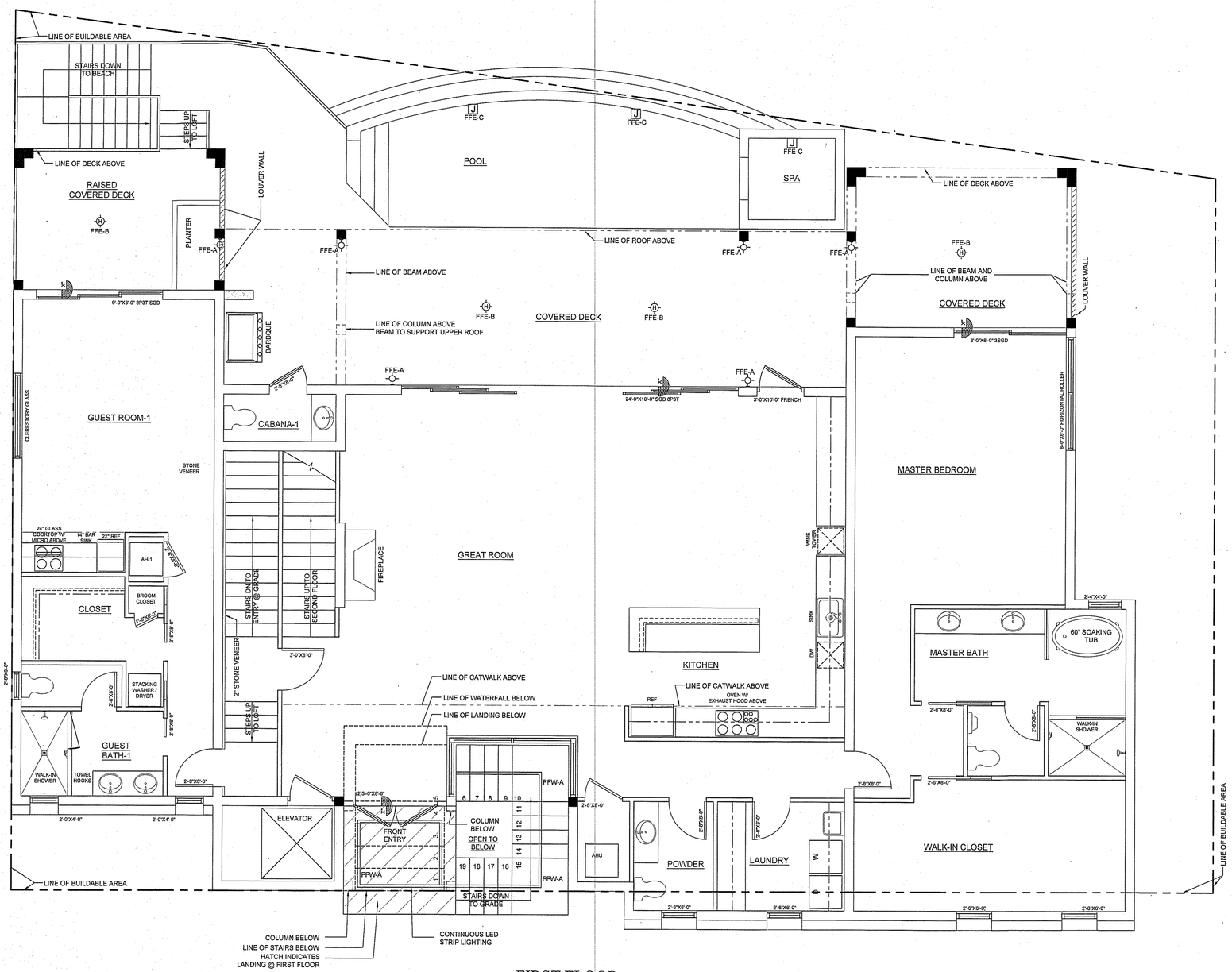
GW-C (2) O'BRYAN INDUSTRIES INC. STRBRST 10A GROUND FLOOR WEST SIDE OF STRUCTURE \
FIXTURE TO BE MOUNTED HORIZONTALLY IN ENTRY WATER FEATURE

GW-D (2) 5M AMBER LED STRIP LIGHT INSET IN SIDE WALLS OF WESTERN ENTRY WATERFALL FEATURE
FIXTURE AND LIGHT ARE NOT VISIBLE FROM THE COAST

GW-E Z-LITE 5006-4BBK-LED
FIXTURES ARE ON WEST SIDE OF BUILDING NOT VISIBLE FROM THE COAST

FFE-C (3) O'BRYAN INDUSTRIES INC. STRBRST 10A FIRST FLOOR EAST SIDE OF STRUCTURE \
FIXTURE TO BE MOUNTED HORIZONTALLY IN POOL AND SPA.
FIXTURES ARE TO BE SET IN THE EAST WALL OF POOL OR SPA AND FACING WEST.

ABBREVIATION KEY *
SMO SURFACE MOUNT OVERHEAD
RMO RECESSED MOUNT OVERHEAD
WM WALL MOUNT 84" ABOVE FLOOR SURFACE



FIRST FLOOR
EXTERIOR LIGHTING PLAN
1/4" = 1'-0"

N

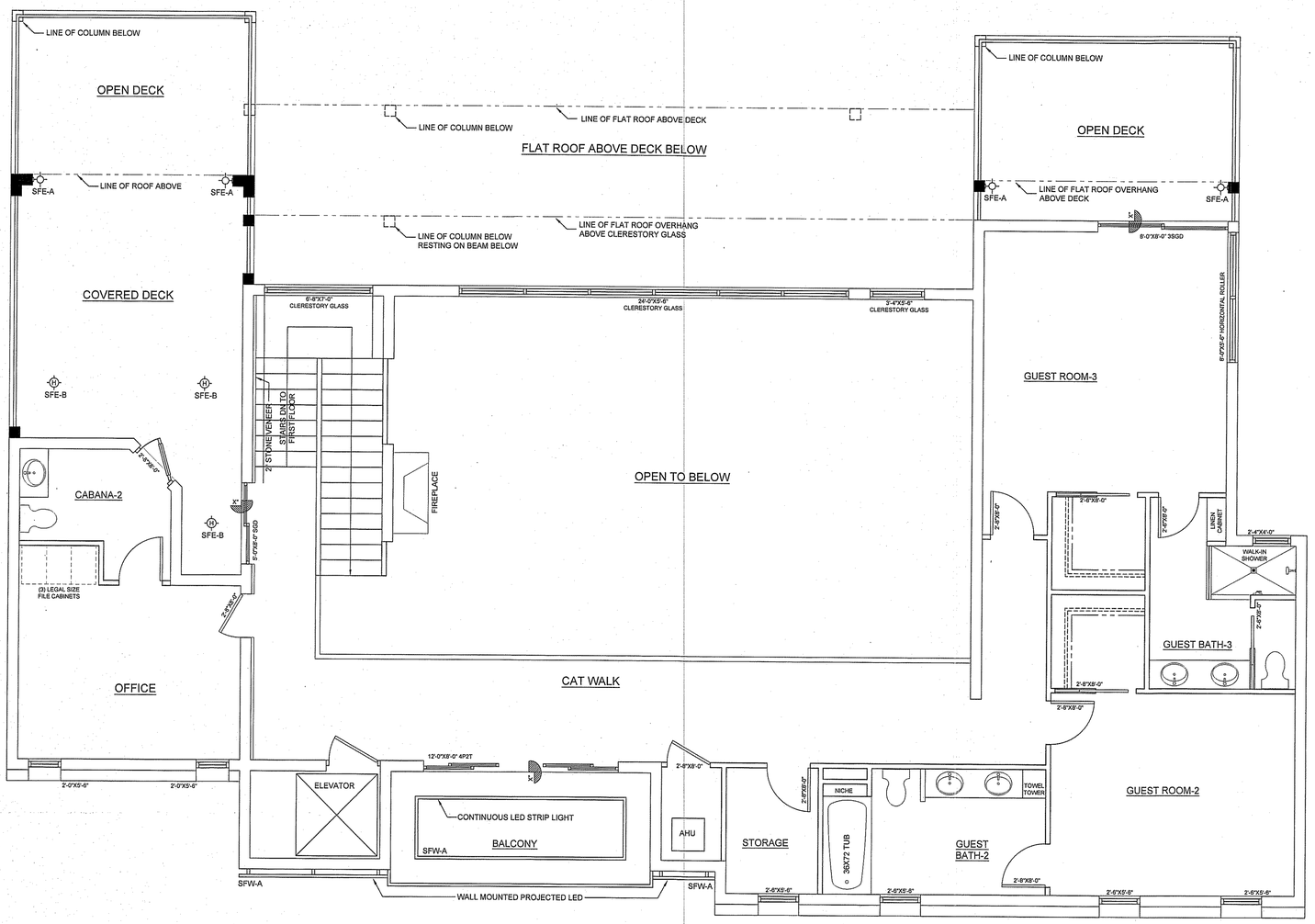
JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

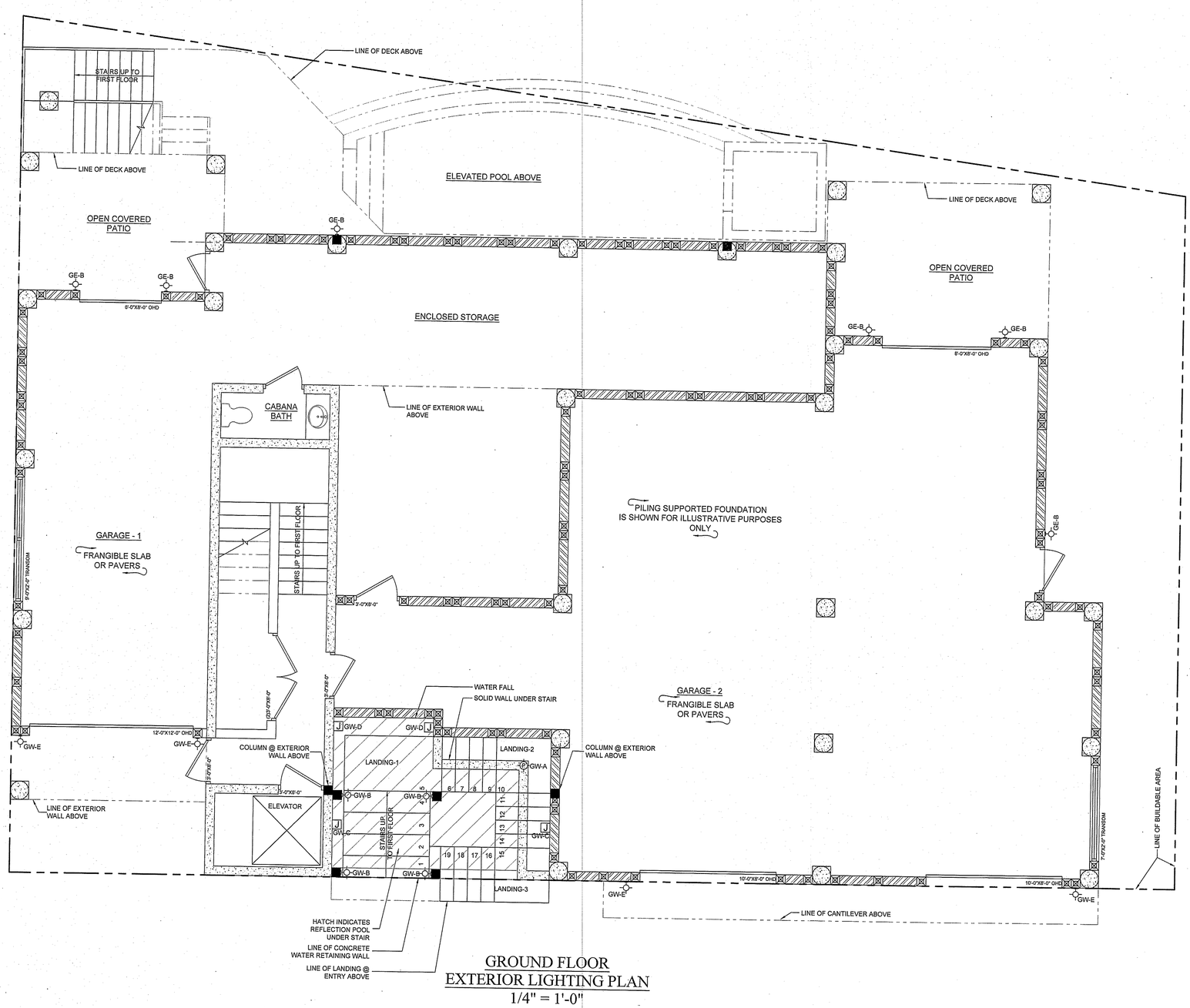
DATE: 2/28/25
REVISIONS:
3-17-25 BLDG HGT

FIRST FLOOR
EXTERIOR LIGHTING PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

E-1


LINE OF COLUMN BELOW
OPEN DECK
LINE OF COLUMN BELOW
LINE OF FLAT ROOF ABOVE DECK
FLAT ROOF ABOVE DECK BELOW
LINE OF COLUMN BELOW
OPEN DECK
SFE-A
LINE OF ROOF ABOVE
SFE-A
SFE-A
LINE OF FLAT ROOF OVERHANG ABOVE DECK
SFE-A
LINE OF COLUMN BELOW RESTING ON BEAM BELOW
LINE OF FLAT ROOF OVERHANG ABOVE CLERESTORY GLASS
8'-0"X8'-0" 3SGD
COVERED DECK
5'-8"X7'-0" CLERESTORY GLASS
24'-0"X5'-6" CLERESTORY GLASS
5'-4"X5'-6" CLERESTORY GLASS
8'-0"X8'-0" HORIZONTAL ROLLER
SFE-B
SFE-B
GUEST ROOM-3
2'-4"X5'-6"
CABANA-2
SFE-B
5'-0"X8'-0" SGD
2'-4"X5'-6"
2'-4"X5'-6"
2'-4"X5'-6"



GROUND FLOOR
EXTERIOR LIGHTING PLAN
1/4" = 1'-0"

N

EXTERIOR LIGHT SCHEDULE

EXTERIOR LIGHTING SCHEDULE LITON FISTURES
NOTE:
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SEE DETAILS FOR FFW-A, SFW-A AND SFW-B

FIXTURE LABEL	FIXTURE QUANTITY	FIXTURE* MOUNT	MOUNT HEIGHT	MOUNT CATALOG	LNMP COLOR	LAMP TYPE	STRUCT LEVEL	LOCATION	SHEET
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SFW-A) CONTINUOUS		RMO	38.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
			PURE EDGE CHANNEL NEON 0.50" FLAT LENS						
SFW-B) CONTINUOUS		WM	38.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
			PURE EDGE CHANNEL NEON 0.50" FLAT LENS						

EXTERIOR LIGHTING SCHEDULE NON-LITON FIXTURES
POOL AND WATER FEATURE LIGHTS

GW-C (2) O'BRYAN INDUSTRIES INC. STRBRST 10A GROUND FLOOR WEST SIDE OF STRUCTURE \ FIXTURE TO BE MOUNTED HORIZONTALLY IN ENTRY WATER FEATURE

GW-D (2) 5M AMBER LED STRIP LIGHT INSET IN SIDE WALLS OF WESTERN ENTRY WATERFALL FEATURE FIXTURE AND LIGHT ARE NOT VISIBLE FROM THE COAST

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FFE-C (3) O'BRYAN INDUSTRIES INC. STRBRST 10A FIRST FLOOR EAST SIDE OF STRUCTURE \ FIXTURE TO BE MOUNTED HORIZONTALLY IN POOL AND SPA. FIXTURES ARE TO BE SET IN THE EAST WALL OF POOL OR SPA AND FACING WEST.

ABBREVIATION KEY *
SMO SURFACE MOUNT OVERHEAD
RMO RECESSED MOUNT OVERHEAD
WM WALL MOUNT 84" ABOVE FLOOR SURFACE

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900 EAST OSCEOLA STREET 287-6735
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DATE: 2/28/25

REVISIONS:
3-17-25
1 BLDG HGT

GROUND FLOOR
EXTERIOR LIGHTING PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

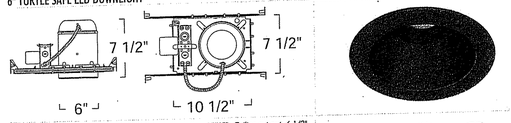
E-3

LITON

TYPE CMO PROJECT
CATALOG# RECESSED MOUNT OVERHEAD

6" IC LED Housing w/ 6" Amber LED Downlight

6" TURTLE SAFE LED DOWNLIGHT



SPECIFICATION

15W LED Ceiling cut-out: 6 1/2"

Application: Recessed LED downlight housing and trim designed for interior and covered exterior locations visible from the seaward and the shore perpendicular sides of a building and the landward side if visible from the beach within a designated sea turtle nesting area.

Mounting: Housing suitable for new construction installations only, supplied with (2) 24" adjustable hanger bars with 90 degrees repositioning ability. Hanger bars equipped with nail-less install 3/4" serrated barbed studs and with captive nails, for faster and easier secure mounting in wood joists. Set-screws lock into position and prevent shifting after installation. Earthquake structural cable compatible for drop panel ceiling or any other mounting that requires direct support from structural ceilings.

Power Connection: LED heat sinked lamp module is replaceable via onboard quick exclusionary disconnect terminal. No tools required. Meets CA Title 24 Requirements and other standards restricting the use of Medium Base or Bi-Pin Sockets.

Driver: Electronic Direct Current U.L. Listed driver mounted away from LED Array for cool operation and end-of-life modularity. Comes standard with 120VAC input and available with optional 120V/277V universal voltage input.

Dimming: Dimming option smoothly dims down as low as 10% of initial light output with flicker-free operation

Incandescent dimming option (-DIN) works with standard Incandescent dimmers. Factory qualified for use with LUTRON Brand Dimmers: S600PR, DVSCCL-153P & DV600PR as well at Leviton® IP106-600W.

Also works with standard Electronic Low Voltage Dimmers. Factory qualified for use with LUTRON Brand Dimmers: SELV-300P, DVELV-300P,NELV-450 along with 3-Way versions. (-DLV) Dimming Option also compatible with Grafik Eye and Home Works Dimming Interfaces.

Emergency Option: Remote Emergency Battery Back-up for minimum 90 minute operation. Mounted adjacent to fixture during installation. Remote test switch, plate cover and junction box included. See ordering guide for battery operated wattage, Damp location rated. 120V/277V AC operation.

Junction Box:16 gauge pre-wired galvanized steel Junction Box, 32 cubic-inch for a maximum of (8) #12 AWG wires. Furnished with (7) 3/4" and (4) Romex knock-outs. Strain clamps to install or remove covers for easy access and ground wire. Equipped with safety standard fitting for flex-conduit.

Insulation Contact: Energy Efficient LED housing comes standard with IC rating for direct contact with loosefill blown and rolled insulation.

Mounting Steel pressure springs mounted on trim to ensure positive retention inside housing.

Power Connection: LED heat sinked lamp module is replaceable via onboard quick exclusionary di- connect terminal. No tools required. Meets CA Title 24 Requirements and other standards restricting the use of Medium Base or Bi-Pin Sockets.

Thermal Management: LMB0 tested to achieve a minimum of 35,000 hour L70 life based proper heat dissipation facilitated by integral aluminum heat sink that maximizes heat rejection.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Recommended for applications where ambient temperatures do not exceed 35°C. Installations exceeding this temperature will result in reduced LED lamp life and a voided warranty.

Label: cETL Listed

Assembled in USA

Turtle Safe Requirements:

LOW: The product is designed for low to medium ceiling heights and delivered lumen output is sufficient to produce enough foot-candles to satisfy building codes but not overpower the environment with excessive lumen output.

SHIELDED: The trim is deeply recessed and provides a minimum of 50° of glare cutoff. The trim reflector color is black to limit re-flections. The beam spread is tightly controlled.

LONG: LED color is verified as 585nm minimum and 595nm maximum.

FEATURE(S):

6" IC LED HOUSING
LHLD6

POWER TYPE		OPTIONS	
LHLD615C70	:120V	Blank	:None
LHLD615C70-DIN	:Incandescent Dimming	-EM	:Emergency Back-Up (6W)
LHLD615C70-UE	:120V/277V	-EMZ	:Emergency Back-Up (18W)

6" AMBER LED REFLECTOR
LRLD621

Ordering example: LHLD615C50-DIN/LRLD621BB-TAM-B25

FINISH		BEAM SPREAD	
LRLD621BB-TAM-LVR	:All Black	-B25	:Narrow Flood
LRLD621W-TAM-LVR	:All White	-B45	:Flood
		-B61	:Wide Flood

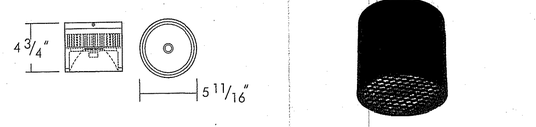
Tel: 323.904.0200 Product specifications subject to change without notice. www.liton.com

LITON

TYPE SMO PROJECT
CATALOG# SURFACE MOUNT OVERHEAD

DL360 - 6" ROUND CEILING DOWNLIGHT (IP65) - AMBER

SURFACE CEILING MOUNT



SPECIFICATION

15W

Application:This Turtle Safe covered ceiling mount down light can be used in both interior and outdoor settings. Typical locations are in commercial and retail spaces that require lighting from above. Dark Sky compliant.

Housing: Constructed from a round one piece high grade aluminum extrusion, die cast aluminum top plate, and faceplate with a powder coat finish. Includes COB LED, reflector, LED driver and and a mounting plate. Top plate is secured to housing by threads. Mounting plate is secured to top plate with two (2) flat head phillips stainless steel screws and installs onto an 4" octagonal electrical junction box.

Mounting: Fixture includes a mounting bracket for installation directly to a 4" octagonal electrical junction-box.

Faceplate: Round one piece extruded aluminum with powder coat finish, clear tempered glass lens, and silicone o-ring. Faceplate is secured to the housing by threads.

Reflector Construction: One piece, heavy-gauge aluminum reflector prevents ugly dents during shipping and installation. Deeply mounted singular LED provides 50 degree visual cutoff for a glare-free appearance.

Lumen Maintenance: Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results. See ordering guide for delivered lumens.

Dimming: (-DUN) option is a universal dimming system that works with mast 3-Wire ELV, 2-Wire Incandescent and 5-Wire 0-10V fluorescent dimmers.

Electrical: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted. Power Factor > 0.90. Accessible from above or below ceiling. For cold weather applications (-22° C and above) use -DUN driver option.

Emergency Options: Emergency LED Battery Back-up available, remotely mounted adjacent to housing by installer. When AC power fails,the device immediately switches to the emergency mode, operating the LEDs for a minimum of 90 minutes. Remote test switch, plate cover and junction box included.

Caution: LITON recommends use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.

Warranty: Covered by a 5 Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 60 degrees C. Doing so will result in reduced lamp life and voided warranty.

Note: Dark Sky compliant

Listing: ETL / cETL Listed. Suitable for wet location. Assembled in USA. (IP65).

Finish: A 7-stage electrostatic, polymer process provides a finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation Available in Black, White, Silver* and Bronze*.

Beam Spread: Available in Wide Flood, 2° Pencil Beam, Narrow Spot, Spot and Flood.

LED: Energy efficient Chip-On-Board (COB) Singular LED Light Source provides for smooth uniform light output, eliminating the multiple shadow effect seen by multiple LED Source products. Binned with 4-step MacAdam ellipses as recommended by ANSI Standard. Available in 4000K, 2700K*, 3000K, 3500K*, 5000K*, 5600K* and 590nm AMBER*.

Benefit:
- Energy efficient, low glare LED Chip-On-Board light engine
- Beam spreads include NS, SP, FL, WFL and 2° Pencil Beam
- Emergency back up available
- Singular COB Light Source
- 5 year limited warranty

Turtle Safe Requirements:

LOW: The product is designed for low to medium ceiling heights and delivered lumen output is sufficient to produce enough foot-candles to satisfy building codes but not overpower the environment with excessive lumen output.

SHIELDED: The trim is deeply recessed and provides a minimum of 50° of glare cutoff. The trim reflector color is black to limit re-flections. The beam spread is tightly controlled.

LONG: LED color is verified as 585nm minimum and 595nm maximum.

FEATURE:

ORDERING EXAMPLE : DL360B-B02-TAM-EMAC

DL360	FINISH	BEAM SPREAD	DIMMING	LED	OPTIONS
DL360	B :Black	Blank :Wide Flood	Blank :Non-Dimming (120V)	-TAM-LVR:590nm AMBER*	-EMAC :Emergency Back Up
	W :White	-B02 :2° Pencil Beam	UE-DUN:UniDim™(120V/277V)		
	S :Silver*	-B10 :Narrow Spot			
	BZ :Bronze*	-B20 :Spot			
		-B45 :Flood			

* Special Order. Minimum order. Extended lead time may apply. Consult Factory.

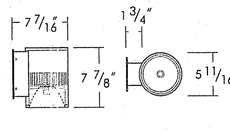
Tel: 323.904.0200 Product specifications subject to change without notice. www.liton.com

LITON

TYPE WM PROJECT
CATALOG# WALL MOUNT

WD1360 - 6" ROUND 1-DIRECTION WALL MOUNT (IP65) - AMBER

SURFACE 1-DIRECTION WALL MOUNT





SPECIFICATION

22W

Application: This Turtle Safe directional Wall luminaire can be used in both interior and outdoor settings and can be pointed up or down. Typical locations are in commercial and retail spaces that contain walls and/or columns that require directional lighting.

Housing: Constructed from a round one piece high grade aluminum extrusion with a rectangular extrusion arm, end cap, faceplate and a mounting plate with a powder coat finish. Includes COB LED, reflector and LED driver. Mounting plate is secured to arm with four (4) flat head phillips stainless steel screws. Mounting plate installs onto an electrical junction box. Consult factory for junction box mounting sizes.

Mountings: Fixture includes a mounting bracket for installation directly to a 4" octagonal electrical junction-box.

Faceplate: Round one piece extruded aluminum with powder coat finish, clear tempered glass lens, and silicone o-ring. Faceplate is secured to the housing by threads.

Reflector Construction: One piece, heavy-gauge aluminum reflector prevents ugly dents during shipping and installation. Deeply mounted singular LED provides 50 degree visual cutoff for a glare-free appearance.

Lumen Maintenance: Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results. See ordering guide for delivered lumens.

Dimming: (-DUN) option is a universal dimming system that works with mast 3-Wire ELV, 2-Wire Incandescent and 5-Wire 0-10V fluorescent dimmers.

Electrical: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted. Power Factor > 0.90. Accessible from above or below ceiling. For cold weather applications (-22° C and above) use -DUN driver option.

Emergency Options: Emergency LED Battery Back-up available, remotely mounted adjacent to housing by installer. When AC power fails,the device immediately switches to the emergency mode, operating the LEDs for a minimum of 90 minutes. Remote test switch, plate cover and junction box included.

Caution: LITON recommends use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.

Warranty: Covered by a 5 Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 60 degrees C. Doing so will result in reduced lamp life and voided warranty.

Note: Dark Sky compliant when fixture is pointing downward.

Listing: ETL / cETL Listed. Suitable for wet location. Assembled in USA. (IP65).

Finish: A 7-stage electrostatic, polymer process provides a finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation Available in Black, White, Silver* and Bronze*.

Beam Spread: Available in Wide Flood, 2° Pencil Beam, Narrow Spot, Spot and Flood.

LED: Energy efficient Chip-On-Board (COB) Singular LED Light Source provides for smooth uniform light output, eliminating the multiple shadow effect seen by multiple LED Source products. Binned with 4-step MacAdam ellipses as recommended by ANSI Standard. Available in 4000K, 2700K*, 3000K, 3500K*, 5000K*, 5600K* and 590nm AMBER*.

Benefit:
- Daylight Sensor available
- Uniform, low glare illumination
- Durable, corrosion resistant finish
- Emergency back up available
- Singular COB Light Source
- 5 year limited warranty

Turtle Safe Requirements:

LOW: The product is designed for low to medium ceiling heights and delivered lumen output is sufficient to produce enough foot-candles to satisfy building codes but not overpower the environment with excessive lumen output.

SHIELDED: The trim is deeply recessed and provides a minimum of 50° of glare cutoff. The trim reflector color is black to limit re-flections. The beam spread is tightly controlled.

LONG: LED color is verified as 585nm minimum and 595nm maximum.

FEATURE:

ORDERING EXAMPLE : WD1360B-B02-TAM-EMAC

WD1360	FINISH	BEAM SPREAD	DIMMING	LED	OPTIONS
WD1360	B :Black	Blank :Wide Flood	Blank :Non-Dimming (120V)	-TAM-LVR:590nm AMBER*	-EMAC :Emergency
	W :White	-B10 :Narrow Spot	UE-DUN:UniDim™(120V/277V)		-SDL :Daylight Sensor*
	S :Silver*	-B20 :Spot			
	BZ :Bronze*	-B45 :Flood			

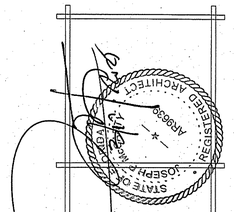
* Special Order. Minimum order. Extended lead time may apply. Consult Factory.

Tel: 323.904.0200 Product specifications subject to change without notice. www.liton.com

Z-Lite GW-L

Product Number	5006-48BK-LED
Collection	Stylet
Costal grade fixtures	Yes
Weight	5.0 lbs
Length/Extension	3.75"
Width	4.75"
Height	48.0"
Frame Material	Aluminum
Frame Finish	Sand Black
Shade Material	Acrylic
Shade Finish	White
Bulbs	4 x 12W - LED-Integrated
Chain Length	—
Cord Length	—
Canopy Dimensions	—
Backplate Dimensions	10"L x 4.75"W
Dimmable	Yes
LED Source Lumen	4860
LED Delivered Lumen	2400
LED Color Temperature	2700K,3000K,3500K,4000K,5
LED Color Rendering Index (CRI)	90.0
Vanity/Sconce Dual Mount	—
Sloped Ceiling Compatible	—
CEC Listed	Yes
Certification	ETL
Application	Wet
UPC	685659191080

Z-Lite Inc. | www.z-lite.com | 1.800.681.9943 | info@z-lite.com



JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

DATE: 2/7/25

REVISIONS:

EXTERIOR LIGHTING SPECIFICATIONS

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

E-4

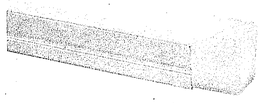
HWA SWA SWD

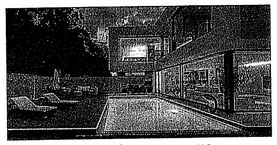
CHANNEL NEON 0.5" FLAT LENS

24VDC, OUTDOOR | 5W | STATIC WHITE, WARM DIM & TUNABLE WHITE

PURE EDGE LIGHTING

ASSEMBLED IN AMERICA REV 09.30.24





DESCRIPTION

Channel Neon is our Flex Neon fixture shipped within a channel for ease of installation. Channel Neon comes with a 0.5" wide Flat lens, offering superior color rendering while creating uniform illumination without visible diodes. May be surface or flush mounted. Choose from multiple color temperatures. Including two Warm Dim options of 2400K **(24D)** or 2700K **(27D)** and Dynamic Tunable White **(2K6K or 27K6)**. Tunable White 2000K-6500K **(2K6K)** or 2700K-6500K **(27K6)** grants independent control and adjustment of color temperature and intensity from 2000K (Sunset) through 6500K (Day Light White). **2K6K** is ideal for residential spaces including, dining rooms, bedrooms, living spaces, and bathrooms by allowing the user to achieve a warm glow during the golden hours of the early mornings and evenings. For commercial environments, **27K6** promotes focus and alertness which is ideal for offices, healthcare and education, while still achieving warmer color temperatures best for hospitality and retail environments. Use with two dimmers or, our proprietary Tunable White Controller **(CDMX-1)** for fast and accurate adjustment with three pre-set scenes (Ordered separately). The **(W)** is an IP67 rated wet location fixture featuring watertight barrel connections. Patent pending. For custom quotes and layout assistance, send your drawings and ideas to our design team: design@PureEdgeLighting.com.

REMOTE POWER SUPPLIES*, DIMMERS & CONTROLS (SOLD SEPARATELY)

STATIC WHITE & WARM DIM
- UNI Driver: Universal Dimming **(TRIAC, ELV, 0-10V)**

TUNABLE WHITE
- 0-10V: Requires two dimmers, one for intensity and one for color temperature
- DMX Dynamic Color Changing: Must be used with PureEdge Controllers

*In-Wall Mounting Kits available for select power supplies

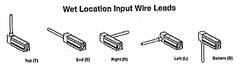
SPECIFICATIONS

INPUT	24VDC with 5" leads
POWER SUPPLIES	Remote 24VDC power supply required
POWER CONSUMPTION	5 watts per foot
INCREMENTS	2.4" or 3"
MAX LENGTH	5W - 10'
MATERIAL	UV Resistant PVC
OPERATING TEMPERATURE	-4° F (-20° C) to 122° F (+50° C)
AVERAGE LED LIFE	50,000 hrs
WARRANTY	5 Year pro-rated
COMPLIANCE	Class 2 Wiring Indoor Applications, Outdoor Wet Location with Water Tight Barrel Connectors IP67 Rated, ETL listed

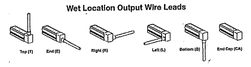
LUMEN PERFORMANCE AT 2700K 5W PER FOOT
(SEE COMPLETE CHART PG 2)

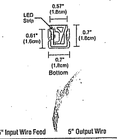
LUMEN OUTPUT	212 lm/ft	EFFICIENCY	46 lm/watt
CRI	92	R9	76
Rf	89.5	Rg	98.3
BEAM ANGLE	120°	BEAM TOLERANCE	+/- 30CCT

Wet Location Input Wire Leads



Wet Location Output Wire Leads





System	Viewing Angle Model Shape	Wattage	Length in Inches	Color Temperature	5" Input Wire Feed	5" Output Wire	Environment
CN	F5	5W	120	27K	E	L	W

CN Channel Neon 24V

F5 Flat Lens 0.5" wide with channel 0.7" wide, 0.7" high

5W 5 watts per foot

6"-120" (1/2" mod)

2.4" Incremente Warm Dim 3" Incrementa

22K	2200K Amber White	T	Top Power Input Wire
24K	2400K Very Warm White	E	End Power Input Wire
24D	2400K Warm Dim, Dims to 1800K	L	Left Power Input Wire
27K	2700K Incandescent White	R	Right Power Input Wire
27D	2700K Warm Dim, Dims to 2000K	B	Bottom Power Input Wire
30K	3000K Warm White		
35K	3500K Neutral White		
40K	4000K Cool White		
2K6K	Tunable White 2000K-6500K		
27K6	Tunable White 2700K-6500K		

T	Top Wire Lead Out
E	End Wire Lead Out
L	Left Wire Lead Out
R	Right Wire Lead Out
B	Bottom Wire Lead Out
CA	Cap at end, no feed through

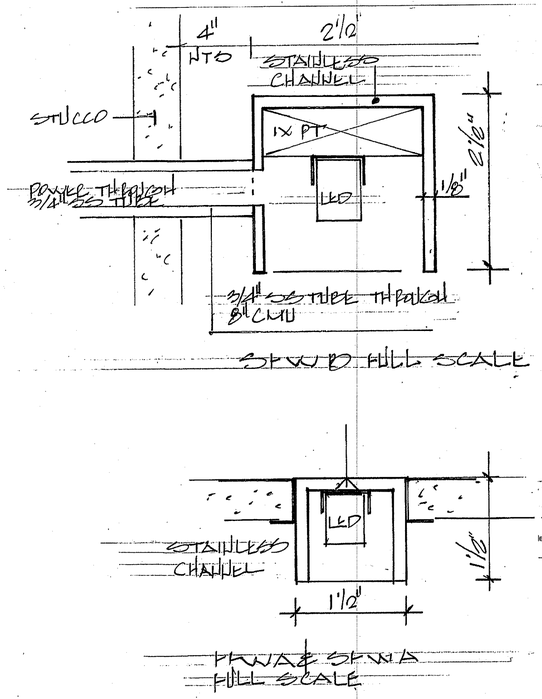
Custom wire leads available up to 94"

W Outdoor wet location Barrel Connector cable leads

PROJECT	FIXTURE TYPE	DATE

www.PureEdgeLighting.com | Phone: 773.770.1185 | 1718 W. Fullerton Ave. Chicago, IL 60614
PureEdge Lighting reserves the right to modify this specification without prior notice

1



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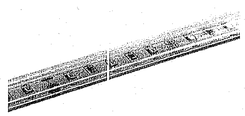
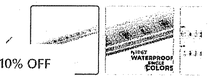
Home / LED Strip Lights & LED Bars / **Weatherproof LED Strip Lights**





T 10% OFF

5m Single Color LED Strip Light - HighLight Series Tape Light - 12V / 24V - IP67 Waterproof

Highlight series **Part Number:** HL-IP67-Color-5m

☆☆☆☆☆ (23)

Overview Specifications Accessories

Features

- IP67 Waterproof rated
- 3M™ adhesive backing for surface mounting
- 0-100% dimmable
- **Lifetime warranty**

View more details

Starting at
$79.99 ea.

Live Chat

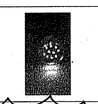
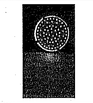
leds.com/led-strips-and-bars/weatherproof-led-strips/5m-single-color-led-strip-light-highlight-series-tape-light-12v-24v-ip67-waterproof

POOL LIGHTS

The required options and **general use requirements** for each fixture or luminaire listed below must be followed. Please note, even though the fixtures listed are certified, they may not be appropriate on all properties or locations on a property.

The items listed below are intended to act as a resource to assist in identifying products that have been certified through the Wildlife Lighting Program. To purchase these products, please contact the manufacturers or distributors of these products.

General Use Requirements:
- Underwater pool or spa lighting must be downward or horizontally directed.
- Must be lamped with long wavelength amber, orange or red LED.

	**Name:** Paraglo Turtle Light **Catalog Number:** 3" - 004902780000, 6" - 004902790000 **Manufacturer:** Paramount Pool & Spa Systems / Spa Electrics Pty Ltd **Required Options:** Red LED **Link:** Paramount **Wildlife Lighting Certification Number:** 2018-042
	**Name:** STRBRST 10A **Catalog Number:** STRBRST 10A **Manufacturer:** O'Ryan Industries Inc. **Required Options:** Amber LED **Wildlife Lighting Certification Number:** 2018-019
	**Name:** STRBRST 28A **Catalog Number:** STRBRST 28A **Manufacturer:** O'Ryan Industries Inc. **Required Options:** Amber LED **Wildlife Lighting Certification Number:** 2018-018
	**Name:** STRBRST 72A **Catalog Number:** STRBRST 72A **Manufacturer:** O'Ryan Industries Inc. **Required Options:** Amber LED **Wildlife Lighting Certification Number:** 2018-017

October 2019

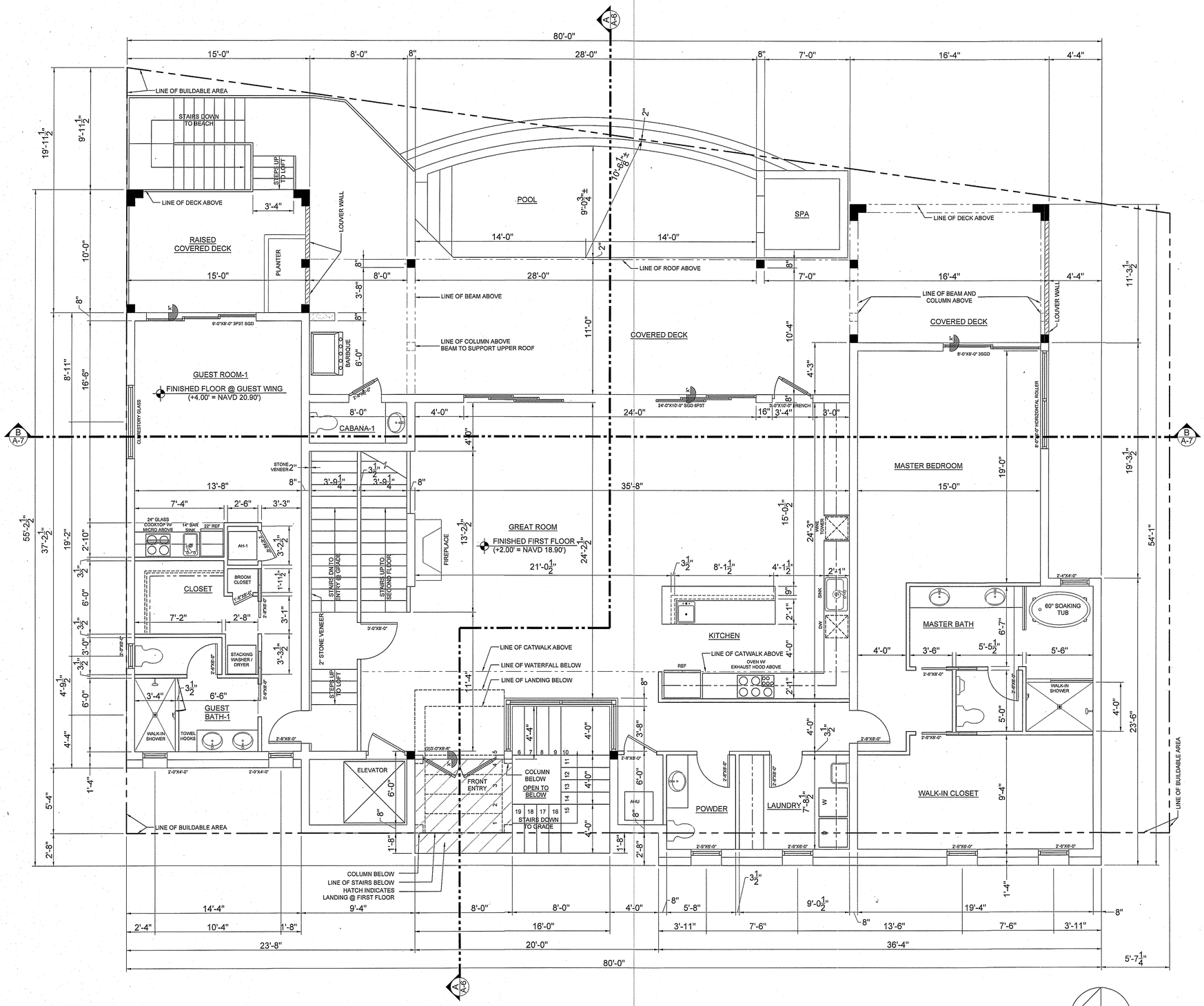
SCOPE OF WORK

SCOPE OF WORK:

CONSTRUCTION OF A TWO STORY RESIDENCE OVER ELEVATED GROUND FLOOR LOCATED AT 1606 SURFSIDE DRIVE, FORT PIERCE, FLORIDA.

AREA CALCULATION

FIRST FLOOR LIVING AREA (A/C) = 2,830.24 LESS ELEVATOR SHAFT = - 62.22 LESS STAIRWELL = - 124.30	2,643.72 SF (A/C)
FIRST FLOOR REAR DECK (NONE A/C) = 958.00	958.00 SF
FIRST FLOOR COVERED LANDING (NONE A/C) = 61.00	61.00 SF
SECOND FLOOR LIVING AREA (A/C) = 2,643.72 LESS ELEVATOR SHAFT = - 62.22 LESS OPEN TO BELOW = - 965.52	1,615.98 SF (A/C)
SECOND FLOOR REAR DECK (NONE A/C) = 605.76	605.76 SF
SECOND FLOOR FRONT BALCONY (NONE A/C) = 112.33	112.33 SF
GROUND FLOOR ENCLOSED AREA (NONE A/C) = 3,151.00	3,151.00 SF
TOTAL (A/C)	4,259.70 SF (A/C)



FIRST FLOOR PLAN
1/4" = 1'-0"

JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

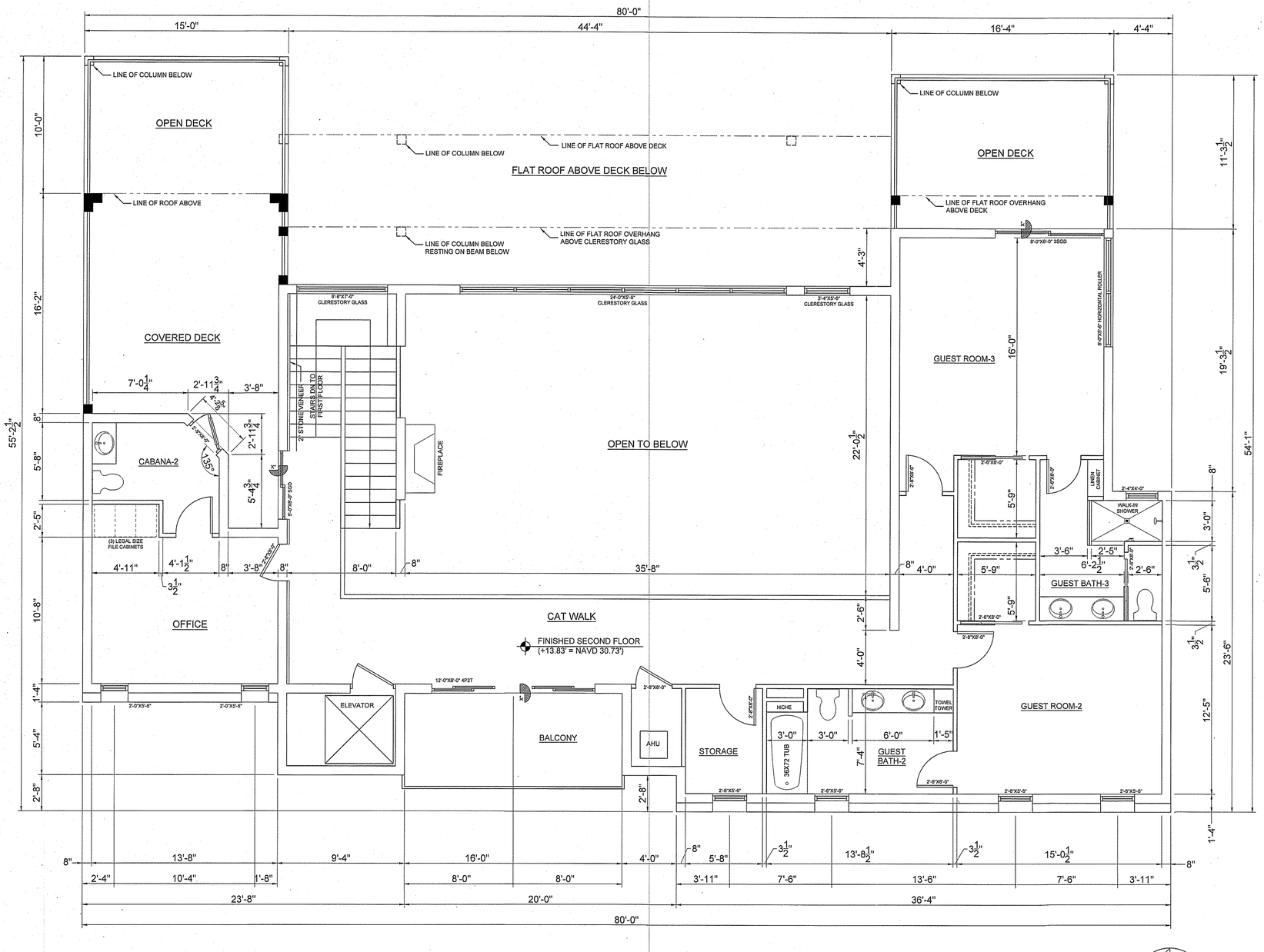
DATE: 2/28/25

REVISIONS:
3-17-25
1 BLDG HGT

FIRST FLOOR PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

A-1



SECOND FLOOR PLAN
1/4" = 1'-0"

JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

DATE: 2/28/25

REVISIONS:
3-17-25 BLDG HGT

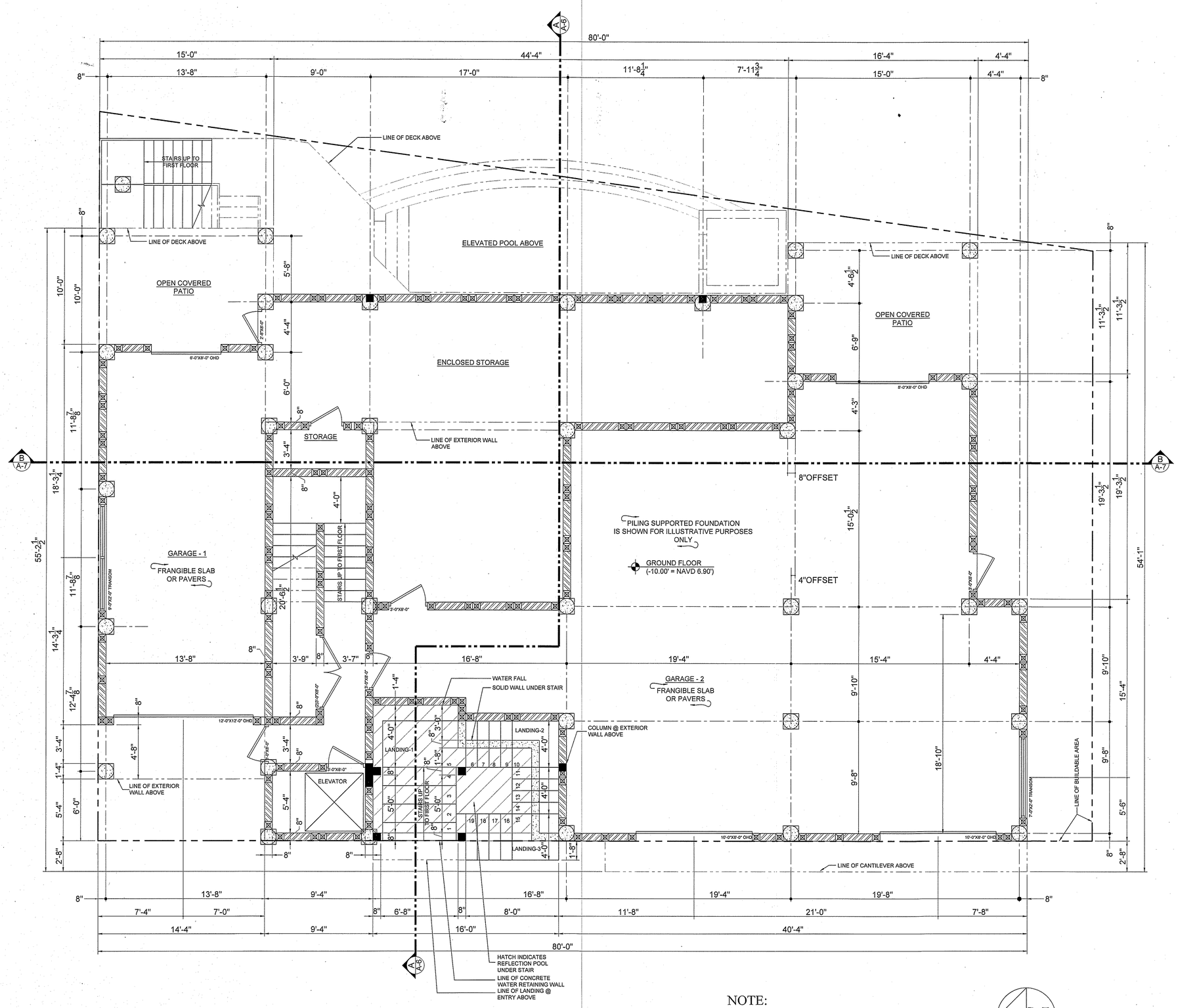
SECOND FLOOR PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

A-2

GROUND LEVEL WALL LEGEND

- 16" X 16" CONCRETE COLUMN ON TOP OF 16" DIAMETER PILING. PILING SUPPORTED FOUNDATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- 8" CONCRETE WALL ON GRADE BEAM AT STAIR AND ELEVATOR SHAFT. REFER TO SCOPE OF WORK.
- FRANGIBLE 8" CONCRETE BLOCK WALL. PROVIDE #5 VERTICAL BAR AND GROUT FILLED CELLS AT EACH SIDE OF DOORS, WINDOWS, AT END OF WALLS AND 4'-0" O.C. REFER TO SCOPE OF WORK



GROUND FLOOR PLAN
1/4" = 1'-0"

NOTE:
PILING SUPPORTED FOUNDATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

N

JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

DATE: 2/28/25

REVISIONS:
3-17-25 BLDG HGT

GROUND FLOOR PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

A-3

Joseph P. McCarty, Architect, Inc.
900 East Osceola Street
Stuart, Florida, 34994
772-287-6735 fax: 772-287-4618

DPR Registration Number 9639

June 26, 2025

Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

RE: 1606 Surfside Drive.

Dawn and Julian Martinez would like to build a two story flat roofed residence at 1606 Surfside Drive. We are applying to construct a residence that would be 34.83 feet above site grade of 6.9 feet NAVD.

I was the architect for 1607 Surfside Drive which is across the street from 1606 Surfside Drive. This residence had an allowable height of 45 feet, and was built to a height of 44'-10" above grade.

On the lot immediately North of 1606 Surfside Drive a four story condominium building is currently under construction.

Photos show condominium buildings well in excess of 28 feet visible from the driveway in front of 1606 Surfside Drive.

A photo is also attached for 1812 Surfside Drive which is also clearly higher than twenty eight feet.

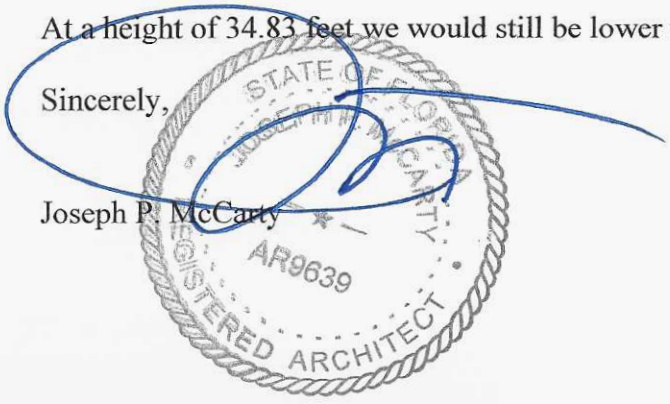
Because we are in the jurisdiction of State of Florida Beaches and Coastal systems, the lowest horizontal structure must be above the established wave break elevation which is 16.4 feet NAVD. The beam and floor system is two feet deep which establishes that the first habitable floor at 18.4 feet NAVD. The height above the 6.9 site grade is 16.0 feet. This would only allow 14 feet of construction above the first floor to meet the twenty eight foot height requirement.

This would make a two story residence impossible.

We have raised the bottom of structure to 16.9 feet NAVD with the two foot deep floor system we proposed to be at a total height of 41.73 feet NAVD or 34.83 feet above grade of 6.9 feet NAVD.

At a height of 34.83 feet we would still be lower than many of our neighbors.

Sincerely,



Joseph P. McCarty

SITE PLAN
&
COASTAL CONSTRUCTION CONTROL LINE SURVEY

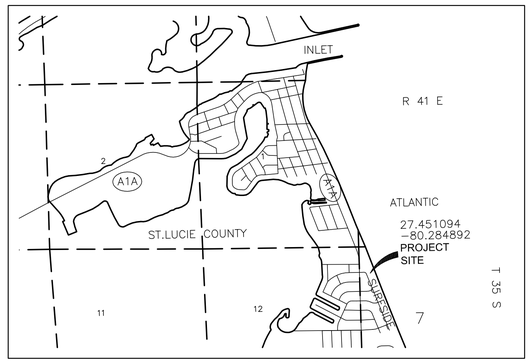
LOT 12, BLOCK 11

SURFSIDE–UNIT ONE

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

FOR:

J.C. CONSTRUCTION



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

SOUTH BEACH DISTRICT
R1

OWNER & SITE INFORMATION:

DAMIAN MARTINEZ
2412–501–0131–000–6
1606 SURFSIDE DRIVE
FT. PIERCE, FL. 34949
23,500 SQ FT (.54 ACRE)

CCCL NOTES:

1) CCCL = COASTAL CONSTRUCTION CONTROL LINE.
2) CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 19, PAGE 8.
3) CCCL 1988 = COASTAL CONSTRUCTION CONTROL LINE OF 1988, RECORDED IN PLAT BOOK 26, PAGE 26.
4) TIES FROM PROPERTY LINE CONTROL MONUMENTS SHOWN TO DNR CONTROL STATIONS.
5) DNR CONTROL DENOTES DEPARTMENT OF NATURAL RESOURCES CONTROL STATIONS.
6) FDEP CONTROL DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL STATIONS
7) COORDINATES SHOWN REFER TO FLORIDA STATE PLANE NAD83, FL EAST ZONE 901.

SURVEYOR'S NOTES:

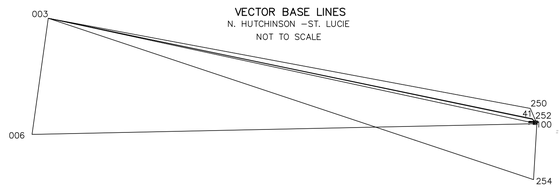
1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", "X–0.2%" & VE(8), FEMA MAP #12085C0183K, 2–19–20.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT–OF–WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT.
7. P.R.M. = PERMANENT REFERENCE MONUMENT.
8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
12. CONC. = CONCRETE; TYP. = TYPICAL
13. ℄ = CENTERLINE OF ROAD; R/W = RIGHT–OF–WAY.
15. ⊡ = UTILITY BOX.
19. ○─○ = POWER POLE; ◁ = GUY WIRE
20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SEASONAL HIGH WATER NOTES:

1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
(NAVD MHW + NAVD MLW) x 1.5 + NAVD MHW = NAVD SHW
(0.53(RANGE)–2.71) x 1.5 + 0.53 = 5.4 FEET NAVD
MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.

MEAN HIGH WATER NOTES:

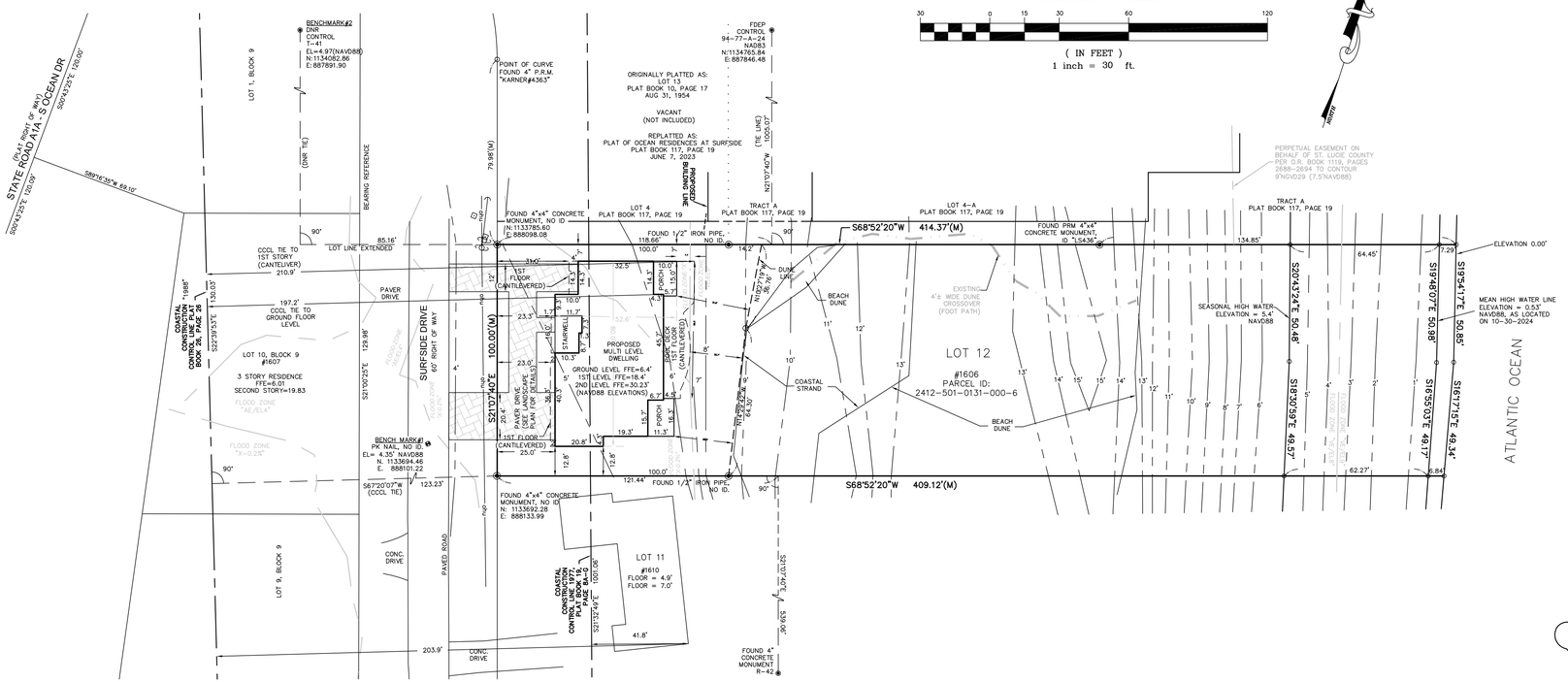
1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
3. TRIMBLE S5 ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
4. THE MEAN HIGH WATER FILING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.

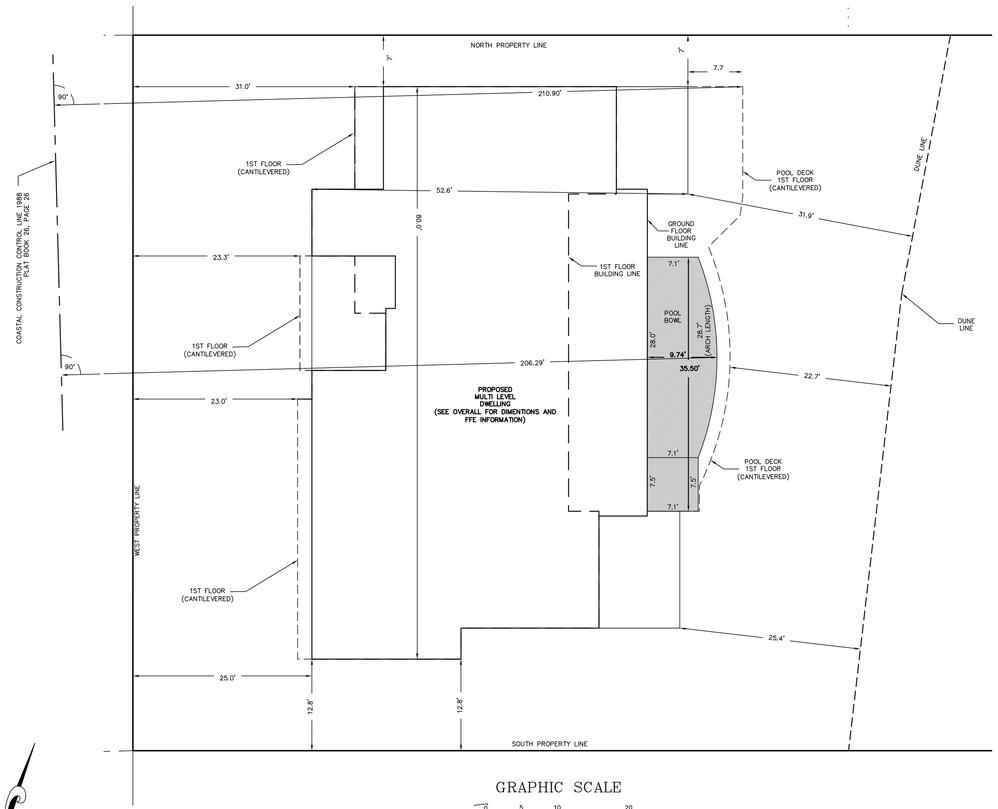


VECTOR BASE LINES
N. HUTCHINSON –ST. LUCIE
NOT TO SCALE

VECTOR BASE LINES

003, 1311574.0600, 874419.7100, 13.560, NGS N350 (HELD)
006, 1128385.0400, 875165.0500, 11.940, NGS E401 (ALLOWED TO ADJUST)
041, 1133830.2480, 888040.8280, 4.520, FOUND PK NAIL, NO ID.
100, 1133750.2160, 888215.2180, 8.890, SET I.R.C.#5102
250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T–41 (HELD VERTICAL)
252, 1133819.4310, 888054.3410, 4.434, FOUND N/D "KARNER"
255, 1133233.230, 888441.702, 7.044, CONC. MONUMENT R–42





GLOBAL POSITIONING SYSTEM CONTROL NOTES:

1.) GEODETIC CONTROL STATIONS:

N–350
LATITUDE: 27°26'42.45890
LONGITUDE: 80°19'37.44871
GRID NORTH: 1131574.06
GRID EAST: 874419.71
FLORIDA EAST ZONE (US FEET)

E–401
LATITUDE: 27°26'10.84068
LONGITUDE: 80°19'29.36942
GRID NORTH: 1128385.048
GRID EAST: 875164.940
FLORIDA EAST ZONE (US FEET)

2.) SOFTWARE BRAND & VERSION NUMBER:
TRIMBLE ACCESS VERSION 2022.00(22.00.280)

3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E–401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
CONVERGENCE ANGLE (DEGREES): 0.32985278
POINT SCALE: 1.00000290
COMBINED FACTOR: 1.00000659
POINT POSITION ACCURACY ±0.049 FEET

COORDINATE NOTES:

1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 0901.
2. COORDINATES ARE REFERENCED TO E–401 AND N–350.
3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

DATUM & ACCURACY NOTES:

1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988). CONTROL USED IS NGS MONUMENT T–41 AND VERIFIED TO FDOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2' SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

REVISION: 07/16/2025
REVISION POOL BOWL TIES: 01/09/2025
REVISED(ADDED FFE ELEVATIONS): 01/06/2025
REVISED: 12/31/2024
SITE PLAN: 11/27/2024
CCCL: 7/5/2023; 11/6/2024
DRAWING DATE: 6/2/2023
FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
F.B. Q6, PAGE 26–29
SKETCH NO. 223017_LOT12.dwg

CERTIFICATION: I HEREBY CERTIFY THAT THE SITE PLAN AND COASTAL CONSTRUCTION CONTROL LINE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J–17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
1263 SW THELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283–2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

CHRISTIAN FENEX, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **CHRISTIAN FENEX, PSM** ON THE DATE 7/16/2025.

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

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments **for May 15, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The development is subject to design review, city code Section 125-314. Per code, several items are required but missing:
   a. Color renderings and color board — attached
   b. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results — attached
   c. Context photographs of neighboring uses and architectural styles — not me
   d. Site plan (to scale) showing proposed location of all buildings and dimensions, structures, parking areas, etc. Site data was not provided
   e. Justification letter for height increases and why your design should be granted — attached
2. Vicinity map, per city code Section 125-313(b) — not me
3. Please reference city code Section 125-313 for site plan requirements — not me
4. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document — OK
5. Correct driveway measurements, according to city code Section 125-316 — see my attachment



Residence at 1607 Surfside Drive across the street. Built with a 45 foot height allowed.



Residence at 1812 Surfside, south of 1606 Drive higher than 28 feet



Condominiums located souh of 1606 Surfside visible from street at 1606 Surfside Drive



Condominiums located north of 1606 Surfside visible from street at 1606 Surfside Drive



Martinez Residence 1606 Surfside Drive
Color Board

Roof – Flat roof not visible
Trim color There is no trim
Window and door frames black or dark brown

House color Benjamin Moore China White



Stone Zen Build White Chop Flat

1606 Surfside Drive



Analysis of City of Fort Pierce 28’ above existing grade height requirement. Total height allowed is 34 feet NAVD

	Grade	Building Height
Existing grade	6.0 NAVD	0.0 feet
Beaches and Coastal Systems		
Wave break height (bottom of structure)	16.4 NAVD	10.4 feet
24” Floor Structure	18.4 NAVD	12.4 feet
16” beam 8” precast concrete floor system		
12” roof structure (flat pre cast concrete panels and topping	34.0 NAVD	28.0 feet
6” for roof slope for drainage		

Remaining available height 28.0 feet minus 12.4 feet = 15.67 feet total available interior ceiling height.
Two story house would be impossible even with a flat roof

Please note that the ground floor is elevated per state Beaches and Coastal Systems requirements to allow a wave to run under the house during a hurricane. The walls of the first floor will break away in a storm. There can be no horizontal structure below 16.4 feet NAVD.

This space is not available for any use other than garage or storage.



Residence at 1607 Surfside Drive across the street. Built with a 45 foot height allowed.



Residence at 1812 Surfside, south of 1606 Drive higher than 28 feet



Condominiums located north of 1606 Surfside visible from street at 1606 Surfside Drive



Condominiums located souh of 1606 Surfside visible from street at 1606 Surfside Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments **for May 15, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The development is subject to design review, city code Section 125-314. Per code, several items are required but missing:
    a. Color renderings and color board
    b. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results
    c. Context photographs of neighboring uses and architectural styles
    d. Site plan (to scale) showing proposed location of all buildings and dimensions, structures, parking areas, etc. Site data was not provided
    e. Justification letter for height increases and why your design should be granted
2. Vicinity map, per city code Section 125-313(b)
3. Please reference city code Section 125-313 for site plan requirements
4. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
5. Correct driveway measurements, according to city code Section 125-316

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Venetia Barnes, Stormwater Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : Conditional Use w. New Construction – Martinez Residence – 1606 Surfside Drive – PZCON2025-00005

Date : May 13, 2025

This is to advise you that we have completed the review of the following documents as received by this office on May 2, 2025:

- [x] Conditional Use
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Conditional Use
- [ ] DPCR
- [ ] C/O

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

- [x] See attached for comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\1001 - 2000\1606 Surfside Drive\Submittal No. 1 - 050225\Conditional Use w. New Construction Comments - 051325.docx

ENGINEERING COMMENTS

1. Revise the southernmost driveway width on the plans to include the applicable driveway widths 12-feet minimum and 26-feet maximum and driveway spacing of 40-feet. In accordance with the City of Fort Pierce Code of Ordinance Section 125-316(3) maximum driveway width is 26 feet. Additionally, the spacing between driveways shall be no less than 40 feet.
2. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TRC COMMENT FORM

Meeting Date: 5/15/25
Property Address: 1606 Surfside Dr
Project Name: Martinez Residence

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

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

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

☒ 3. Any construction will need to meet the requirements of the Florida Building Code 8th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

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

☐ 9. Flood Development Permit required.

☒ 10. Building Permit required.

☒ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Fire alarm system is required.

☒ 15. Other

Additional Comments/Requirements:

East of the Coastal Construction Control Line. CCCL regulations will apply and DEP Permit is required.

Building Official's or Representative's Signature _____ Date: 5/15/25

Technical Review Committee meeting

May 16, 2025

Case #: PZCON2025-00005

Planner: City of Ft. Pierce Planning Department.

Conditional Use With New Construction.

1606 Surfside Drive, Ft. Pierce (Martinez residence).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2025-00005
Conditional Use with New Construction - Martinez Residence - 1606 Surfside Drive

W/WW Engineering: Water service is available to serve this residence.

Wastewater is not currently available at this location.

The future development adjacent to this location previously had plans to extend sewer service to their property. Staff recommends reaching out to the developer to confirm whether this extension is still planned.

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

Please contact Tyrus Darville for customer requirements and project coordination.

Tyrus Darville
Engineering Technician I
Electric & Gas Engineering
Fort Pierce Utilities Authority
tdarville@fpua.com
772.466.1600 ext. 6308

Gas: N/A

FPUAnet Fiber: Approved.

PZCON2025-00005 Conditional Use with New Construction - Martinez Residence - 1606 Surfside Drive

JA

Jesse Almand<jalmand@slcfd.org>

To: **Planning Department**

Mon 5/12/2025 9:09 AM

Cc: Kerry Driver

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

SLCFD has no comments for this project

Respectfully,

Jesse Almand 736
Lieutenant, Development/Site Planning Review
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Conditional Use w. New Construction – PZCON2025-00005** **1606 Surfside Drive**
TRC MEETING DATE:	May 15, 2025
Resubmittal Date:	July 25, 2025

Resubmittal for (Conditional Use w. New Construction) 1606 Surfside Dr.

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Conditional Use with new construction for a property address, 1606 Surfside Dr.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments for May 15, 2025, TRC Meeting
Resubmittal comments: August 18, 2025

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

a. Color board of rendering wasn't included with resubmittal

2. Vicinity map, per city code Section 125-313(b)

Advisory Comment

3. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide this document.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Venetia Barnes, Stormwater Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : Conditional Use w. New Construction – Martinez Residence – 1606 Surfside Drive – PZCON2025-00005

Date : August 19, 2025

This is to advise you that we have completed the review of the following documents received by this office on July 25, 2025:

- [x] Conditional Use
- [ ] Building Construction Plans
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Conditional Use w. Conditions
- [ ] DPCR
- [ ] C/O

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

- [x] See attached for conditions of approval

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

ENGINEERING CONDITIONS OF APPROVAL

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
2. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb

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

Owner1	Owner2	Mailing Address 1	Mailing City State Zip
Surfside Land LLC		9481 Campi DR	Lake Worth; FL 33467-6998
City of Fort Pierce		100 N US Highway 1	Fort Pierce; FL 34950-4205
BLISS FORT PIERCE LLC		13780 International Dr S	Orlando; FL 32821-5410
Susan Yushko		1701 S Ocean Dr	Fort Pierce; FL 34949
Kevin T Crews (TR)	Kevin T Crews	1705 S Ocean DR	Fort Pierce; FL 34949-3389
Marvin D Smith		1928 Eucalyptus AVE	Fort Pierce; FL 34949-3411
Joseph Bird	Maryann Bird	85 Charles DR	Franklin; MA 02038-1030
Frank Cinque (TR)	Mary Cinque (TR)	1919 Eucalyptus Ave	Fort Pierce; FL 34949-3400
Michael Jarad Cecchini		1934 Cypress AVE	Fort Pierce; FL 34949-3407
Raiza M Lopez	Luis A Blazquez	13565 La Mirada CIR	Wellington; FL 33414-3955
Thomas G Schaaf	Laurie F Schaaf	6524 Wessex LN	Richmond; VA 23226-3024
Kenneth D Crow	Sung S Crow	1620 S Ocean DR	Fort Pierce; FL 34949-3358
Harrison Richardson III	Rebecca J Jordan	1804 S Ocean DR	Fort Pierce; FL 34949-3323
Reginald J Purnell	Elizabeth Jayne Purnell	2002 Cypress AVE	Fort Pierce; FL 34949-3314
Thomas K Perona		2006 Cypress AVE	Fort Pierce; FL 34949-3314
Cynthia J Baker		1709 Surfside DR	Fort Pierce; FL 34949-3371
Stephen B Robins	Jill M Robins	1701 Surfside DR	Fort Pierce; FL 34949-3371
Jade L'Heureux	Christina L'Heureux	1611 Surfside DR	Fort Pierce; FL 34949-3371
William L Snyder Jr	Elizabeth Snyder	1607 Surfside DR	Fort Pierce; FL 34949-3371
William F Thorne	Chester C Bryant	1000 New Jersey Ave SE Apt 613	Washington; DC 20003-3363
Courtney C Miller	Lexy Garcia Miller	2073 Cypress AVE	Fort Pierce; FL 34949-3313
Peter G Larson		1800 Surfside DR	Fort Pierce; FL 34949-3311
Gabriel Garcia		PO Box 1122	Fullerton; CA 92836-8122
Thomas Kornylak (BTH)	Minjoo Kornylak (TR) (EST)	1706 Surfside DR	Fort Pierce; FL 34949-3306
Raul Echemendia (TR)		9713 Shellyfield RD	Downey; CA 90240-3419
Triple Aces Properties; LLC		718 N Lake RD	Oconomowoc; WI 53066-2829
Damian Martinez	Dawn Martinez	1710 Bay DR	Miami Beach; FL 33141-4720
Beach Villas on Hutchinson Island Condominium Association Inc		1550 S Ocean DR; Unit Apt 1	Fort Pierce; FL 34949-3301
James W Brauer	Henrietta V Brauer	1550 S Ocean DR; Unit Apt 1	Fort Pierce; FL 34949-3301
Anthony P Offredi	Carey B Offredi	4140 Lake Forest CT	Ann Arbor; MI 48108-2769
Antonene Ferrara (TR)		1550 S Ocean DR; Unit Apt 3	Fort Pierce; FL 34949-3301
Jason Elliott Valkenburg	Miriam Velez Valkenburg	3813 W Tacon ST	Tampa; FL 33629-7835

Maria Paulina Merced	James Merced	13544 SW 108th Street Cir N	Miami; FL 33186-3349
A6 FT Pierce LLC		2127 Brickell AVE; Unit Apt 2705	Miami; FL 33129-2147
John Cabrera (LF EST)		1913 Eucalyptus Ave	Fort Pierce; FL 34949
Kay S Mueller (LF EST)		1550 S Ocean DR; Unit Apt B8	Fort Pierce; FL 34949-3302
Phil Cruz	Teyma Garcia Cruz	10561 SW 125th ST	Miami; FL 33176-4727
Barry D Miller	Marsha G Miller	218 E Hamilton AVE	Sherrill; NY 13461-1302
Timothy G Rabideau		1550 S Ocean DR; Unit Apt B 11	Fort Pierce; FL 34949-3303
Elaine R Alfonso (TR)	Elaine R Alfonso Living Trust	1717 E Geddes AVE	Centennial; CO 80122-1444
Rynone Kitchen and Bath Centre		25 Bull Hill RD	Newfield; NY 14867-9411
BR Beach Villa LLC		7464 Fairway TRL	Boca Raton; FL 33487-1484
Antonio Quevedo (TR)	Grace Francis Quevedo (TR)	680 Camellia CT	Plantation; FL 33317-1810
BK1PH1 LLC		848 Brickell AVE; Unit 810	Miami; FL 33131-2976
Garbriel Sanchez (TR)	Ana Maria Gonzalez (TR)	2127 Brickell AVE; Unit Apt 2705	Miami; FL 33129-2147
George E Emmons Jr		20025 Southern Star DR	Fort Pierce; FL 34945-4704
Victor M Perez Jr (TR)		390 Knottywood Ln	Wellington; FL 33414
Shirley Baker		1550 S Ocean Dr Apt 20	Fort Pierce; FL 34949-3305
Nora M Candela (TR)		1550 S Ocean DR; Unit Apt 21	Fort Pierce; FL 34949-3305
Water to Wine LLC		11807 Greystone DR	Boca Raton; FL 33428-2511
William Joseph Philby	WILLIAM J PHILBY REVOCABLE TRUST	1550 S Ocean DR; Unit D-23	Fort Pierce; FL 34949-3305
George Abramajtis		844 Point Brown Ave SE; Unit Apt 202	Ocean Shores; WA 98569-9208


PUBLIC HEARING
A CONDITIONAL USE application
has been received for this property
For more information:
(772) 467-3737
No Trespassing
Live Monitoring
Provided by
PRO-VIGIL
210-547-1732
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PUBLIC HEARING

A CONDITIONAL USE application has been received for this property.

For more information:
(772) 467-3737

FORT PIERCE, FL
THE SUNRISE CITY

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 8, 2025

Dear Property Owner:

The property owners of 1606 Surfside Drive are requesting approval of a **conditional use with new construction** application, allowing for the development of a 35 feet multi-level single-family residence. The Parcel ID 2412-501-0131-000-6.

Legal description: *SURFSIDE-UNIT ONE- BLK 11 LOT 12(0.54 AC)*

The property has a zoning classification of Single-family Low Density (R-1) and a future land use designation of Hutchinson Island Residential (HIR).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, October 6, 2025**, which begins at **5:05 p.m**., in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use with New Construction** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Sincerely,

Kerry C. Driver
Senior Planner

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, SEPTEMBER 8, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Justine Carter; Clayton Johnson; Ryan Collins; Alexander Edwards; Nichelle Clemons; Christopher Widing; Anton Kreisl, Chair

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the August 11, 2025 meeting

Motion was made by Christopher Widing, and seconded by Ryan Collins to approve the minutes from the August 11, 2025, Planning Board meeting.

AYE: Ryan Collins, Alexander Edwards, Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Chair Anton Kreisl

Passed

6. NEW BUSINESS

a. **PZANN2025-0004**
Annexation
Goose Development
Parcel ID: 2434-501-0004-000-5

Ms. Driver stated the annexation is for one (1) parcel of land at or near the intersection of E. Market Avenue and S. US Highway 1. The site area is approximately 2.03 acres with a taxable value of $34,991. The existing Future Land Use in St. Lucie County is Commercial (COM) and the existing zoning in St. Lucie County is Commercial General (CG). The proposed city Future Land Use is Low Density Residential (RL) and the proposed city zoning is Single-Family Intermediate Density, (R-2). Ms. Driver noted the six (6) vacant R-2 zoned parcels to the east and north-east are owned by Goose Development, and they will be combined at a later date.

Chair Kreisl asked if there were plans for something moving forward, and he expressed his lack of desire to have any residential units on US Highway 1.

Sebastian Reina, applicant representative, from the Keith Team, said they are proposing a residential community in an inverse "L" shape. He said the annexation is needed because the other properties they own are in the City of Fort Pierce. Mr. Reina said they want to rezone to Planned Development (PD) so the units are not facing US Highway 1; only the entrance to the development.

Mr. Collins asked the applicant if commercial businesses would be integrated onto US Highway 1.

Chair Kreisl said he was concerned that the annexation could be approved with no unity of title or fixed plan in place that will tie all the parcels together. He noted if the lot is changed to R2 and sold, anyone can develop the lot as residential, and he doesn't want that to happen in the future.

Mr. Freeman said to guarantee a commercial element in the location and also allow some residential development, there would need to be a potential future land use of mixed use with an overlay of C-3. The mixed use would allow commercial and residential. The C-3 zoning would allow 20% portion of the property to be residential.

Chair Kreisl asked if all the properties have to have a matching zoning to pursue a Planned Development. Mr. Freeman said not necessarily because the PD can be split into various phases of development providing the underlying future land use would allow that. Chair Kreisl suggested finding a more appropriate land use designation or zoning that gives the applicant an opportunity to pursue their intent and also gives the city protection if the property is sold.

Mr. Freeman said based on the chair's concerns, the staff recommendation would be a mixed-use future land use, which would require two uses on the property and a zoning of C-3 which allows residential to be accommodated.

Ms. Carter asked the applicant if the plan was to include residential on the lot or to use the entire lot as an entrance to the adjacent lots. Mr. Reina said the current plan for the PD was to have the entrance 1/3 of the way in and then residential would commence from there. Mr. Freeman explained that there is no restriction on where the commercial or residential space can go; the only restriction is the residential use can only be 20% of the floor space. Ms. Carter voiced her concerns about residential use surrounded by commercial use on a busy street, and she asked how to guarantee no residential on US Highway 1. Mr. Freeman said

the only way to guarantee that would be the approval of a Planned Development showing the location of the residential use and commercial use, if necessary.

Chair Kreisl said he would like to see the roadway entrance and bus loop be void of any residential use and the residential use start as far back as the existing residential use lots are currently located. He stated if the property is to be rezoned, he would like the zoning to prohibit any residential use. The applicant said he felt that the C-3 zoning is a good compromise.

Mr. Freeman suggested that if the applicant is amendable that the project be moved to the next Planning Board meeting, so staff can sit with the applicant and go through the options. The Board agreed with Mr. Freeman.

Motion was made by Christopher Widing, and seconded by Justine Carter to table the annexation to the October 13, 2025 Planning Board meeting.

AYE: Alexander Edwards, Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Chair Anton Kreisl

Passed

b. **PD2024-00002**
Final Planned Development (Updated Proposal)
Sunrise Lakes
Parcel ID: 2433-123-0001-000-1

Mr. Freeman stated the Sunrise Lakes Planned Development (PD) was brought to the Planning Board previously and has also been presented to the City Commission. He said there were a number of comments from the neighborhood and copies of the e-mails were given to Board members.

Mr. Freeman stated the application is proposing a rezoning to a Final Planned Development (PD) of 50 single-family residences on 11.54 acres (4.41 units per acre) at 3804 Sunrise Boulevard. The property is zoned R-1 with a future land use of RL (6.5 units per acre). The site was recently annexed into the City of Ft. Pierce. The site is bordered by St. Lucie County single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation building, both with industrial zoning. Mr. Freeman showed the Planned Development data, landscape plan and architectural details. Mr. Freeman noted that on May 12, 2025, the Planning Board recommended approval of the rezoning from R1 to PD for Sunrise Lakes by a vote of 5-0, subject to 10 conditions.

Mr. Freeman said the City Commission heard and received a number of comments from the neighbors of the site and e-mails were received from some of the neighbors reinforcing the comments relating to the resultant density. Staff calculated the proposed density at 4.41 acres based on the property appraiser's site area. He stated there is some mention of 4.33 units per acre in the application. Based on the property appraiser's site area, with 50 units proposed, the density is 4.41 which is below the R-1 Future Land Use of 6.5 units per acre. The neighbors had concerns about flooding, traffic and the lot size.

Mr. Freeman stated the existing future land use will not change. He said the site plan proposes 50 lots, with a school bus shelter and increased landscape buffer to the south. Mr. Freeman noted the architectural details are not regulated by the city and are exempt from regulation by state statute.

Mr. Freeman explained the City Commission listened to the comments from the

neighborhood and the second reading was scheduled for the City Commission on September 15, 2025. Mr. Freeman noted the site plan incorporated some changes, including additional explanation of what the public benefits are and improvements to the amenities of the property. He said staff re-advertised the meeting to go through the process again and also to clear up the existing zoning of R1 and not be confused with the counties RS-3 zoning which was listed in the previous advertisement. Mr. Freeman said the project has been re-reviewed, and he went over the 12 conditions of approval with the Board.

Mr. Freeman answered questions from the Board about the number of units allowed with the current zoning, when the property was annexed into the city and what the current property owner is entitled to do. He noted the minimum lot size would be 12,000 square feet, which would reduce the number of lots. He said the PD will increase density, increase buffers, provide amenities, add better buffer treatments and allow them to potentially develop up to 6.5 units per acre. Mr. Freeman said there is an issue with the zoning code that does not properly reflect the future land use for the lot size.

Mr. Widing asked if the additional two (2) conditions come close to addressing the neighbors' concerns. Mr. Freeman said the conditions decrease the impact of the proposal and the additional conditions are improvements to the previously proposed conditions. He said the improvements include a drainage ditch, a buffer wall, a force main and a school district bus stop installed before the Certificate of Occupancy.

Blaine Bergstressor, KMA Engineering, applicant representative, stated he came to the Planning Board a few months ago and had a 5-0 approval, and then they went to the City Commission and received some feedback from neighbors and the City Commission. He said two of the main items have been addressed. They looked at which trees could be incorporated on site, incorporating a more opaque landscape buffer, and adding a drainage easement. Mr. Bergstressor also provided call-outs on the site plan showing the amenities, which will include a pool and clubhouse, gazebo and bbq area, and a fenced-in tot lot. He noted they would also be utilizing a bioswale with tall grass, trees, rocks and a mulch walking path. Mr. Bergstreesor highlighted that they will be extending a force main along Sunrise Boulevard which will allow FPUA to extend the service to the south for all the neighbors on a septic system.

Mr. Bergstressor inquired about a pull-off lane for the bus stop and, due to the drainage improvements they are doing on Sunrise Boulevard, they are unable to get a pull-off on the right-hand side of the road. He said the bus will have to pull into the development and loop back out or the bus could stop on Sunrise Boulevard.

Chair Kreisl said it would take time for the bus to move through the property. He said, over time to stay on schedule, the bus will start stopping on Sunrise Boulevard. Chair Kreisl concluded it is not safe and is also a problem for people in the community.

Ms. Carter said she is not comfortable with the bus stop in its current location. She said it is causing more issues, and does not address the concerns of students and traffic. She suggested changing the layout, so there would be a turnout for the school bus. Ms. Carter said her other concerns is how close lots 28-34 are to a busy road and the high density on the parcel.

Mr. Collins agreed with all of Ms. Carter's concerns, especially the density, and he said it does not match anything in the area.

Ms. Clemons stated she has concerns about the bus stop, outside the development, being a continuous issue every morning.

Mr. Johnson asked if innovation was addressed when the project was heard at the City Commission.

Mr. Bergstressor said that 'imaginative' was mentioned. He said they focused on the neighbors that were not industrial by adding enhanced landscape buffering, enhanced architectural features and enhanced amenities.

Chair Kreisl listed items that would be included in the proposal for the development: roadway improvements, sidewalk improvements, force main extension, stormwater management drainage ditch and easement. He questioned whether the Planned Development project is a balanced negotiation. Chair Kreisl noted that if straight zoning was used, the number of units that could be built would be severely limited on the property. He said the surrounding residents are seeing more homes than they would otherwise see, the developer is getting more homes and the community is getting the improvements listed above.

Rhonda Perry, resident, said the project is not going to benefit the surrounding residents or the traffic on Sunrise Boulevard. She said she was concerned about the treacherous tailgating and passing on Sunrise Boulevard, and she also feels the density is too high for that area.

Krista Storey, resident, said she is a long-term resident of White City and a land use attorney. She said she is concerned about not seeing a justification for the change in zoning and the applicant has not shown why they are entitled to a PD. Ms. Storey said there is a significant reduction in the lot size. She said you cannot compare an area and number of units because it doesn't take into account the infrastructure. She said the character of the neighborhood and the impact on adjoining properties needs to be considered.

Debra Johns, applicant, stated the Board members have her letter that was e-mailed, and she agrees with what everyone else has said.

Mr. Bergstressor read the PD section of the city's zoning code as part of final comments. He highlighted that they pushed the units to the north to create a bigger buffer to the south. Mr. Bergstressor said, instead of people having amenities in their backyard with a small lot size, the amenities have been pushed to a common area and residents will not be responsible for taking care of the amenity. Mr. Bergstressor noted a traffic study was approved by St. Lucie County stating there will not be a lower level of service on Sunrise Boulevard. He said he is open to suggestions on improving the bus stop by adding a bus turn off.

The Board members provided final comments.

Mr. Collins said the density and lot size do not benefit the surrounding area.

Ms. Carter said she has problems with the density, and she said this is not the right location for the site plan. She also stated she has bus stop concerns. Ms. Cater concluded that there is not a balance in the discussion of willingness to change things.

Ms. Clemons said she is not comfortable that the Board has not heard directly from the School Board on the suggestion for the bus stop location.

Mr. Widing has concerns about the density and kids getting on and off the school bus.

Mr. Johnson said the bus stop is mostly an issue.

Mr. Edwards said there are a lot of houses and at least 100 people will be added to the area.

Chair Kreisl said there are logistic things about the plan that he cannot accept in its current form. He said, ultimately, we need to see willingness from the developer to lose units in order to apply the kinds of things the community wants to see.

Mr. Freeman reiterated that the reasons for denial from the Board are the issues with the school bus stop and the density.

Motion was made by Ryan Collins, and seconded by Justine Carter to forward a recommendation of disapproval to the City Commission.

AYE: Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Alexander Edwards, Chair Anton Kreisl

Passed

c. **PZCON2025-00005**
Conditional Use with New Construction
Martinez Single-Family Residence
1606 Surfside Drive

Ms. Driver stated the applicant is proposing to construct a multi-story single-family residence, to the height of 35 feet. The property is in the R-1, Single-family Low density zoning district and has a future land use designation of HIR, Hutchinson Island Residential. The site is approximately .54 acres. Ms. Driver provided the site plan details and color renderings.

Chair Kreisl asked if it had been established where the height is being measured from. He said in the application, the 35-foot height is being measured from grade.

Mr. Freeman stated there is a differential in the zoning code and the building regulations. The zoning code says above grade and the building regulations refer to the flood plain elevation. Mr. Feeman noted the flood plain elevation is being raised due to sea level rise.

Mr. Widing asked if the grass was at current grade.

Mr. Collins noted there are more residents with homes over 25 feet in the area and the bottom floor of this proposal is not being used for habitable space.

Board discussion ensued on flood plain elevation needing to be addressed for resiliency.

Joe McCarty, architect, stated there are two things working against the applicant. The beaches are pushing the houses up and the height restriction is pulling the houses down. He said the home is in line with other houses in the area. The height is 34.10 feet and the existing grade is 6 feet and the finished grade is 6.9 feet. The first floor is at 18.4 feet.

Mr. McCarty answered questions from the Board about the proposed building heights for the 2nd and 3rd floors.

Jim Conroy, contractor, confirmed that the ceiling height on the 2nd floor is 10.4 feet and the 3rd floor is 9.4 feet. He said they are having the same height issue in Martin County, where a 2-story home was unable to be built. He noted that people do not want to buy lots because the house ends up being crunched.

Dawn Martinez, the property owner, stated she bought the property and found out that she would need to knock down walls on the first ground level. She said the unusable space could

be used for parking and storage. Ms. Martinez said the first floor is very open because the ceilings have to go up to the 2nd story in order to have a normal 2-story home.

The Board commented on revisiting the ordinance for specific flood plain elevation areas.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following three (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
2. Prior to issuance of the final certificate of occupancy, the City-issued Landscape Maintenance Agreement shall be notarized and submitted for filing.
3. The proposed landscape plan has improvements, including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city, the homeowner's landscape other than sod, will be removed without replacement.

AYE: Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Alexander Edwards, Nichelle Clemons, Chair Anton Kreisl

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman introduced the new Assistant Planning Director, Chris Suneson. Mr. Freeman said he brings some serious experience and will be a great asset.

Mr. Freeman said Causeway Cove is still being reviewed. He said there was a recent agreement between the applicant, FDOT and the Transportation Planning Organization (TPO) regarding the methodology of their transportation and traffic analysis, which is being run through St. Lucie County. There has been discussion on how the combination of uses is measured. He said the proposed use is almost 1,000 units, 2 hotels, a conference center and a marina.

Mr. Freeman said he will be presenting an update to the City Commission about the Port Overlay ordinance in October 2025.

Mr. Freeman said staff is looking at the landscape code. He said staff is having to take a look at the latest Senate Bill180, which has a provision where any zoning code change cannot be more restrictive than what is already in place.

Mr. Freeman stated the Kings Highway Job Corridor was recently approved by the City Commission and the city is working on encouraging more commercial activity and workforce housing along Kings Highway.

Mr. Freeman said staff will be bringing forward a discussion to the City Commission regarding the annexation strategy. He said they will be looking at priorities and working with FPUA to determine their service area. He said they will be creating an ongoing annexation strategy of both residential and commercial properties.

9. BOARD COMMENTS

Chair Kreisl thanked Mr. Freeman for his long hours and hard work due to being short staffed.

10. ADJOURNMENT

SITE PLAN
&
COASTAL CONSTRUCTION CONTROL LINE SURVEY

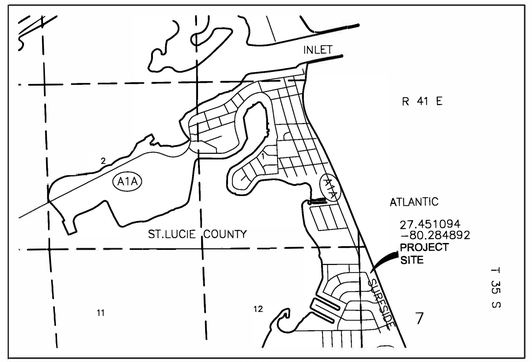
LOT 12, BLOCK 11

SURFSIDE–UNIT ONE

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

FOR:

J.C. CONSTRUCTION



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

SOUTH BEACH DISTRICT
R1

OWNER & SITE INFORMATION:

DAMIAN MARTINEZ
2412–501–0131–000–6
1606 SURFSIDE DRIVE
FT. PIERCE, FL. 34949
23,500 SQ FT (.54 ACRE)

CCCL NOTES:

1) CCCL = COASTAL CONSTRUCTION CONTROL LINE.
2) CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 19, PAGE 8.
3) CCCL 1988 = COASTAL CONSTRUCTION CONTROL LINE OF 1988, RECORDED IN PLAT BOOK 26, PAGE 26.
4) TIES FROM PROPERTY LINE CONTROL MONUMENTS SHOWN TO DNR CONTROL STATIONS.
5) DNR CONTROL DENOTES DEPARTMENT OF NATURAL RESOURCES CONTROL STATIONS.
6) FDEP CONTROL DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL STATIONS
7) COORDINATES SHOWN REFER TO FLORIDA STATE PLANE NAD83, FL EAST ZONE 901.

SURVEYOR'S NOTES:

1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", "X–0.2%" & VE(8), FEMA MAP #12085C0183K, 2–19–20.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT–OF–WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT.
7. P.R.M. = PERMANENT REFERENCE MONUMENT.
8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
12. CONC. = CONCRETE; TYP. = TYPICAL
13. ℄ = CENTERLINE OF ROAD; R/W = RIGHT–OF–WAY.
15. ⊡ = UTILITY BOX.
19. ○ = POWER POLE; ◁ = GUY WIRE
20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

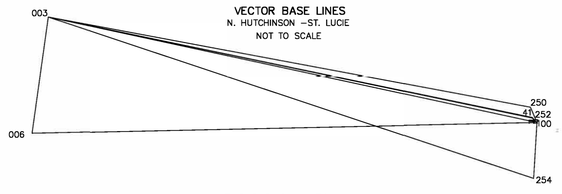
SEASONAL HIGH WATER NOTES:

1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
(NAVD MHW + NAVD MLW) x 1.5 + NAVD MHW = NAVD SHW
(0.53(RANGE)–2.71) x 1.5 + 0.53 = 5.4 FEET NAVD
MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.

MEAN HIGH WATER NOTES:

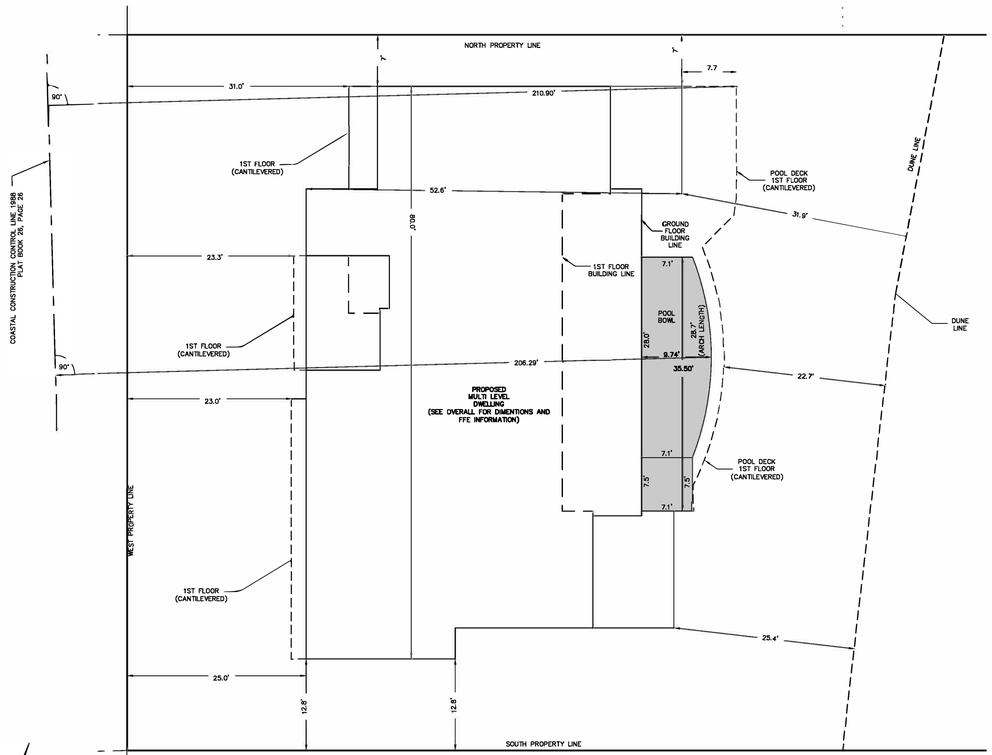
1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
3. TRIMBLE S5 ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
4. THE MEAN HIGH WATER FILING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.

VECTOR BASE LINES
N. HUTCHINSON –ST. LUCIE
NOT TO SCALE



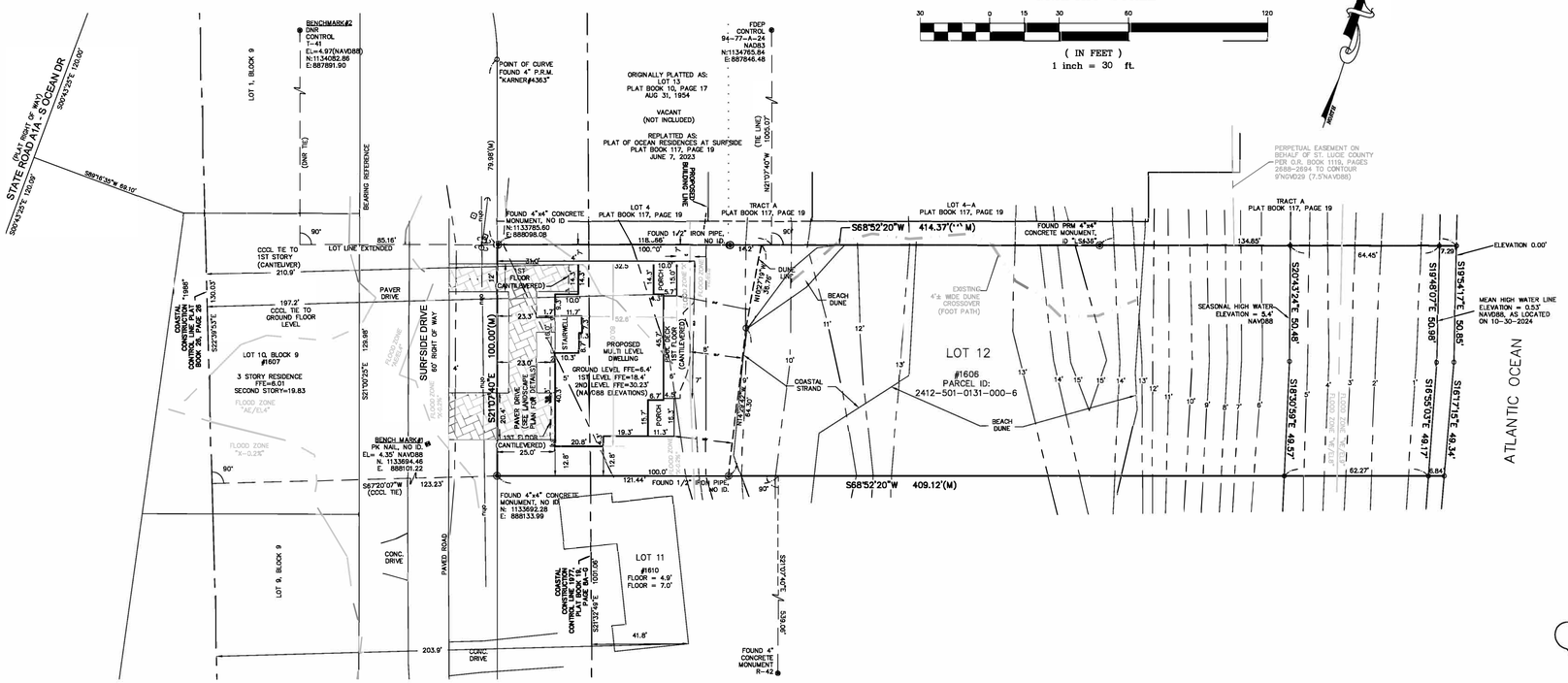
VECTOR BASE LINES

003, 1311574.0600, 874419.7100, 13.560, NGS N350 (HELD)
006, 1128385.0400, 875165.0500, 11.940, NGS E401 (ALLOWED TO ADJUST)
041, 1133830.2480, 888040.8280, 4.520, FOUND PK NAIL, NO ID.
100, 1133750.2160, 888215.2180, 8.890, SET I.R.C. #5102
250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T–41 (HELD VERTICAL)
252, 1133819.4310, 888054.3410, 4.434, FOUND N/D "KARNER"
255, 1133233.230, 888441.702, 7.044, CONC. MONUMENT R–42



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GLOBAL POSITIONING SYSTEM CONTROL NOTES:

1.) GEODETIC CONTROL STATIONS:

N–350
LATITUDE: 27°26'42.45890
LONGITUDE: 80°19'37.44871
GRID NORTH: 1131574.06
GRID EAST: 874419.71
FLORIDA EAST ZONE (US FEET)

E–401
LATITUDE: 27°26'10.84068
LONGITUDE: 80°19'29.36942
GRID NORTH: 1128385.048
GRID EAST: 875164.940
FLORIDA EAST ZONE (US FEET)

2.) SOFTWARE BRAND & VERSION NUMBER:
TRIMBLE ACCESS VERSION 2022.00(22.00.280)

3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E–401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
CONVERGENCE ANGLE (DEGREES): 0.32985278
POINT SCALE: 1.00000290
COMBINED FACTOR: 1.00000659
POINT POSITION ACCURACY ±0.049 FEET

COORDINATE NOTES:

1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 0901.
2. COORDINATES ARE REFERENCED TO E–401 AND N–350.
3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

DATUM & ACCURACY NOTES:

1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988). CONTROL USED IS NGS MONUMENT T–41 AND VERIFIED TO FDOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2' SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

REVISION:07/16/2025
REVISION POOL BOWL TIES:01/09/2025
REVISED(ADDED FFE ELEVATIONS):01/06/2025
REVISED:12/31/2024
SITE PLAN: 11/27/2024
CCCL: 7/5/2023; 11/6/2024
DRAWING DATE: 6/2/2023
FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
F.B. 06, PAGE 26–29
SKETCH NO. 223017_LOT12.dwg

CERTIFICATION: I HEREBY CERTIFY THAT THE SITE PLAN AND COASTAL CONSTRUCTION CONTROL LINE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J–17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
1263 SW THELMA ST., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283–2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

CHRISTIAN FENEX, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **CHRISTIAN FENEX, PSM** ON THE DATE 7/16/2025.

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

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use: w/ New Construction – 1606 Surfside Dr – (2412-501-0131-000-6)

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: September 21, 2025

NOTICE BY MAIL: September 8, 2025

NOTICE BY SIGNS: September 3, 2025

VERIFIED BY: Kerry C. Driver **TITLE:** Senior Planner

SIGNATURE:  **DATE:** September 18, 2025

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

Received
SEP 29 2025
City Clerk's Office

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/21/2025
SCN tcpalm.com 09/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/21/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27
My commission expires

Publication Cost:	$112.64	
Tax Amount:	$0.00	
Payment Cost:	$112.64	
Order No:	11678836	# of Copies:
Customer No:	1126527	0
PO #:	LSAR0373009	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, October 6, 2025, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for Conditional Use with new construction submitted by property owners, Damian and Dawn Martinez and Representative James Conroy of J Conroy, LLC, to construct a multi-level single-family residence at the height of 35 feet at 1606 Surfside Drive, Fort Pierce, FL. The property is single-family low residential (R-1). Parcel ID: 2414-501-013-000-6.

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 21 2025
LSAR0373009

City Commission Regular Meeting - 5:05 PM **13. A.**

Meeting Date: 10/06/2025

Re: King's Landing Villas - Amendment to Assigned and Assumed Development Agreement and Release of Reverter

Submitted For: City Clerk, Deputy City Clerk, City Clerk

SUBJECT:

Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

SUMMARY:

The City and the FPRA entered into an Agreement for Development of King's Landing with Audubon Development, Inc. (“Audubon”) on December 2, 2019 ("Original Agreement for Development"). The Agreement was amended by a First Amendment to Agreement for Development of King's Landing, dated February 3, 2020. On February 8, 2022, the Parties entered into an Amended and Restated Agreement for Development of King's Landing ("Amended and Restated Agreement") which superseded the Original Agreement for Development. The Amended and Restated Agreement was amended through a First Amendment to the Amended and Restated Agreement, dated November 21, 2022 (the "First Amendment"), a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024 (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement").

On January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King’s Landing Project along A.E. Backus Avenue to be developed as residential villas (the “Villas Plat Property”) from Audubon to Kings Landing Ft Pierce, LLC (the “Villas Plat Owner”).

Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner.

The Amended and Restated Agreement contains a Reverter to the City and the FPRA (the “Reverter”) that requires the release of the Reverter upon certain performance measures being met. The Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the Reverter, which would impact the Villas Plat Owner’s ability to obtain necessary financing. The Villas Plat Owner has obtained and provided a performance bond for the site work for the Villas Plat Property and a construction loan, which is dependent upon the release of the Reverter within ninety (90) days of closing of the construction loan.

The Villas Plat Owner has requested a release of the Reverter as it relates to the Villas Plat

Property, which could not be accomplished without an amendment to the Amended and Restated Agreement. The Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat) (the "Amendment") reflects the amendments to terms for the Villas Plat Property only, to include the requirements for the reverter, the construction loan, future assignments and sales, and reporting.

The Resolution authorizes the execution of the Amendment and the Release of Reverter by the City as to the Villas Plat Property, only.

RECOMMENDATION:

Staff will proceed as directed.

ALTERNATIVES:

Staff will proceed as directed.

RESPONSIBLE STAFF:

Sara Hedges, City Attorney
Shyanne Harnage, Community and Economic Development Director

COORDINATED WITH:

Richard Chess, City Manager
Villas Plat Property Owner and Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Resolution No. 25-R51

Amendment to Assigned and Assumed Amended and Restated Agreement - King's Landing Villas (Exhibit A to Resolution)

Release of Reverter (Exhibit B to Resolution)

Performance Bond (Exhibit B to Amendment to Assigned and Assumed Agreement)

Performance Bond Vertical Construction (Exhibit C to Amendment to Assigned and Assumed Agreement))

Construction Loan (Exhibit D to Amendment to Assigned and Assumed Agreement)

Form Review

Form Started By: Linda Cox Started On: 08/26/2025 07:56 PM
Final Approval Date: 09/12/2025

RESOLUTION NO. 25-R51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, APPROVING AN AMENDMENT TO THE ASSIGNED AND ASSUMED DEVELOPMENT AGREEMENT FOR THE VILLAS PLAT PROPERTY OF KING'S LANDING AND RELEASE OF THE CITY'S REVERTER ON THE VILLAS PLAT PROPERTY ONLY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce (the "City"), the Fort Pierce Redevelopment Agency (the "FPRA"), and Audubon Development, Inc. ("Audubon") entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development"); and

WHEREAS, the City, the FPRA, and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development; and

WHEREAS, Audubon, the City, and the FPRA entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment"); and

WHEREAS, Audubon, the City, and the FPRA entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

WHEREAS, on January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King's Landing Project along A.E. Backus Avenue to be developed as residential villas (the "Villas Plat Property") from Audubon to Kings Landing Ft Pierce, LLC (the "Villas Plat Owner"); and

WHEREAS, Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner; and

WHEREAS, the Amended and Restated Agreement contains *inter alia* a Reverter to the City and the FPRA (the "Reverter"); and

WHEREAS, as currently written, the Amended and Restated Agreement requires the release of the Reverter upon certain performance measures being met; and

WHEREAS, as currently written, the Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the Reverter, which would impact the Villas Plat Owner's ability to obtain necessary financing; and

WHEREAS, the Villas Plat Owner has obtained and provided a performance bond

for the site work for the Villas Plat Property; and

WHEREAS, the Villas Plat Owner has obtained and provided a performance bond for the vertical construction of the villas units on the Villas Plat Property; and

WHEREAS, the Villas Plat Owner has obtained and provided a construction loan that is dependent upon the release of the Reverter within ninety (90) days of closing of the construction loan; and

WHEREAS, the Villas Plat Owner has requested a release of the Reverter as it relates to the Villas Plat Property, which could not be accomplished without an amendment to the Amended and Restated Agreement; and

WHEREAS, the City and the Villas Plat Owner desire to amend the Amended and Restated Agreement as assigned and assumed to properly reflect the Villas Plat Owner as an assignee of Audubon's rights, duties, and obligations and to modify certain rights and obligations as to the Villas Plat Property only; and

WHEREAS, the Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat) (the "Amendment"), attached hereto as Exhibit A and fully incorporated herein by reference, reflects the amendments; and

WHEREAS, the Release of Reverter is attached hereto as Exhibit B and fully incorporated herein by reference; and

WHEREAS, the City desires to enter into the Amendment and to release the City's Reverter as it relates to the Villas Plat Property only.

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

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The City Commission of the City of Fort Pierce, Florida, approves and authorizes the Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat), attached hereto as Exhibit A and fully incorporated herein by reference.

SECTION 3. The City Commission of the City of Fort Pierce, Florida approves and authorizes the release of the Release of Reverter as to the Villas Plat Property only, attached hereto as Exhibit B and fully incorporated herein by reference.

SECTION 4. The Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the Amendment and the Release of Reverter.

SECTION 5. If any section, clause, phrase, word, or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution was duly adopted this ____ day of _____, 2025.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM

AND CORRECTNESS:

_____
SARA HEDGES, CITY ATTORNEY

AMENDMENT TO
***ASSIGNED AND ASSUMED* AGREEMENT**
FOR DEVELOPMENT OF KING'S LANDING (VILLAS PLAT)

THIS AMENDMENT TO THE ASSIGNED AND ASSUMED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING (Villas Plat) ("Amendment") is made and entered into as of this ____ day of _____2025, by and between 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 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA"); and KINGS LANDING FT PIERCE, LLC a Florida Limited Liability Company (hereafter referred to as "Villas Plat Owner"), whose mailing address is 3670 Macguire Blvd. #220, Orlando, FL 32803.

W I T N E S S E T H:

WHEREAS, the City and Audubon Development, Inc. entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development"); and

WHEREAS, the City and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development; and

WHEREAS, Audubon and the City entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment"); and

WHEREAS, Audubon and the City entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment")(the entire agreement as amended by the First Amendment and Second Amendment is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

WHEREAS, all capitalized terms used in this Amendment which are not otherwise defined herein shall have the meaning assigned in the Amended and Restated Agreement; and

WHEREAS, on January 6, 2025, the City passed Resolution No.25-R05, approving the sale of a portion of the Project which is legally described as set forth on Exhibit A hereto (the "Villas Plat Property") from Audubon to the Villas Plat Owner; and

WHEREAS, Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner; and

WHERAS, the Amended and Restated Agreement contains *inter alia* a Reverter to the City; and

WHEREAS, as currently written, the Amended and Restated Agreement requires the release of the City's Reverter upon certain performance measures being met; and

WHEREAS, as currently written, the Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the City's Reverter, which would impact the Villas Plat Owner's ability to obtain necessary financing; and

WHEREAS, the Villas Plat Owner has obtained and provided a performance bond for the site work for the Villas Plat Property, attached as Exhibit B; and

WHEREAS, the Villas Plat Owner has obtained and provided a performance bond for the vertical construction of all villas on the Villas Plat Property, attached as Exhibit C; and

WHEREAS, the Villas Plat Owner has obtained and provided a construction loan, attached hereto as Exhibit D, that is dependent upon the City's release of the Reverter within ninety (90) days of the June 12, 2025 closing of the construction loan; and

WHEREAS, the parties desire to amend the Amended and Restated Agreement as assigned and assumed to properly reflect the Villas Plat Owner as an assignee of Audubon's rights, duties and obligations and to modify certain rights and obligations as to the Villas Plat Property only.

NOW THEREFORE, for good and valuable consideration, the undersigned parties to this Amendment do hereby amend the assigned and assumed Amended and Restated Agreement as set forth herein:

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of this Agreement as if fully set forth herein verbatim.

2. **Effective Date.** This Agreement shall become effective immediately upon approval and execution by the Villas Plat Owner, the City of Fort Pierce City Commission, and the FPRA Board, whichever is later.

3. **Applicability.** The amendments stated herein are as to the Villas Plat Property only and shall not be construed as affecting or implementing the remaining property encumbered by the Amended and Restated Agreement and applicable amendments thereto.

4. **Reverter.** Section 10(b) of the Amended and Restated Agreement is amended as to the Villas Plat Property only and shall read as follows:

> The construction loan for the Phase 1 Villas Plat Property will be secured by a mortgage on the entire Villas Plat Property. Upon the closing of the foregoing construction loan, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of the Phase 1 Villas Plat Property, in accordance with the approved Site Plan for the Project, (b) confirm issuance of the performance bonds for the site work and vertical construction, as described in Paragraph 10.d below, and (c) sign an instrument releasing all of the Villas Plat Property, from the encumbrance of the Reverter, which instrument will be recorded in the public record so that the construction lender will acquire a construction mortgage encumbering all of the Villas Plat Property securing the Construction Loan free and clear of the City's Reverter.

5. **Performance Bond.** Section 10(d) of the Amended and Restated Agreement is amended as to the Villas Plat Property only and shall read as follows:

> The Villas Plat Owner shall obtain a performance bond for the construction of the site work for the Villas Plat Property that equals or exceeds the estimated cost of such construction prior to the issuance of any permits for site work. The Villas Plat Owner shall obtain a performance bond for the vertical construction of all villas on the Villas Plat Property that equals or exceeds the estimated cost of such construction prior to the issuance of any permits for any vertical construction. If any permit is extended beyond one (1) year from the date of issuance, whether by local or statutory authority, without the commencement of construction, all performance bonds shall be reviewed for updates to the estimated cost of the applicable construction, the estimated cost of which shall be reasonably agreed to by the City and the Villas Plat Owner. The performance bond shall be adjusted by the Villas Plat Owner for any increased estimated cost of construction for each performance bond. The bonds shall be in substantially the form attached hereto as **Exhibit "G"**, unless the Villas Plat Owner and the City mutually agree to a different form. Each bond shall be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded project.

6. **Partial Release of Reverter**. Through this Amendment, the Parties agree Section 10(b) and Section 10(d), both as amended above, of the Amended and Restated Agreement has been satisfied with respect to the Villas Plat Property. Therefore,

the City and FPRA desire to release their reversion interest in the Villas Plat Property only, pursuant to the Release of Reverter, attached hereto as Exhibit D and fully incorporated herein by reference. The Parties agree this release shall be binding upon the City and the FPRA and their successors and assigns and shall inure to the benefit of the Villas Plat Owner and its successors and assigns.

7. **Reporting Requirements.** Notwithstanding any provision in the Second Amendment to the contrary, the Villas Plat Owner shall provide quarterly Written Progress Updates to the City commencing September 1, 2025, and every three (3) months thereafter, on the first (1st) of each required month, and FPRA and shall make Progress Update Presentations before the City only if requested by the City or FPRA. This obligation of the Villas Plat Owner shall terminate upon the sale of the last lot (with a home) within the Villas Plat Property to an end-user.

8. **Individual Lot/Unit Sales.** Notwithstanding any provision in the Amended and Restated Agreement to the contrary, the requirement for prior notice to and approval by the City of any sale, conveyance, or transfer of all or any portion of the Property shall not apply to the sale, conveyance, or transfer of individual residential lots or dwelling units that are part of a duly recorded residential subdivision plat or condominium for the Villas Plat Property, where such lots or units are intended for sale to end users in the ordinary course of development and marketing of the residential community. Such transfers shall be deemed exempt from the notice and approval requirements set forth in Section 12 of the Amended and Restated Agreement. In addition, upon the sale of a platted lot within the Villas Plat Property with a home to an end-user and upon a Certificate of Occupancy being issued, the Amended and Restated Agreement shall automatically terminate with respect to such lot and the Villas Plat Owner shall be entitled to record an affidavit, with the Certificate of Occupancy attached, in the public records confirming that the transfer of the lot was with an end-user with a home and any title company insuring title to such lot may rely upon such affidavit for purposes of deleting the Amended and Restated Agreement from title. Should a unilateral affidavit not be accepted by the title company, the City Commission and FPRA Board authorize the City Manager and FPRA Director and the City Attorney and the Agency Attorney, respectively, to review, approve, and execute an affidavit for purposes of deleting the Amended and Restated Agreement from the title, so long as the Certificate of Occupancy is attached and all requirements herein have been met.

9. **Future Assignment/Transfer Prior to Completion.** Section 12 of the Amended and Restated Agreement is amended to require any future assignment or transfer of the Villas Plat Property through a sale, ground lease, or joint venture agreement prior to completion of the entire Project shall require at least thirty (30) days' written notice to the City with sufficient information for the City to review and approve, in its reasonable discretion, consistent with the requirements and diligence of its original award under RFQ No. 2019-003.

10. **Notice.** Any notices to be given with respect to Live Oak Holdings Group as to this Agreement or the Amended and Restated Agreement shall be in the same manner as provided in Paragraph 20 of the Amended and Restated Agreement to:

    To Villas Plat Owner:

    INB Homes
    3670 Maguire Blvd., Suite 220
    Orlando, Florida 32830
    Attn: Rainer Richter, Executive Vice President
    E-mail: R.Richter@inbhomes.com

    With a copy to:

    GODBOLD, DOWNING, BILL & RENTZ, P.A.
    222 W. Comstock Ave., Suite 101
    Winter Park, FL 32789
    Attention: Travis Rentz
    Email: trentz@gdb-law.com

11. **No Further Amendment of Amended and Restated Agreement.** Except as explicitly and specifically amended by this Amendment, the Amended and Restated Agreement shall remain in full force and effect and binding upon the Villas Plat Owner.

12. **Counterparts; Electronic Signatures.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shal1 bind the party whose signature is so received as if such signature were an original. 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.

    [Remainder of page intentionally left blank – signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the day and year first above written.

WITNESSES:

"Villas Plat Owner"

KINGS LANDING FT PIERCE, LLC, a Florida limited liability company

By: _____
Print Name: _____
Address: _____

By:_____
Print Name:_____
Title: _____

By: _____
Print Name:_____
Address: _____

STATEOF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2025,
by_____ as _____ for KINGS LANDING FT PIERCE, LLC, a Florida limited liability company. Said person did take an oath and (check one) □ is personally known to me, □ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name:_____
Commission #: _____
My Commission Expires:_____

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: _____
Print Name:_____
Address: _____

By: _____
Print Name:_____
Address: _____

By:_____
Linda Hudson, Mayor

APPROVED AS TO FORM
AND CORRECTNESS:

By:_____
Sara Hedges, City Attorney

STATEOF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____, 2025, by LINDA HUDSON, as MAYOR, for CITY OF FORT PIERCE, a municipal corporation. Said that person did take an oath and (check one) □ is personally known to me, □ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name:_____
Commission #: _____
My Commission Expires:_____

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment Agency established pursuant to Florida Statutes Chapter 163

By: _____
Print Name:_____
Address: _____

By:_____
Linda Hudson, Chairwoman

By: _____
Print Name:_____
Address: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By:_____
Sara Hedges, City Attorney

STATEOF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025 by LINDA HUDSON as CHAIRWOMAN for FORT PIERCE DEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statues Chapter 163. Said person did take an oath and (check one) □ is personally known to me, □ produced a driver's license issued by a state of the United States within the last five (5) years as identification to wit:

_____
Notary Public, State of Florida
Print Name:_____
Commission #: _____
My Commission Expires:_____

Exhibit A

Legal Description of Villas Plat Property

LEGAL DESCRIPTION

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

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

_____ [Space Above This Line For Recording Data] _____

RELEASE OF REVERTER
TO ASSIGNED AND ASSUMED AMENDED AND RESTATED
AGREEMENT FOR DEVELOPMENT OF KING'S LANDING
VILLAS PLAT PROPERTY

Date: August 12, 2025

Parties:

"**City of Fort Pierce**" is the City of Fort Pierce, a Florida municipal corporation, whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

"**FPRA**" is Fort Pierce Redevelopment Agency, a community redevelopment agency establish pursuant to Florida Statutes Chapter 163, whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

BACKGROUND

A. The City of Fort Pierce (the "City"), the Fort Pierce Redevelopment Agency (the "FPRA"), and Audubon Development, Inc. ("Audubon") entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development").

B. The City, the FPRA, and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development.

C. Audubon, the City, and the FPRA entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment").

D. Audubon, the City, and the FPRA entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

E. On January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King's Landing Project along A.E. Backus Avenue to be developed as residential villas (the "Villas Plat Property") from Audubon to Kings Landing Ft Pierce, LLC (the "Villas Plat Owner").

F. Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner.

G. The Amended and Restated Agreement contains *inter alia* a Reverter to the City and the FPRA (the "Reverter").

H. The Amended and Restated Agreement required the release of the Reverter upon certain performance measures being met.

I. The Amended and Restated Agreement was amended through an Amendment to the Assigned and Assumed Agreement for Development of King's Landing (Villas Plat) (the "Amended Assigned and Assumed Agreement (Villas Plat)"), which *inter alia* amended the performance bond and construction loan requirements for the Villas Plat Property, as described in the legal description attached hereto at Exhibit A and incorporated herein by reference, to allow the release of the Reverter as it relates to the Villas Plat Property only.

J. The City approved Resolution No. 25-R51 that authorized this Release of Reverter for the Villas Plat Property, only, and approved the Amended Assigned and Assumed Agreement (Villas Plat).

K. The FPRA approved Resolution No. 25-12 that authorized this Release of Reverter for the Villas Plat Property, only, and approved the Amended Assigned and Assumed Agreement (Villas Plat).

NOW THEREFORE, for the premises above stated and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged:

1. The City hereby irrevocably releases the Villas Plat Property, only, from the encumbrance of the Reverter.

2. The FPRA hereby irrevocably releases the Villas Plat Property, only, from the encumbrance of the Reverter.

3. Except as set forth above, the Amended and Restated Agreement and the Amended Assigned and Assumed Agreement (Villas Plat) are hereby reaffirmed in all respects and remains in full force and effect.

4. This instrument may be executed in counterparts, each of which when taken together with constitute one and the same instrument.

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: _____
Print Name:_____
Address: _____

By: _____
Print Name:_____
Address: _____

By:_____
Linda Hudson, Mayor

APPROVED AS TO FORM
AND CORRECTNESS:

By:_____
Sara Hedges, City Attorney

STATEOF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____, 2025, by LINDA HUDSON, as MAYOR, for CITY OF FORT PIERCE, a municipal corporation. Said that person did take an oath and (check one) □ is personally known to me, □ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

_____
Notary Public, State of Florida
Print Name:_____
Commission #: _____
My Commission Expires:_____

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment Agency established pursuant to Florida Statutes Chapter 163

By: _____
Print Name:_____
Address: _____

By:_____
Linda Hudson, Chairwoman

By: _____
Print Name:_____
Address: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By:_____
Sara Hedges, City Attorney

STATEOF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025 by LINDA HUDSON as CHAIRWOMAN for FORT PIERCE DEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statues Chapter 163. Said person did take an oath and (check one) □ is personally known to me, □ produced a driver's license issued by a state of the United States within the last five (5) years as identification to wit:

_____
Notary Public, State of Florida
Print Name:_____
Commission #: _____
My Commission Expires:_____

Exhibit A

Legal Description of Villas Plat Property

LEGAL DESCRIPTION

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CONTAINING 0.76 ACRES, MORE OR LESS.

SURETY BOND PROFESSIONALS INC.
YOUR BOND PARTNER

PERFORMANCE AND/OR PAYMENT BONDS ATTACHED

Attached, please find the Performance and/or Payment Bonds that you've requested. Please review these for accuracy and be certain to sign, seal, and witness as appropriate.

PLEASE NOTE that in some instances you will have to fill in the date on the bond and on the power of attorney. This is left blank intentionally as in certain cases the owner/obligee may want to fill such in themselves.

We greatly value the relationship we have established so if we can lend our support or assistance at any point in the future, do not hesitate to contact us.

If you know anyone who might benefit from our bonding services, please let us know or provide them with our contact information.

Thank you!

1661 WORCESTER ROAD, SUITE 207, FRAMINGHAM, MA 01701
PHONE: 781-559-0568 | FAX: 781-559-0569 | SURETYBONDPROFESSIONALS.COM

THE GRAY SURETY

The Gray Insurance Company
The Gray Casualty & Surety Company

Dual Obligee Rider

This Rider is to be attached to and forms a part of Bonds Number GSA01800147
(hereinafter individually referred to as "Performance Bond" or Payment Bond and collectively referred to as "Bonds")
issued by, The Gray Casualty & Surety Company, as Surety, on the 28 day of March ,2025

WHEREAS, the Principal and the Surety executed and delivered to said Primary Obligee the Bonds in connection with the contract; and

WHEREAS, the Primary Obligee has requested the Principal and the Surety to executed and deliver this Rider.

NOW, THEREFORE, the undersigned hereby agree and stipulate that **City of Fort Pierce** shall be added to the Bond as a named Obligee
(hereinafter referred to as "Additional Obligee"), subject to the conditions set forth below:

1. The Surety Shall not be liable under the Bonds to the Primary Obligee, the Additional Obligee, or any of them, unless the Primary Obligee, the Additional Obligee, or any of them, shall make payments to the Principal (or in the case the Surety arranges for completion of the Contract, to the Surety) strictly in accordance with the terms of said Contract as to payments and shall perform all other obligations to be performed under said Contract at the time and in the manner therein set forth.
2. The aggregate liability of the Surety under the Performance Bond, to any or all of the obligees (Primary and Additional Obligees), as their interests may appear, is limited to the penal sum of the Performance Bond; the Additional Obligee's rights hereunder are subject to the same defenses Principal and/or Surety have against the Primary Obligee, and the total liability of the Surety shall in no event exceed the amount recoverable from the Principal by the Primary Obligee under the Contract. All the Surety's election, any payment due under the Performance Bond may be made by joint check payable to one or more of the obligees.
3. The aggregate liability of the Surety under the Payment Bond to any or all of the obligees (Primary and Additional Obligees), and persons or entities that are entitled to make claim under the Payment Bond (hereinafter, "Claimants"), as their interests may appear, is limited to the penal sum of the Payment bond; the Additional Obligee's rights hereunder, if any, are subject to the same defenses Principal and/or Surety have against the Primary Obligee and/or Claimants under the Payment Bond. At the Surety's election, any payment due under the Payment Bond may be made by joint check payable to one or more of the obligees and/or Claimants.

Except as herein modified, the Bonds shall be and remains in full force and effect.

Signed and sealed this 28 day of March, 2025.

Principal: INB Homes
By: _____
Print: RAINER RICHTER

Surety: The Gray Casualty & Surety Company
By: _____
Print: Mark D. Leskanic, Attorney-in-Fact

Primary Obligee: Kings Landing Ft. Pierce, LLC
By: _____
Print: RAINER RICHTER

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GSA01800147 **Principal:** INB Homes

Project: 22-310 - Villas at Kings Landing - Site Work

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Mark D. Leskanic, Lauren Leskanic, Bette A. Botticello, Colin Warner, Matthew Leskanic, and Greg Angel of Natick, Massachusetts jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this day of , 2025 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this day of , 2025 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Bond Number: GSA01800147

AIA® Document A312™ – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)
INB Homes
3670 Maguire Blvd., Suite 220
Orlando, FL 32803

SURETY:
(Name, legal status and principal place of business)
The Gray Casualty & Surety Company
P.O. Box 6202
Metairie, LA 70009 - 6202

OWNER:
(Name, legal status and address)
Kings Landing Ft. Pierce, LLC
3670 Maguire Blvd., Suite 220
Orlando, FL 32803

CONSTRUCTION CONTRACT
Date: , 2025

Amount: Eight Hundred Sixty-Eight Thousand Six Hundred Seventy-Eight and 58/100 Dollars ($868,678.58)

Description:
(Name and location)
22-310 - Villas at Kings Landing - Site Work

BOND
Date: March 28th , 2025
(Not earlier than Construction Contract Date)

Amount: Eight Hundred Sixty-Eight Thousand Six Hundred Seventy-Eight and 58/100 Dollars ($868,678.58)

Modifications to this Bond: ☐ None ☑ See Section 16

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
INB Homes
Signature:
Name and Title: Rainer Richter EVP

SURETY
Company: *(Corporate Seal)*
The Gray Casualty & Surety Company
Signature:
Name and Title: Mark D. Leskanic, Attorney-In-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
Surety Bond Professionals, Inc.
1661 Worcester Road, Suite 207
Framingham, MA 01701

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

Dual Obligee Rider

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:		Signature:	
Name and Title:		Name and Title:	
Address		Address	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Bond Number: SPA151160_001

AIA® Document A312™ – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)
Innovative Nationwide Builders
3670 Maguire Blvd., Suite 220
Orlando, FL 32803

SURETY:
(Name, legal status and principal place of business)
Siriuspoint America Insurance Company
1 World Trade Ctr, 285 Fulton St., 47th Floor, Suite 47J
New York, NY 10007

OWNER:
(Name, legal status and address)
Kings Landing Ft Pierce LLC
3670 Maguire Blvd, Suite 220
Orlando, FL 32803

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

CONSTRUCTION CONTRACT
Date: August 14, 2025

Amount: Eight Million Two Hundred Thousand & 00/100 Dollars ($8,200,000.00)

Description:
(Name and location) Kings Landing Villas

BOND
Date: September 26, 2025
(Not earlier than Construction Contract Date)

Amount: Eight Million Two Hundred Thousand & 00/100 Dollars ($8,200,000.00)

Modifications to this Bond: ☐ None ☑ See Section 16

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Innovative Nationwide Builders
Signature:
Name and Title: Mark Rosenwasser, CEO

SURETY
Company: *(Corporate Seal)*
Siriuspoint America Insurance Company
Signature:
Name and Title: Mark D. Leskanic, Attorney-in-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
Surety Bond Professionals, Inc.
1661 Worcester Road, Suite 207
Framingham, MA 01701

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

DUAL OBLIGEE RIDER

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:		Signature:	
Name and Title:		Name and Title:	
Address		Address	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

SiriusPoint America Insurance Company
1 World Trade Ctr, 185 Fulton Street
47th Floor, Suite 47 J
New York, NY 10007

DUAL OBLIGEE RIDER

This Rider is executed concurrently with and shall be attached to and form a part of bond No. SPA151160_001

WHEREAS, on or about the 14th day of August, 2025, Innovative Nationwide Builders (hereinafter called the "Principal"), entered into a written agreement with Kings Landing Ft Pierce LLC (hereinafter called the "Primary Obligee") for the construction of the Kings Landing Villas (hereinafter called the "Contract"); and

WHEREAS, Principal is required by the Contract to provide a bond and Primary Obligee has requested that City of Fort Pierce, be named as an additional obligee under the bond; and

WHEREAS, Principal and SiriusPoint America Insurance Company (hereinafter referred to as "Surety") have agreed to execute and deliver this Rider in conjunction Bond No. SPA151160_001 (hereinafter referred to as "Bond")

NOW, THEREFORE, the undersigned hereby agree and stipulate that City of Fort Pierce shall be added to said bond as a named obligee (hereinafter referred to as "Additional Obligee"), subject to the conditions set forth below:

1. The Surety shall not be liable under the Bond to the Primary Obligee, the Additional Obligee, or any of them, unless the Primary Obligee, the Additional Obligee, or any of them, shall make payments to the Principal (or in the case the Surety arranges for completion of the Contract, to the Surety) strictly in accordance with the terms of said Contract as to payments and shall perform all other obligations to be performed under said Contract at the time and in the manner therein set forth.

2. The aggregate liability of the Surety under the Bond, to any or all of the obligees (Primary and Additional Obligees), as their interests may appear, is limited to the penal sum of the Bond; the Additional Obligee's rights hereunder are subject to the same defenses Principal and/or Surety have against the Primary Obligee, and the total liability of the Surety shall in no event exceed the amount recoverable from the Principal by the Primary Obligee under the Contract. At the Surety's election, any payment due under the bond may be made by joint check payable to one or more of the obligees.

3. The Surety may, at its option, make any payments under said Bond by check issued jointly to all of the obligees.

Except as herein modified, the Bond shall be and remains in full force and effect. Signed this 26th day of September, 2025.

(Principal)

Innovative Nationwide Builders

By: _____

SIRUISPOINT AMERICA INSURANCE COMPANY

By: _____
Mark D. Leskanic
Attorney-in-Fact

Bond Number: SPA151160_001

AIA® Document A312™ – 2010

Payment Bond

CONTRACTOR:
(Name, legal status and address)
Innovative Nationwide Builders
3670 Maguire Blvd., Suite 220
Orlando, FL 32803

SURETY:
(Name, legal status and principal place of business)
Siriuspoint America Insurance Company
1 World Trade Ctr, 285 Fulton St., 47th Floor, Suite 47J
New York, NY 10007

OWNER:
(Name, legal status and address)
Kings Landing Ft Pierce LLC
3670 Maguire Blvd, Suite 220
Orlando, FL 32803

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

CONSTRUCTION CONTRACT
Date: August 14, 2025

Amount: Eight Million Two Hundred Thousand & 00/100 Dollars ($8,200,000.00)

Description:
(Name and location) Kings Landing Villas

BOND
Date: September 26, 2025
(Not earlier than Construction Contract Date)

Amount: Eight Million Two Hundred Thousand & 00/100 Dollars ($8,200,000.00)

Modifications to this Bond: ☑ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
Innovative Nationwide Builders

Signature: _____
Name and Title: Mark Roschmessier, CEO

SURETY
Company: *(Corporate Seal)*
Siriuspoint America Insurance Company

Signature: _____
Name and Title: Mark D. Leskanic, Attorney-in-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
Surety Bond Professionals, Inc.
1661 Worcester Road, Suite 207
Framingham, MA 01701

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- **.1** have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- **.2** have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- **.1** the name of the Claimant;
- **.2** the name of the person for whom the labor was done, or materials or equipment furnished;
- **.3** a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- **.4** a brief description of the labor, materials or equipment furnished;
- **.5** the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- **.6** the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- **.7** the total amount of previous payments received by the Claimant; and
- **.8** the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:		Signature:	
Name and Title:		Name and Title:	
Address		Address	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK

SURNAT01_0623

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27,2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

Greg Angel, Bette A Botticello, Lauren Leskanic, MarkD Leskanic, Matthew Leskanic, Colin Warner

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

$62,687,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.

SiriusPoint America Insurance Company

SIRIUSPOINT AMERICA INSURANCE COMPANY CORPORATE SEAL 1979 NEW YORK

Paul Mihulka
President

State of New York
County of New York

On this tenth day of October 2024, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

SUSAN HISCOCK
Notary Public - State of New York
NO. 01HI6444797
Qualified in Richmond County
My Commission Expires Dec 5, 2026

Susan Hiscock
Notary Public
My Commission expires Dec. 5, 2026

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 26th day of September , 2025

SIRIUSPOINT AMERICA INSURANCE COMPANY CORPORATE SEAL 1979 NEW YORK

Paul Mihulka
President

Docusign Envelope ID: B975F502-852F-4F95-9776-4302F86A8EE0

THIS IS A COPY
This is a copy view of the Authoritative Copy held by the designated custodian

Loan No.: G25018254

CONSTRUCTION LOAN AGREEMENT

THIS CONSTRUCTION LOAN AGREEMENT (this "**Agreement**") is entered into as of 6/12/2025 (the "**Closing Date**") by KINGS LANDING FT PIERCE LLC, a Florida limited liability company ("**Borrower**"), and GENESIS CAPITAL, LLC, a Delaware limited liability company ("**Lender**").

R E C I T A L S

A. Borrower has requested that Lender make a loan to it in the aggregate principal amount of up to $6,417,600.00 (the "Loan").

B. Lender is willing to make the Loan to Borrower subject to the terms and conditions hereof.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, Lender and Borrower hereby agree as follows.

1. CERTAIN DEFINITIONS. Capitalized terms not otherwise defined in the body of this Agreement shall have the meanings set forth in the definitions exhibit attached hereto as Exhibit A.

2. LOAN; GENERAL.

2.1 Loan. Subject to the terms and conditions of this Agreement, Lender agrees to lend to Borrower and Borrower agrees to borrow the principal sum of $6,417,600.00 said sum to be evidenced by the Note and which shall be repaid in accordance with the terms of the Note and the other Loan Documents. The Loan is not a revolving credit line, and no payments or credits shall increase the maximum amount of advances available from the Loan.

2.2 Purpose. Amounts disbursed to or on behalf of Borrower pursuant to the Note shall be used for the construction of the Property and the Project and for such other purposes and uses as may be permitted under this Agreement and the other Loan Documents.

2.3 Grant of Security Interest in Property. The Note shall be secured, in part, by the Security Instrument encumbering certain real property and improvements as described therein.

2.4 Advances.

(a) **Initial Advance**. Subject to the provisions of this Agreement, upon written request by Borrower, pursuant to Section 3.1 below, Lender shall make the Initial Advance to Borrower on the Closing Date.

(b) **Construction Advances**. Subject to the provisions of this Agreement, upon written request by Borrower, Lender shall make a Construction Advance to Borrower, from time to time, within two (2) Business Days after all

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conditions precedent to making a Construction Advance (including those set forth in Sections 3.1 and 3.2 below), have been met.

(c) **Limitations**.

(i) Notwithstanding any other provision of this Agreement to the contrary, the aggregate amount of all Advances at any one time outstanding (with the exception of any Protective Advances (as hereinafter defined)) shall not exceed the amount of the Loan, and in no event shall the total Committed Loan Funds, as of such date of determination, exceed the maximum amount of the Loan.

(ii) Unless otherwise permitted by Lender, Advances shall be made (if at all) not more frequently than one (1) time in any calendar week and in a manner consistent with this Agreement and the Loan Budget.

(iii) In no event shall Lender be obligated to make Advances in excess of the percentage of construction completed as certified by Lender's inspector. The maximum amount of advances which Borrower may request for the Project or for any component or phase thereof shall be as set forth in the Loan Budget.

(iv) If required by Lender in its sole and absolute discretion, all Advances shall be made into an account of Borrower that is subject to the Deposit Account Control Agreement.

(v) Lender shall not be obligated to disburse Loan proceeds for the payment of any cost if the amount of such cost, together with the amounts of other costs included within the same "line-item" in the Loan Budget for which requests for advances have previously been submitted and approved, exceeds the amount set forth in the Loan Budget for such line-item, unless Borrower furnishes to Lender documentary evidence satisfactory to Lender that any such excess cost is offset by a reduction, in nature satisfactory to Lender, of at least an equal amount in another line-item in the Loan Budget, and Lender approves a revision to the Loan Budget.

2.5 Loan Fees and Expenses. A non-refundable loan fee of 1.00% of the maximum principal amount of the Note as of the date hereof shall be earned by Lender upon execution of the Loan Documents and shall be due and payable by Borrower on the date hereof. In addition, Borrower shall pay to Lender, on the date hereof, those certain amounts referenced in the settlement statement approved by Lender in connection with the closing of the Loan.

2.5.1 Multiple Units. If the Property consists of more than one (1) Units (as such term is defined in the attached Exhibit E), the provisions of Exhibit E shall apply to this Agreement.

3. ADVANCES.

3.1 Closing Conditions; Advances. Lender's obligation to make any Advances (including the Initial Advance, if any) or take any other action under the Loan Documents shall be

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subject at all times to satisfaction of each and every one of the following conditions precedent in Lender's discretion:

(a) Receipt and approval by Lender of an executed original of this Agreement, each of the Loan Documents, and any and all other documents, instruments, policies and forms of evidence or other materials which are required pursuant to this Agreement or any of the other Loan Documents or as otherwise required by Lender, each in form and content acceptable to Lender;

(b) There shall exist no Default or Event of Default under this Agreement or any of the Loan Documents;

(c) The Security Instrument is a valid lien upon the Property and is prior and superior to all other liens and encumbrances thereon except those approved by Lender in writing (and, for the avoidance of doubt, the only liens or encumbrances affecting the Property are the Permitted Encumbrances);

(d) No Balancing Event (as defined below) shall then exist;

(e) Lender shall have received and approved a final Loan Budget;

(f) Lender shall have received and approved the following: (i) a written appraisal prepared in conformance with the requirements of FIRREA, as well as any other applicable rules or regulations from any and all applicable governmental authorities (subject to review and adjustment by Lender consistent with Lender's standard practices); (ii) evidence of the insurance coverage required under this Agreement; (iii) if requested by Lender, a soils and geology report for the Property; (iv) a Site Assessment with respect to the Property; (v) two (2) sets of the Plans and Specifications, certified as complete by the architect, together with evidence of all necessary or appropriate approvals of governmental agencies or private parties; (vi) copies of all agreements which are material to Completion of the Project, and, at Lender's option, an assignment of each and a Design Professional Consent from any applicable parties; (vii) copy of the General Contractor Agreement executed by Borrower in connection therewith with a Lender-approved General Contractor and, if required by Lender, a General Contractor Consent from such party (viii) copies of all Project Permits; (ix) copies of any initial study, negative declaration, mitigated negative declaration, environmental impact report, notice of determination or notice of exemption prepared, adopted, certified or filed by or with any governmental agency in connection with the Property and Project; (x) copies of all Lender-approved Trade Contracts then in effect for the Project and, if required by Lender, an executed Trade Contractor Consent for each Trade Contractor who is to receive proceeds of any Construction Advance; (xi) a list of all Project Documents in effect for the Project as of the date of such request for Advance and copies of all such Project Documents (including any new Project Documents and any Change Orders to any Project Documents, in each case, executed after the Closing Date or the date of the last Advance Request, as the case may be), and Lender shall have approved of any Change Order (to the extent Lender's approval is required hereunder) with respect to a Project Document for which Borrower is requesting a payment; and (xii) if requested by Lender, any seismic reports on the Property;

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(g) Borrower shall have presented evidence satisfactory to Lender that it has contributed equity in the Property and Project in the amount in the Loan Budget;

(h) Borrower shall have (i) provided any costing review documents requested or required by Lender, which costing review documents shall be subject to the review and approval of Lender's consultant and engineering team, (ii) paid a costing review fee in the amount required by Lender, and (iii) to the extent required by Lender based on the results of the costing review, funded any additional equity in the amount reasonably required by Lender;

(i) The representations and warranties contained in this Agreement shall be true and correct as of the Closing Date and as of the date of each Advance or any other amounts pursuant to the Loan Documents;

(j) If required by Lender, Lender shall have received evidence that each of Borrower and Guarantor is in good standing (and if applicable, duly qualified as a foreign entity) in the state in which such entities are organized as of the date hereof and the states where such entities conduct business;

(k) Lender shall have received a commitment by a title company to issue the Title Policy (together with copies of all exceptions) in form and substance acceptable to Lender;

(l) If required by Lender, Lender shall have received legal opinions issued by counsel for Borrower and each other Borrower Party, as required by Lender;

(m) If required by Lender, Lender shall have received current Uniform Commercial Code searches for Borrower and each other Borrower Party, and, if required by Lender, the immediately preceding owner of the Property;

(n) If required by Lender, Lender shall have received evidence of insurance as required by this Agreement;

(o) No condemnation or adverse zoning or usage change proceeding shall have occurred or shall have been threatened against the Property; the Property shall not have suffered any significant damage by fire or other casualty which has not been repaired; no law, regulation, ordinance, moratorium, injunctive proceeding, restriction, litigation, action, citation or similar proceeding or matter shall have been enacted, adopted, or threatened by any governmental authority, which would have a Material Adverse Effect;

(p) Borrower shall have paid or reimbursed all of Lender's outstanding fees and expenses (including the out-of-pocket fees and expenses of Lender's construction consultant(s), if any, and all other out-of-pocket fees, costs and expenses of Lender (including any draw fees and any fees and expenses of outside legal counsel) relating to the Loan, to the extent then due and payable, as well as all fees and commissions payable to real estate brokers, mortgage brokers, or any other brokers or agents in connection with the Loan or the acquisition of the

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Property, evidence of such payment to be accompanied by any waivers or indemnifications deemed necessary by Lender;

(q) The Property shall comply in all material respects with all Legal Requirements;

(r) Such other documents or items as Lender or its counsel may require in their sole and absolute discretion (including credit and litigation information on Borrower and each other Borrower Party); and

(s) Lender shall have received and approved organizational documents, resolutions, certificates and consents with respect to Borrower (and the partners, members, managers or joint venturers of Borrower (if any)), all Guarantors (and the partners, members, managers or joint venturers of all such Guarantors (if any)), and such other related entities as Lender may require.

3.2 Request for Construction Advance; Additional Conditions. With respect to each Advance Request for a Construction Advance, each of the following conditions must be met prior to any such Advance being funded:

(a) Borrower shall (i) have obtained from the title company that issued the Title Policy (to the extent available in the applicable jurisdiction), a continuation of title endorsement (and if such endorsement is not available, such other evidence as may be required by Lender, including an updated title report) showing title to the Property vested in Borrower, with no subordinate items and with no exceptions to title of such Property other than Permitted Encumbrances (with affirmative insurance that no Taxes are delinquent, no mechanic's or supplier's liens have attached (or if inchoate mechanic's or supplier's liens have, that they are subordinate to the lien of the Security Instruments encumbering the Property), and, if available and applicable, that neither public nor private conditions, covenants or restrictions, if any, affecting the Property have been violated); (ii) if required by Lender, in its sole discretion, a title update endorsement issued concurrently with each Advance; and (iii) any other endorsements Lender may reasonably require in connection with such Advance; in each such case as required by Lender and at Borrower's sole cost and expense;

(b) Lender shall have received a certificate of Borrower with respect to any construction work constituting the applicable Project Expenditures to be funded by such Advance (a) certifying that whatever portion of such work has been completed to date has been completed in a good and workmanlike manner in accordance with all applicable Legal Requirements and the Lender-approved Plans and Specifications therefor, (b) including (with the Advance Request) a copy of any license, permit or other approval by any Governmental Authority required to commence the applicable Project Expenditures for which such Advance is sought, (c) including copies of all bills, invoices, receipts and other documentation requested by Lender to be reimbursed or paid by such Advance, (d) identifying each Person that supplied materials or labor in connection with the Project Expenditures to be funded by the requested Advance, (e) certifying that each such Person has been paid in full or will be paid in full in respect of such work promptly after receipt of such Advance, (f) accompanied by conditional lien waivers or other evidence of lien release upon payment satisfactory to Lender, (g) stating that all

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prior Advances (if any) have been spent on the expenses for which such Advances were made, (h) including a reconciliation by Borrower of the progress and cost of the completion of the Project through the date of such Advance Request with the Project Schedule and the Loan Budget, together with a projection of such progress and cost through to Completion, (i) including an anticipated cost report in a form reasonably acceptable to Lender, which indicates the costs anticipated to Complete the Project, after giving effect to costs, if any, incurred during the previous month (or the date of the last preceding Advance Request, as the case may be) (including a description of any reasonably projected cost overruns), (j) including a list of reasonably anticipated Change Orders to the Project Documents that may be made within the ensuing sixty (60) days after such Advance Request (regardless as to whether Lender's approval is required for any such Change Order), and (k) certifying that no Balancing Event then exists;

(c) Lender shall have received evidence satisfactory to it that Borrower has paid (or will pay concurrently with the funding of such Advance), from its own funds, the actual cost of the applicable Project Expenditure(s) less the amount to be advanced by Lender hereunder for such Project Expenditure(s) (it being agreed that if required by Lender, such amount shall be paid to Lender, and Lender shall pay the applicable invoice from such funds and such Advance);

(d) Lender shall have determined that the applicable work with respect to which the Advance has been requested has been completed in good and workmanlike manner in accordance with all applicable Legal Requirements and the Lender-approved Plans and Specifications;

(e) Lender shall have determined that the amount of unfunded Advances available to Borrower hereunder for the payment of all of the work comprising the Project that have not been completed, based on the applicable Committed Loan Funds as compared to all Advances that have been made prior to such date of determination for the Project, is not less than the amount actually necessary (as determined by Lender) to pay for the cost of all such work comprising the Project that has not been completed through the completion thereof (the failure of the foregoing to be true, a "**Balancing Event**") (or Borrower shall have delivered immediately available funds to Lender in the amount of such difference, which funds shall be held in a Reserve Account and disbursed to Borrower for the payment of Project Expenditures prior to the making of any further Advances for the payment of such Project Expenditures);

(f) Each requested Advance may be reduced by the Retainage applicable to such costs, and the amount of all such Retainage shall be advanced to Borrower only upon the Completion of the Project; provided, however, at Lender's sole option, Lender may withhold from the final disbursement of Loan proceeds the entire amount of the Retainage in lieu of reducing each individual Advance by the amount of the Retainage;

(g) The portion of the Loan Budget shown as being allocated as a contingency reserve ("Contingency Reserve"), and any increases in the Contingency Reserve pursuant hereto, shall be reallocated to such other line items in the Loan Budget as Borrower shall, from time to time, request in writing and Lender shall approve in its sole and absolute discretion. After any such

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reallocation, the portion of the Contingency Reserve that has been reallocated will be disbursed in accordance with the provisions governing the disbursement of Loan proceeds (including the conditions and restrictions set forth in this Section 3). If the actual cost or a revised guaranteed cost of a line item is less than the maximum amount of the Loan Budget allocated to any such line item, then any such excess amounts may be reallocated to the Contingency Reserve from time to time upon Borrower's written request and Lender's approval in its sole and absolute discretion. The reallocation, depletion, refusal of Lender to increase, reallocate or deplete the Contingency Reserve shall not release Borrower from any of Borrower's obligations under the Loan Documents;

(h) No Advances shall be made for Stored Materials unless (A) Lender shall have reasonably determined that the Stored Materials Conditions have been satisfied with respect to such Stored Materials (and that they remain satisfied with respect to any subsequent Advance for Stored Materials) and (B) Lender otherwise approves of such Advance, which approval Lender may grant or withhold in its sole discretion;

(i) At Lender's option, Lender shall have approved of "subguard" insurance policies with respect to each Trade Contract, to the extent a copy of such Trade Contract is requested by Lender, with respect to which such Advance is requested, and the same shall then be in full force and effect;

(j) Lender has determined that the Project is progressing in material compliance with the Project Schedule;

(k) All Advance Requests shall clearly identify any amounts requested for payment to an Affiliate. Unless expressly set forth in the then effective Loan Budget or this Agreement, no developer's, management, consulting or brokerage fee or commission, developer profit or other payment to any Affiliate shall be paid directly or indirectly from any proceeds of the Loan without Lender's prior written approval; and

(l) For each Subsequent Advance, Borrower shall pay a draw fee of $100.00 per Advance and Lender shall order inspections with photographs of the Property. The draw fee for each Subsequent Advance shall be added to the payoff amount of the Loan.

Each Advance Request delivered by Borrower to Lender, whether to request an Initial Advance or any Subsequent Advance, shall be deemed to be a representation and warranty that (i) the information contained in the Advance Request is true and correct in all material respects, (ii) no Default or Event of Default has occurred or is continuing under any of the Loan Documents and (iii) all representations and warranties under this Agreement and the other Loan Documents are true, correct and complete and not misleading in any respect on the date of such Advance Request, as if such representations and warranties were made on such date.

3.3 Full Repayment and Reconveyance, Satisfaction or Release. Upon receipt of all sums owing and outstanding under the Note and the Loan Documents, and the full performance of all other obligations secured by the Security Instrument, Lender shall reconvey, satisfy or release the Property from the lien of the Security Instrument and terminate any assignment of leases and rents or UCC-financing statements related to the Collateral; provided,

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however, that all of the following conditions shall be satisfied at the time of, and with respect to, such reconveyance, satisfaction or release: (a) Lender shall have received all escrow, closing and recording costs, the costs of preparing and delivering such reconveyance, satisfaction or release, the payment of any and all sums then due and payable under the Loan Documents, and the full payment and performance of all other obligations secured by the Security Instrument, including those set forth in the Note and the Security Instrument; and (b) Lender shall have received a written release satisfactory to Lender of any set aside letter, letter of credit or other form of undertaking which Lender has issued to any surety, governmental agency or any other party in connection with the Loan or the Property. Lender's obligation to make further disbursements under the Loan shall terminate as to any portion of the Loan undisbursed as of the date of issuance of such reconveyance, satisfaction or release, and any commitment of Lender to lend any undisbursed portion of the Loan shall be cancelled. For avoidance of doubt, the Property may not be sold by Borrower unless it is released (and the required payment is made) pursuant to this Section prior to or concurrently with such sale.

3.4 Balancing Event. At any time Lender shall have determined that a Balancing Event exists, Borrower shall deliver to Lender, within five (5) Business Days after Lender's written demand therefor, immediately available funds in the amount necessary to cause such Balancing Event to no longer exist. Such amounts will be held in a deposit account established by Lender from time to time (the "Project Expenditure Reserve Account"). So long as no Event of Default then exists, the funds in the Project Expenditure Reserve Account shall be disbursed by Lender at Borrower's request in connection with the making of a Construction Advance for Project Expenditures pursuant to this Section 3 in the same manner subject to all terms and conditions applicable thereto, and notwithstanding anything to the contrary contained in this Agreement or in any other Loan Document, after the occurrence and during the continuance of a Balancing Event, all funds in the Project Expenditure Reserve Account (if any) shall be fully disbursed to Borrower prior to the making of any further Construction Advances for Project Expenditures.

3.5 Interest Reserve. To the extent Lender requires a reserve for payments of interest accrued on the outstanding principal balance of the Loan (whether included in the Loan Budget or otherwise), then (a) amounts from such interest reserve shall be disbursed as determined by Lender and subject to any applicable disbursement conditions in this Agreement; (b) if any time the interest reserve is insufficient or unavailable to pay all accrued interest, Borrower agrees to pay all accrued interest when due and payable; and (c) depletion of such interest reserve shall not release Borrower from any of Borrower's obligations to pay interest accruing under the Note. Borrower hereby irrevocably authorizes Lender to make any interest payment on Borrower's behalf by debiting the interest reserve in the amount of the payment and applying the debited amount to accrued and unpaid interest on the Loan, and Lender will automatically debit the interest reserve each month to satisfy such accrued and unpaid interest so long as there are sufficient funds remaining in the interest reserve. For the avoidance of doubt, interest will accrue on amounts debited from the interest reserve from the date such funds are advanced.

3.6 Recourse. The Loan shall be full recourse to Borrower and all of its assets, whether now owned or hereafter acquired or in which Borrower otherwise has an interest, and all proceeds thereof.

3.7 ACH. Upon the earlier of (a) all interest reserve funds, if any, having been disbursed from the interest reserve account, or (b) any extension of the Loan, Borrower covenants

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and agrees to use the Federal Banking System's ACH program to remit all regular monthly debt service payments under the Note.

4. PAYMENT. All payments shall be made pursuant to the terms and conditions of the Note and the other Loan Documents.

5. REPRESENTATIONS AND WARRANTIES.

5.1 Borrower Representations. Borrower represents and warrants as of the date hereof and as of the date of each Advance that:

5.1.1 Authority/Enforceability. Each Borrower Party is in compliance with all laws and regulations applicable to its organization, existence and transaction of business and has all necessary rights and powers and organizational authority to own, develop and operate the Property and improvements as contemplated by the Loan Documents.

5.1.2 Binding Obligations. Each applicable Borrower Party is authorized to execute, deliver and perform its obligations under the Loan Documents, and such obligations shall be valid and binding obligations of the applicable Borrower Party.

5.1.3 Formation and Organizational Documents. Borrower has delivered to Lender all formation and organizational documents of Borrower, the general partner or managing member of Borrower, and of all Guarantors of the Loan, if any, and all such formation and organizational documents remain in full force and effect and have not been amended or modified since they were delivered to Lender. Borrower shall immediately provide Lender with copies of any amendments or modifications of the formation or organizational documents. Borrower shall not, without the prior written consent of Lender, modify or amend its operating agreement or partnership agreement or other organizational documents in any way that would have an adverse effect on its ability to own and operate the Property or to perform under the Loan Documents.

5.1.4 No Proceedings or Litigation. Except as disclosed to Lender in writing, there are no claims, actions, suits, or proceedings pending, or, to Borrower's knowledge, threatened, against Borrower or affecting the Property.

5.1.5 No Defaults. No Borrower Party is in default with respect to any order or decree of any court or any order, regulation or demand of any Governmental Authority, which default is reasonably expected to have consequences that would materially and adversely affect the condition (financial or other) or operations of any the Property or might have consequences that would materially or adversely affect Borrower Party's performance hereunder or under any of the Loan Documents.

5.1.6 Consents. No consent, approval, authorization or order of any court or Governmental Authority is required for the execution, delivery and performance by any Borrower Party of, or compliance by any Borrower Party with, this Agreement or any other Loan Document or the consummation of the transactions contemplated hereby, other than those which have been obtained by the applicable Borrower Party.

5.1.7 Title. Borrower is the record and beneficial owner of, and has good and marketable title to, the Property, free and clear of all Liens whatsoever other than the Permitted Encumbrances, and lawfully holds and possesses the Property and has the right to

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encumber the same. Without limiting the generality of the foregoing, Borrower has not granted any option or right of first refusal or first opportunity to any party to acquire any interest in the Property. The Security Instrument, when recorded, will create valid, perfected first-priority security interest in and to the Property and the Collateral in favor of Lender. To the extent Lender requires Borrower to enter into the Equity Owner Pledge, the Equity Owner Pledge, together with the Uniform Commercial Code financing statements required to be filed in connection therewith, will create valid, perfected first-priority security interests in and to the ownership interests in Borrower.

5.1.8 No Plan Assets. As of the date hereof and throughout the term of the Loan (a) each Borrower Party is not and will not be an "employee benefit plan," as defined in Section 3(3) of ERISA, subject to Title I of ERISA, (b) none of the assets of any Borrower Party constitutes or will constitute "plan assets" of one or more such plans within the meaning of 29 C.F.R. Section 2510.3 101, (c) each Borrower Party is not and will not be a "governmental plan" within the meaning of Section 3(32) of ERISA, and (d) transactions by or with any Borrower Party are not and will not be subject to state statutes regulating investment of, and fiduciary obligations with respect to, governmental plans.

5.1.9 Compliance. Borrower and the Property and the current use thereof comply in all material respects with all applicable Legal Requirements, including, without limitation, building and zoning ordinances and codes. Neither Borrower nor any other Borrower Party is in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority. Neither Borrower nor any other Borrower Party has committed any act that may give any Governmental Authority the right to cause Borrower or any Borrower Party to forfeit the Property or any part thereof or any monies paid in performance of Borrower's Obligations under any of the Loan Documents.

5.1.10 Financial Information. All financial data, including, without limitation, the statements of cash flow and income and operating expense and any proposed budget, that have been delivered to Lender in respect of Borrower, the other Borrower Parties, the Property or the Project fairly present the financial condition of Borrower, each other Borrower Party, the Property and the Project, as applicable, as of the date of such reports and have been prepared in accordance with GAAP, a cash basis accounting method, or other generally accepted accounting principles approved by Lender (in Lender's commercially reasonable discretion), and consistently applied, throughout the periods covered, except as disclosed therein. Except as disclosed therein, neither Borrower nor any other Borrower Party has any contingent liabilities, liabilities for taxes, unusual forward or long term commitments or unrealized or anticipated losses from any unfavorable commitments that are known to Borrower or any other Borrower Party. Since the date of the financial statements (including any proposed budget), there has been no material adverse change in the financial condition, operations or business of Borrower, any other Borrower Party, the Property or the Project from that set forth in said financial statements.

5.1.11 Single Purpose. Unless otherwise permitted by Lender, Borrower hereby represents and warrants to, and covenants with, Lender that as of the date hereof and until such time as the Debt shall be paid in full (provided, however, that nothing in this Section shall require any shareholder, partner or member of Borrower or Equity Owner to make additional capital contributions to either of them): (a) Borrower has not owned nor will own any asset or property other than (i) the Property, and (ii) incidental personal property necessary for the ownership thereof; (b) Borrower has not engaged nor will engage in any business other than the acquisition, ownership, management, development, operation, renovation and sale of the Property. Each of Borrower and Equity Owner will conduct and operate its business as presently

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conducted and operated; (c) Borrower has not incurred nor will incur any Indebtedness except as provided in the Loan Documents; (d) Borrower has not made nor will make any loans or advances to any third party (including any Affiliate of Borrower); (e) each of Borrower and Equity Owner is solvent and will pay its debts and liabilities (including, as applicable, shared personnel and overhead expenses) from its own assets as the same shall become due; (f) each of Borrower and Equity Owner has done or caused to be done and will do all things necessary to observe organizational requirements and formalities and preserve its existence, and neither Borrower nor Equity Owner will amend, modify or otherwise change its certificate, partnership agreement, articles of incorporation and bylaws, operating agreement, trust or other organizational documents without the prior consent of Lender in any manner that (i) violates the single purpose covenants set forth in this Section, or (ii) amends, modifies or otherwise changes any provision thereof that by its terms cannot be modified at any time when the Loan is outstanding or by its terms cannot be modified without Lender's consent; (g) Borrower will (i) maintain all of its books, records, financial statements and bank accounts separate from those of its Affiliates and any constituent party, (ii) not cause or permit its assets to be listed as assets on the financial statement of any other Person, provided, however, that Borrower's assets may be included in a consolidated financial statement of its Affiliates provided that such assets shall be listed on Borrower's own separate balance sheet, (iii) except to the extent Borrower is disregarded for tax purposes, file its own tax returns (to the extent Borrower is required to file any such tax returns) and will not file a consolidated federal income tax return with any other Person, and (iv) maintain its books, records, resolutions and agreements as official records; (h) Borrower has been, and at all times will hold itself out to the public as, a legal entity separate and distinct from any other entity (including any Affiliate or any constituent party thereof). Borrower shall conduct business in its own name, shall not identify itself or any of its Affiliates as a division or part of the other and shall maintain and utilize separate stationery, invoices and checks bearing its own name; (i) neither Borrower nor Equity Owner will seek or effect its dissolution, division, winding up, liquidation, consolidation or merger, in whole or in part; (j) Borrower will not commingle its funds and other assets with those of any Affiliate or constituent party or any other Person, and Borrower will hold all of its assets in its own name; (k) Borrower has and will maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any Affiliate or constituent party or any other Person; (l) Borrower will not guarantee nor become obligated for the debts of any other Person nor will either hold itself out to be responsible for or have its credit available to satisfy the debts or obligations of any other Person; (m) Borrower will not permit any Affiliate or constituent party independent access to its bank accounts; (n) Borrower shall pay the salaries of its own employees (if any) from its own funds and maintain a sufficient number of employees (if any) in light of its contemplated business operations; (o) Borrower shall compensate each of its consultants and agents from its funds for services provided to it and pay from its own assets all obligations of any kind incurred; (p) Borrower is and will remain organized in the State in which it was formed as a limited liability company; (q) no indemnity payment from the funds of Borrower or Equity Owner (as distinct from funds from other sources such as insurance) of any indemnity under any agreement (other than the Loan Documents) to which Borrower or any Equity Owner may be a party (including under such party's organizational documents) shall be payable from amounts allocable to any other Person, including Lender, pursuant to any of the Loan Documents, and (r) neither Borrower nor Equity Owner nor any other Person on behalf of Borrower shall, without the affirmative vote of one hundred percent (100%) of the members, partners or stockholders of Borrower: (i) institute proceedings to be adjudicated bankrupt or insolvent, (ii) consent to the institution of bankruptcy or insolvency proceedings against it; (iii) file a petition seeking, or consenting to, reorganization or relief under applicable federal or state law relating to bankruptcy; (iv) consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of Borrower or a substantial part of its property; (v) make any assignment for the benefit of creditors; (vi) admit in writing its inability to

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pay its debts generally as they become due or declare or effect a moratorium on its debts; or (vii) take any action in furtherance of any such action (each of the actions described in the foregoing clauses (i) through (vii), with respect to any individual or entity, are referred to herein as a "Bankruptcy Action").

5.1.12 Tax Filings. Each of Borrower and Equity Owner has filed (or has obtained effective extensions for filing) all federal, state and local tax returns required to be filed and has paid (unless they are not yet past due) or made adequate provision for the payment of all federal, state and local taxes, charges and assessments payable thereby. Each of Borrower and Equity Owner believes that its tax returns (if any) properly reflect the income and taxes of Borrower or Equity Owner, as applicable, for the periods covered thereby.

5.1.13 Solvency. Borrower (a) has not entered into the transaction or any Loan Document with the actual intent to hinder, delay, or defraud any creditor and (b) has received reasonably equivalent value in exchange for its Obligations. Giving effect to the Loan, the fair saleable value of Borrower's assets exceeds and will, immediately following the making of the Loan, exceed Borrower's total liabilities, including subordinated, unliquidated, disputed and contingent liabilities. The fair saleable value of Borrower's assets is and will, immediately following the making of the Loan, be greater than Borrower's probable liabilities, including the maximum amount of its contingent liabilities on its debts as such debts become absolute and matured. Borrower's assets do not and, immediately following the making of the Loan will not, constitute unreasonably small capital to carry out its business as conducted or as proposed to be conducted. Borrower does not intend to, and does not believe that it will, incur Indebtedness and liabilities (including contingent liabilities and other commitments) beyond its ability to pay such Indebtedness and liabilities as they mature (taking into account the timing and amounts of cash to be received by Borrower and the amounts to be payable on or in respect of obligations of Borrower). Neither Borrower nor any other Borrower Party is contemplating either the filing of a petition by it under state or federal bankruptcy or insolvency laws or the liquidation of all or a major portion of its assets or property, and neither Borrower nor any other Borrower Party has knowledge of any Person contemplating the filing of any such petition against it.

5.1.14 No Contractual Obligations, Restrictions or Defaults. Other than the Loan Documents, Borrower is not subject to any contractual obligations pursuant to which its assets are bound, nor has it incurred any Indebtedness. Neither Borrower nor any other Borrower Party is a party to any agreement or instrument or subject to any court order, injunction, permit, or restriction which might adversely affect the Property or the business, operations, or condition (financial or otherwise) of Borrower or any other Borrower Party. Neither Borrower nor any other Borrower Party is in violation of any agreement which violation would have a material adverse effect on the Property, Borrower, or any other Borrower Party or Borrower's or any other Borrower Party's business, properties, or assets, operations or condition, financial or otherwise.

5.1.15 Federal Trade Embargoes. Borrower and each other Borrower Party is in compliance with all Federal Trade Embargoes in all material respects. No Embargoed Person owns any direct or indirect equity interest in any Borrower Party. No Borrower Party shall knowingly deal with any Person identified on the OFAC List.

5.1.16 Additional Representations and Warranties With Respect to the Property.

(a) **Nature of Property**. The Property is not, nor shall it be, used for commercial purposes (other than for rental income). Borrower shall not

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allow changes in the stated use of the Property from that disclosed to Lender at the time of execution hereof without prior notice to, and prior written consent from, Lender.

(b) **Compliance with Law; Property Condition**. Borrower has all requisite licenses, permits, franchises, qualifications, certificates of occupancy or other governmental authorizations to own, lease and operate, repair and renovate (if applicable) the Property and carry on its business. None of Borrower, nor any other Borrower Parties or the Property or the Project are in violation in any material respect of any law, ordinance, regulation, or rule (federal, state, or local), including all permits and approvals issued thereunder affecting Borrower's right and qualification to do business, the construction and installation of the improvements located or to be located upon the Property, the operation, leasing, financing or sale of the Property and the occupancy, use and enjoyment thereof. Without limitation on the foregoing, Borrower and the Property comply with all applicable laws relating to accessibility for the handicapped, including The Architectural Barriers Act of 1968, The Rehabilitation Act of 1973, The Fair Housing Act of 1988, and The Americans With Disabilities Act of 1990. The Property is free of structural defects and other material physical or mechanical defects, and all building systems contained therein are in good working order, subject to ordinary wear and tear.

(c) **Utilities**. All utility services, including, without limitation, gas, water, sewage, electrical and telephone, necessary for the development and occupancy of the Property are available at or within the boundaries of the Property, or Borrower has taken all steps necessary to assure that all such services will be available upon completion of the improvements.

(d) **Insurance**. The Property is covered by a policy of hazard insurance and insurance against other insurable risks and hazards as are customary in the area where the Property is located and in accordance with Lender's underwriting criteria, in an amount not less than the greatest of (i) 100% of the replacement cost of all improvements to the Property, (ii) the outstanding principal balance of the Loan, and (iii) the amount necessary to avoid the operation of any co-insurance provisions with respect to the Property or such maximum lesser amount as permitted by applicable law, all in a form usual and customary in the industry and that is in full force and effect, and all amounts required to have been paid under any such policy have been paid. If any portion of the Property is in an area identified by any federal Governmental Authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of the Federal Emergency Management Agency is in effect and shall be maintained for the term of the Loan with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Property, and (3) the maximum amount of insurance available under the National Flood Insurance Act of 1968, as amended by the Flood Disaster Protection Act of 1974. All such insurance policies (collectively, the "**hazard insurance policy**") contain a standard mortgagee clause naming Lender, its successors and assigns, as mortgagee, and may not be reduced, terminated or canceled without 30 days' prior written notice to the mortgagee. All premiums on each such insurance policy have been paid. The hazard insurance policy is the valid and binding obligation of

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the insurer and is in full force and effect. Borrower has not engaged in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including no unlawful fee, commission, kickback or other unlawful compensation or value of any kind has been or will be received, retained or realized by any attorney, firm or other Person, and no such unlawful items have been received, retained or realized by Borrower.

(e) **Ownership and Encumbrances**.

(i) **Ownership**. Borrower is and will at all times be the legal and equitable owner of the Property subject only to Permitted Encumbrances (and subject to releases permitted hereunder).

(ii) **No Leases or Occupancy**. The Property are not subject to any leases, licenses or other occupancy agreements, except as may have been approved by Lender. In addition, there are no tenants or other parties occupying the Property, except as may have been approved by Lender.

(iii) **Authority to Encumber**. Borrower has, and will continue to have, the full right and authority to encumber the Property in favor of Lender.

(iv) **Validity of the Lien Created by Each Security Instrument**. The Lien created by each Security Instrument is (a) legal, valid, binding and enforceable subject to bankruptcy, insolvency, moratorium, reorganization or similar laws and equitable principles of general application, (b) encumbers the entirety of the Property of Borrower, and (c) is first-priority except for Permitted Encumbrances.

(f) **Taxes**. The Property will be comprised of one or more parcels, each of which constitutes a separate legal parcel and a separate tax lot and none of which constitutes a portion of any other tax lot. There are no pending or, to Borrower's knowledge, proposed, special or other assessments for public improvements or otherwise affecting any of the Property, nor are there any contemplated improvements to any of the Property that may result in such special or other assessments.

(g) **Accuracy of Documents**. Any survey, mechanical and structural plans and specifications, soil reports, leases, certificates of occupancy, warranties, operating statements, rent roll and income and expense reports, and all other books and records relating to the Property and all other budgets (including estimated budgets), contracts or documents delivered to Lender in connection with the Loan and the Loan Documents are true, correct and complete copies of such documents, in all material respects.

(h) **Hazardous Materials**. The Property complies, in all material respects, with all Hazardous Materials Laws as to use and conditions on, under or about the Property including soil and groundwater condition. Neither Borrower nor any Borrower Party, nor, to Borrower's knowledge, any other person, has used, generated, manufactured, stored or disposed of on, under or about the

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Property or transported to or from the Property any Hazardous Materials. To Borrower's knowledge, there are no Hazardous Materials in, attributable to or affecting the Property or the area within 2,000 feet of the Property (and the area is not otherwise subject to recorded land use restrictions by reason of its proximity to Hazardous Materials). Without limitation on the foregoing, to Borrower's knowledge: (i) the primary potable or drinking water source and groundwater have never been known to exceed the EPA Recommended Maximum Contaminant Level Goals set forth under the Safe Drinking Water Act and Clean Water Act, as amended; (ii) there is not and has never been landfill containing decomposable material, petroleum wells, mineral bearing mines, sewage treatment facilities, underground storage tanks, sinkholes, radon or other toxic emissions within 2,000 feet of any boundary of the Property (and the Property is not otherwise subject to recorded land use restrictions by reason of its proximity to any of the foregoing), and (iii) no electrical transformers, fluorescent light fixtures with ballasts or other equipment containing polychlorinated biphenyls (PCBs) have been located on the Property at any time.

5.1.17 Additional Representations and Warranties With Respect to the Project.

(a) Borrower has all necessary power and authority to enter into and perform its respective obligations under each of the Project Documents to which Borrower is a party, and all other agreements and instruments to be executed by Borrower in connection with the construction and the development of the Project. The Project Documents to which Borrower is a party have been duly executed and delivered by Borrower. The Project Documents to which Borrower is a party constitute the legal, valid and binding obligations of Borrower, enforceable against Borrower in accordance with their terms, subject only to applicable bankruptcy, insolvency and similar laws generally affecting rights of creditors and the enforcement of debtors' obligations, and by general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). The completion of the Project and the execution, delivery and performance by Borrower of its obligations under, and the consummation of the transactions contemplated by, each of the Project Documents to which Borrower is, or will be, a party, and all other agreements and instruments to be executed by Borrower in connection therewith do not and will not (i) violate, in any material respect, any Legal Requirement applicable to Borrower, (ii) result in a breach of any of the terms, conditions or provisions of, or constitute a default under the organizational documents of Borrower, or result in a material breach of the terms, conditions or provisions of any mortgage, indenture, agreement, permit, franchise, license, note or instrument to which Borrower is a party or by which it or any of its properties is bound, or (iii) result in the creation or imposition of any mortgage, lien, charge or encumbrance of any nature whatsoever upon any of the assets of Borrower (except as contemplated by this Agreement and by the Permitted Encumbrances). All consents, approvals, orders or authorizations of, or registrations, declarations or filings with, or other actions in respect of or by, any Governmental Authorities that are required in connection with the execution, delivery and performance by Borrower of the Project Documents and all other agreements and instruments to be executed by Borrower in connection therewith and the construction and operation of each Project have been obtained or will be obtained when required

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for the then applicable stage of completion of each the Project and are or will be in full force and effect.

(b) Borrower has delivered to Lender true, correct, and complete copies, in all material respects, of all Project Documents. All permits, licenses, and other approvals from any applicable Governmental Authorities, adjacent property owners, or any other Person necessary for Borrower to commence and Complete the Project in accordance with the Lender-approved Plans and Specifications therefor have been obtained and are in full force and effect. All utility services and facilities necessary for the completion of the Project and, upon completion of construction, the operation, use and occupancy of the Project for its intended purposes are or will be available at the boundaries of the Property upon which the Project is being constructed, including water supply, storm and sanitary sewer facilities, gas and electric and telephone facilities and means of access between the Property and public ways.

(c) Except for the Project Documents approved by Lender, Borrower has not made, assumed or been assigned any contract or arrangement of any kind, the performance of which by the other party thereto would give rise to a lien (other than Permitted Encumbrances) against all or any portion of the Property.

(d) The current land use, zoning law, regulations and declarations covering the Property upon which the Project is being constructed permit, on an as-of-right basis, the completion of the Project substantially in accordance with the Plans and Specifications, the current zoning law and declarations covering the Property permit the Project being constructed thereon to be operated and used as contemplated by this Agreement, and no additional variance, conditional use permit, special use permit or other similar approval is required for such construction, use or occupancy of the Project that has not been or will not, if and when required, be obtained. The Property and the use thereof are currently and, upon completion of the Project being constructed thereon substantially in accordance with the Plans and Specifications, will be in all material respects in compliance with all Project Permits then required therefor and all other applicable Legal Requirements, and such compliance is not dependent on any land, improvements or facilities that are not a part of the Property. There are no pending, or to Borrower's knowledge, threatened actions, suits or proceedings to revoke, attach, invalidate, rescind or modify the zoning applicable to the Property or any part thereof or any of the Project Permits applicable thereto, as currently existing.

(e) As of the Closing Date and as of each date on which this representation is deemed remade, the Loan Budget (as the same may be amended from time to time with the approval of Lender in accordance with this Agreement) accurately reflects Borrower's best good faith estimate of all anticipated Hard Costs, Soft Costs, and any other costs and expenses reasonably anticipated to be incurred in connection with the Completion of the Project.

(f) No Balancing Event exists as of the date hereof.

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(g) The Project is expected to be Completed on or prior to the Completion Date.

5.1.18 General Facts. No statement of fact made by or on behalf of Borrower or any other Borrower Party in this Agreement or in any of the other Loan Documents contains any untrue statement of a material fact or omits to state any material fact necessary to make statements contained herein or therein not misleading. There is no fact presently known to Borrower which has not been disclosed to Lender which materially and adversely affects, nor as far as Borrower can foresee, might materially and adversely affect, the Property, the Project or the business, operations or condition (financial or otherwise) of Borrower or any other Borrower Party.

5.2 Survival of Representations. The representations and warranties set forth in Section 5.1 and elsewhere in this Agreement and the other Loan Documents shall survive for so long as any amount remains payable to Lender under this Agreement or any of the other Loan Documents and shall be deemed to be remade as of the date of each Advance hereunder (except as may be disclosed to and expressly approved by Lender); provided, however, that Borrower may update the representations and warranties to reflect changes in circumstances which are not the result of a Default or Event of Default of Borrower hereunder.

6. BORROWER COVENANTS.

6.1 Borrower Affirmative Covenants. Borrower hereby covenants and agrees with Lender that:

6.1.1 Existence; Compliance with Legal Requirements. Borrower shall do or cause to be done all things necessary to preserve, renew and keep in full force and effect its existence, rights, licenses, permits and franchises and comply with all Legal Requirements applicable to it, the Property and the Project.

6.1.2 Taxes and Other Charges; Effect of Change in Law. Borrower shall pay all Taxes and other charges now or hereafter levied or assessed or imposed against the Property, the Project or any part thereof before the same become delinquent or past due. When and if so requested by Lender, Borrower shall deliver promptly to Lender receipts evidencing such payments. Borrower shall not suffer, permit, initiate, or otherwise cause for any tax purpose, the joint assessment of any real property comprising the Property and any personal property located thereon, or any other procedure whereby the lien of real property taxes and assessments and the lien of personal property taxes shall be assessed, levied or charged against such real property as a single lien. While the Property remains subject to a Security Instrument, the Property shall be segregated on the applicable tax rolls from all other property, both real and personal; and, upon request, Borrower shall procure on behalf of Lender a tax service contract, the issuer, form and content of which shall be subject to Lender's prior approval. Borrower shall not permit or suffer and shall promptly discharge any lien or charge against the Property other than Permitted Encumbrances. If at any time any law is enacted which deducts from the value of any real property comprising the Property, for taxation purposes, any lien thereon, or changes in any way the laws now in force for the taxation of security instruments on real property or debts secured thereby, or the manner of collection of any such taxes so as to affect any interest of Lender under this Agreement or the Security Instrument for the Property, then Borrower shall pay such tax if it may lawfully do so. If Borrower is not permitted by applicable law to pay such tax, or if such payment would violate any applicable law, then, at the option of Lender, all of the outstanding principal balance of all Advances made under the Loan, together with interest thereon and any

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other amounts payable with respect thereto pursuant to the Note, shall immediately become due and payable without demand or notice.

6.1.3 Litigation. Borrower shall give prompt notice to Lender of any litigation or governmental proceedings pending or threatened against Borrower, any other Borrower Party, the Property or the Project. If Lender is made a party to any litigation concerning the Security Instrument, or the Property or the Project or any part thereof or interest therein, or the occupancy thereof by any person or entity, then Borrower shall indemnify, defend and hold Lender harmless from all claims and liability by reason of such litigation, including attorneys' fees and expenses incurred by Lender, whether or not any such litigation is prosecuted to judgment.

6.1.4 Access to Property. Borrower shall permit or cause to be permitted, agents, representatives and employees of Lender to inspect the Property, the Project or any part thereof at reasonable hours upon reasonable advance notice.

6.1.5 Further Assurances; Supplemental Affidavits. Borrower shall, and shall cause Equity Owner and Guarantor to, at Borrower's sole cost and expense:

(a) execute and deliver to Lender such documents, instruments, certificates, assignments and other writings, and do such other acts necessary or desirable, to evidence, preserve or protect the security interest of Lender in the collateral at any time securing or intended to secure the obligations of Borrower, Equity Owner and Guarantor under the Loan Documents, as Lender may reasonably require; and

(b) do and execute all and such further lawful and reasonable acts, conveyances and assurances for the better and more effective carrying out of the intents and purposes of this Agreement and the other Loan Documents, as Lender shall reasonably require from time to time.

6.1.6 Title to the Collateral. Borrower will warrant and defend the validity and priority of Lender's security interest in the Collateral.

6.2 Additional Recourse Debt. Borrower shall deliver prompt written notice to Lender, in reasonable detail, of the occurrence and amount of any Indebtedness that is guaranteed by Guarantor pursuant to a recourse guaranty; provided that such written notice shall be delivered to Lender in no event later than three (3) Business Days following (a) Guarantor entering into the relevant recourse guaranty or (b) the occurrence of any claim under a carveout guaranty resulting in the relevant guaranty or indemnity agreement by Guarantor no longer being considered a carveout guaranty for purposes of this Agreement.

6.2.1 Disposition of Insurance and Condemnation Proceeds and Damages.

(a) **Lender's Rights in Proceeds and Damages**. Borrower hereby assigns to Lender (a) any award for damages suffered or compensation paid by reason of a taking for public use, or an action in eminent domain, or the exercise of the police power, whether by a condemnation proceeding or otherwise (such as by inverse condemnation), or any transfer of all or any part of the Property in avoidance thereof, affecting the Property, (b) all proceeds of any insurance policies paid by reason of loss sustained to the Property, and (c) all claims,

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damages, causes of action, against or from any party or parties, with respect to the Property or the Project, or any funds received or receivable in connection with any damage to the Property or the Project, incurred as a result of any cause whatsoever. All proceeds of any such claims shall be paid by the person or entity making payment directly to Lender, and Borrower shall do all things necessary to obtain prompt settlement for each loss or claim covered by a policy of insurance. After first deducting all costs and expenses of Lender incurred in connection with the settlement or recovery of any proceeds hereunder, Lender may, at its option and without regard to the adequacy of the security hereunder, except as otherwise provided in clause (b) below, apply any such sum it retains hereunder to any indebtedness or obligation secured by the Security Instrument, whether due or not, and in such order or priority as Lender may determine in its sole and absolute discretion; however, after deducting its costs and expenses Lender may approve, regardless of any impairment of security or lack thereof, except as otherwise provided in clause (b) below, release to Borrower of all or any part of the entire amount so collected for reimbursement for costs and expenses incurred by Borrower for the repair and restoration of the Property upon any conditions Lender chooses. Application of all or any portion of such funds, or the release thereof, shall not cure or waive any Event of Default or notice of an Event of Default or invalidate any acts done pursuant to such notice. Borrower shall execute such further assignments, documents or instruments as Lender may from time to time require in order to evidence the assignment hereunder. If, on any loss of or damage to the Property or the Project or on a partial taking or condemnation of the Property, Lender is not entitled under law to retain the entirety of any proceeds or award pursuant to this Section, then Lender shall be entitled to apply the proceeds or award to the repayment of the Note and any other indebtedness secured by any Loan Document to reduce the Note balance and such other indebtedness by the ratio which the value of the Property remaining encumbered by the Security Instrument bears to the value of the Property immediately prior to such loss, damage or partial condemnation or taking, as determined by Lender's appraiser retained for such purpose. In the event any insurance proceeds or condemnation awards are applied by Lender against the Note under this Section, no prepayment premium shall apply.

(b) **Use of Insurance Proceeds to Repair Property**. In the event of damage to or destruction of the Property from any cause actually covered under insurance maintained by Borrower hereunder or any available condemnation proceeds, then Lender shall make available to Borrower the net insurance proceeds or condemnation proceeds available as a result of such damage or destruction (after deducting costs and expenses incurred by Lender in connection with the settlement or recovery of any proceeds as provided in clause (a) above) for use by Borrower, in the reconstruction and repair of the damaged or taken improvements to the condition approved by Lender, on the terms and conditions hereinafter set forth. In the event any of the conditions to Borrower's right to utilize the net proceeds hereunder are not satisfied or fulfilled at any time, then such net proceeds shall be applied as provided in clause (a) above. Such net proceeds shall be made available hereunder only if: (a) no Default or an Event of Default occurs; (b) Lender is satisfied that, by expenditure of the net proceeds hereunder, the Property damaged or destroyed or taken shall be fully restored within a reasonable period of time to the equivalent of its original condition and value and all payments required under the Note will continue to be

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paid; (c) Lender is satisfied that such work of repair and restoration can be completed in the ordinary course of business within one (1) month from the commencement of work and at least one (1) month prior to the date on which all Advances (including any Advance for the Project being constructed thereon) are required to be repaid pursuant to the Note; (d) Lender has reviewed and approved Borrower's plans and specifications for the work of repair and restoration, Borrower's architect and any general contractors, subcontractors and material suppliers employed to perform such work; (e) all general contractors, all major subcontractors and material suppliers have supplied 100% performance and completion bonds and bonds protecting such Property from the imposition of mechanic's or other liens; (f) if the net insurance proceeds or condemnation proceeds available are insufficient for payment of the full cost of restoration or repair and the payments under the Note during the completion period, as determined by Lender, Borrower has deposited with Lender sufficient additional funds to insure payment of all such costs, or made arrangements acceptable to Lender for such sufficient additional funds, such additional funds to be disbursed for costs incurred in the manner herein specified prior to the disbursement of any other funds held by Lender; and (g) Borrower shall have satisfied such other conditions as Lender may in determine to be appropriate in its sole discretion. Disbursement of funds by Lender hereunder shall be subject to all of Lender's then customary construction loan disbursement procedures, including those set forth herein. No funds held by Lender hereunder shall bear interest; and Lender shall have no duties or obligations with respect thereto, or with respect to the provisions of this clause (b), other than that of a construction lender, and the reasonable costs and expenses of Lender incurred in connection therewith (including the fees of a construction consultant and disbursing agent) shall be paid by Borrower (and Lender shall be entitled to pay such costs and expenses out of the insurance proceeds held by Lender). Specifically, but without limiting the generality of the foregoing, no relationship of trust, or any other duty in the nature of fiduciary duties or otherwise, shall be imposed or implied by the status or actions of Lender hereunder; and under no circumstances shall Lender become obligated to take any action to repair or reconstruct any damaged or destroyed Property. Any net proceeds not disbursed under this clause (b) shall be disbursed in accordance with clause (a) above.

6.2.2 Maintenance and Preservation of the Property.

(a) **Borrower's Obligation for Maintenance of Property and Security**. Borrower shall: (a) keep the Property in good condition and repair and replace any items comprising the Property as they become obsolete or worn out with items of at least the same utility, quality and value, free of any liens or security interests of any kind or character other than the lien of the Loan Documents; (b) not remove or demolish any portion of the Property (except in connection with the Project to the extent approved by Lender); (c) restore promptly and in good and workmanlike manner any part of the Property which may be damaged or destroyed; (d) comply with and not suffer violations of laws, ordinances, regulations, covenants, conditions, restrictions, equitable servitudes and easements, whether public or private, of every kind and character, and requirements of insurance companies and any bureau or agency which establishes standards of insurability; (e) not commit or permit waste of the Property; (f) do all other acts which from the character or use of the Property may be reasonably

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necessary to maintain and preserve their value or to protect the security of the Security Instrument; (g) perform and comply with all obligations required to be performed or complied with in leases, licenses, concessions, management agreements, Project Documents or like agreements affecting the Property, if any, or the management, operation, repair, renovation, occupation or use thereof; (h) pay any and all charges, assessments or fees imposed in connection with the delivery, installation or maintenance of any utility services or installations on, to or for the Property; (i) not change the character, the nature of the occupancy or use of the Property, or any portion thereof, except in connection with the Project, and then only to the extent consistent with the Project Documents therefor, if approved by Lender, in its sole discretion; (j) not drill for or extract, or enter into a lease or any other type of agreement for the drilling for or extraction of, oil, gas or other hydrocarbon substances, or any mineral of any kind, on, in or under the Property; (k) make no assignment of rents of the Property except to Lender pursuant to the Security Instrument; and (l) execute and, where appropriate, acknowledge and deliver, such further documents or instruments as Lender deems necessary or appropriate to preserve, continue and perfect the security provided for in the Security Instrument.

(b) **Lender's Approval Rights for Work**. Borrower shall not undertake or suffer to be made any alteration, addition, relocation, removal or demolition of, or structural or other material change in, any building, improvement, fixture, machinery, or equipment comprising the Property, other than in connection with the Project, without the prior written approval of Lender, unless (a) the aggregate cost of such work for the Property does not exceed $20,000, (b) such work does not affect the roof or the structure of the building and improvements comprising the Property, or adversely affect or diminish the value of the Property or arise as a result of any damage or destruction, (c) such work is designed by licensed professionals and is constructed by licensed contractors, all qualified for such purpose, and in accordance with all applicable Legal Requirements, ordinances, regulations, permits and approvals, and (d) Borrower submits to Lender its proposed plans and budget for such work, together with all other supporting materials related to such work as Lender may reasonably require. The foregoing shall not limit Borrower's obligations under clause (a) above and, accordingly, Borrower shall immediately seek any consent required under this clause (b) in connection with its obligations under clause (a) above.

6.2.3 Financial Covenants. Borrower shall, and Borrower shall cause Guarantor to, at all times, comply with the Financial Covenants.

6.2.4 Hazardous Materials. Borrower shall indemnify, defend and hold Lender, its employees, agents, officers and directors, harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including attorneys', experts' and consultant fees and costs), directly or indirectly resulting from, arising out of, or based upon (a) the presence, release, use, manufacture, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such materials to or from, the Property, or (b) the violation, or alleged violation, of any Hazardous Materials Law affecting the Property, or the transportation of Hazardous Materials to or from the Property. This indemnity shall (i) include any damage, liability, fine, penalty, punitive damage, cost or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible

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property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resources or the environment, nuisance, pollution, contamination, leak, spill, release or other adverse effect on the environment, and the cost of any required or necessary repair, cleanup, treatment or detoxification of the Property, and the preparation and implementation of any closure, disposal, remedial or other required actions in connection with the Property, and (ii) survive foreclosure (whether judicial or non-judicial) of the Security Instrument for the Property and the full or partial payment or discharge of all indebtedness secured by the Security Instrument. WITHOUT LIMITATION, THE FOREGOING INDEMNITIES SHALL NOT APPLY TO EACH INDEMNIFIED PERSON WITH RESPECT TO MATTERS WHICH IN WHOLE OR IN PART ARE CAUSED BY OR ARISE OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SUCH INDEMNIFIED PERSON.

6.2.5 Notices. Borrower shall give notice, or cause notice to be given, to Lender promptly upon the occurrence of: (a) any Default or Event of Default; (b) any default or event of default under any contractual obligation of Borrower or any Affiliate that could reasonably be expected to have a Material Adverse Effect; or (c) any litigation or proceeding affecting Borrower or the Property or affecting any of the other Borrower Parties if such litigation or proceeding could have a Material Adverse Effect.

6.2.6 Prohibited Persons. No Borrower Party or any of their direct or indirect equity holders shall (i) knowingly conduct any business, or engage in any transaction or dealing, with any Embargoed Person, including the making or receiving of any contribution of funds, goods, or services, to or for the benefit of an Embargoed Person, or (ii) knowingly engage in or conspire to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any Federal Trade Embargo.

6.2.7 Federal Reserve Regulations. No part of the proceeds of the Loan will be used for the purpose of purchasing or acquiring any "margin stock" within the meaning of Regulations T, U, W or X of the Board of Governors of the Federal Reserve System, or to extend credit to any Person for such purpose, or for any other purpose which would be inconsistent with such Regulations or any other Regulations of such Board of Governors, or for any purposes prohibited by Legal Requirements or by the terms and conditions of this Agreement or the other Loan Documents. Borrower agrees that, without the prior written consent of Lender, (i) the funds received from Lender hereunder shall not be used for the benefit of, or transferred to, any Affiliate of Lender and (ii) without limiting the generality of the foregoing, the funds received from Lender hereunder shall not be used to make an equity investment in any Person in which Affiliates of Lender have equity or debt positions if the proceeds of such investment would be used to refinance such Person's outstanding indebtedness. For purposes of this Section 6.2.7, "Affiliate" shall have the meaning given to such term in Regulation W of the Board of Governors of the Federal Reserve System.

6.2.8 Deposit Account Control Agreement. If required by Lender in its sole and absolute discretion at any time during the term of the Loan, Borrower shall deposit all revenues or other income into an account that will be subject to the Deposit Account Control Agreement once such agreement is entered into and otherwise utilize such account as its operating account, it being acknowledged that the Collateral includes Borrower's accounts and all amounts on deposit therein and proceeds therefrom. Borrower covenants and agrees to take any actions requested by Lender in order to establish such account and enter into such Deposit Account Control Agreement.

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6.2.9 Risk Retention. Each Borrower Party will comply with the requirements of the European Union Directive 2006/48/EC, such that as long as any Advances are outstanding (i) it will hold an equity interest that will represent not less than 5% of the purchase price of the Property owned by Borrower and (ii) such holding of equity interest will not be subject to any credit risk mitigation, any short position or any hedging.

6.2.10 The Project. At Lender's option, Borrower shall cause each Design Professional, General Contractor, and Trade Contractor for each Project to execute and deliver to Lender the applicable Design Professional Consent, General Contractor Consent, and Trade Contractor Consent, respectively, prior to the execution by Borrower of the applicable Project Document (or on the Closing Date, if applicable) for the Project.

6.2.11 Commencement and Completion. Borrower shall commence construction of the Project without delay after recordation of the Security Instrument and shall complete construction of the Project, free and clean of any mechanics' and materialmen's liens and stop notices, as applicable, in accordance with the Lender-approved Plans and Specifications and other provisions of the Loan Documents, with all construction costs having been paid, on or before the Completion Date.

6.3 Borrower Negative Covenants. Borrower covenants and agrees with Lender that:

6.3.1 Transfers. Without the prior written consent of Lender, neither Borrower nor any other Person having a direct or indirect ownership or beneficial interest in Borrower shall Transfer any interest, direct or indirect, in the Property or in Borrower. Additionally, (a) if there currently exist no certificates, instruments or writings representing the Collateral, Borrower shall not, without the prior written consent of Lender, create certificates, instruments or writings representing the Collateral, and (b) if certificates, instruments or writings representing the Collateral currently exist, Borrower shall not, without the prior written consent of Lender, create new certificates, instruments or writings representing the Collateral. Borrower shall deliver to Lender any and all newly created certificates, instruments or writings representing the collateral. For avoidance of doubt, no Transfer of the Property or of any direct interest in Borrower or Equity Owner shall occur without the prior written consent of Lender, or release Borrower, Equity Owner or Guarantor from any liability under the Note and other Loan Documents. Upon any Transfer of any direct or indirect interest in the Property, Borrower or Equity Owner in violation of this Section (each of which shall constitute an impairment of Lender's security interests under the applicable Security Instrument), Lender shall have the absolute right, without demand or notice, to declare all Obligations secured by the Security Instrument to be immediately due and payable (including the prepayment premium, if any, set forth in the Note), except to the extent that and in such particular circumstances where exercise of such right by Lender is prohibited by law.

6.3.2 Liens. Borrower shall not create, incur, assume, permit or suffer to exist any Lien on any portion of the Collateral or the Property except for Permitted Encumbrances and Liens in favor of Lender as provided herein. Borrower shall pay at or prior to maturity, all obligations secured by or reducible to liens and encumbrances which now or hereafter shall encumber the Property, whether senior or subordinate to the Security Instrument, including all claims for work or labor performed, or materials or supplies furnished in connection with any work of improvement upon the Property, including, but not limited to, in connection with the Project; provided, however, that any such lien or encumbrance shall be paid and fully discharged by Borrower within five (5) days after demand by Lender. Borrower may contest any such claim of lien without cost or expense to Lender, but only upon posting, and concurrently supplying to

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Lender, a certified copy of a statutory bond or other security sufficient under applicable law to fully protect any and all of the Property encumbered by such claim of lien and otherwise satisfactory to Lender to protect Lender against any judgment in favor of the lien claimant.

6.3.3 Leases. Borrower shall not enter into any lease of or occupancy agreement for the Property, or any portion thereof, or modify or amend or supplement any such lease or occupancy agreement without the prior written consent of Lender.

6.3.4 Property Management. Borrower shall not appoint, terminate or replace a manager for the Property, or enter, terminate or amend any management agreement for the Property, in each case without Lender's prior written consent. Any property manager shall hold and maintain all necessary licenses, certifications and permits required by law. Borrower shall fully perform all of its covenants, agreements and obligations under any management agreement of the Property. Any management agreement will be subordinated to Lender's rights under the Security Instrument and other Loan Documents.

6.3.5 Dissolution, Etc. Borrower shall not (i) engage in any dissolution, division, liquidation or consolidation or merger with or into any other business entity, or (ii) transfer, lease or sell, in one transaction or any combination of transactions, all or substantially all of the property or assets of Borrower (except as expressly permitted hereunder).

6.3.6 Change in Business; Change in Name. Borrower shall not enter into any line of business other than the ownership, operation, repair, restoration and sale of the Property. Borrower shall not change its name without first obtaining the prior written consent of Lender. In the event Lender grants such consent, Borrower shall, at Borrower's sole cost and expense, take all action required by Lender for the purpose of perfecting or protecting the lien and security interest of Lender. Borrower shall promptly notify Lender in writing of any change in the organizational identification number of Borrower. If Borrower does not now have an organizational identification number and later obtains one, Borrower shall promptly notify Lender in writing of such organizational identification number.

6.3.7 Debt Cancellation. Borrower shall not cancel or otherwise forgive or release any claim or debt owed to Borrower by any Person, except for adequate consideration and in the ordinary course of Borrower's business.

6.3.8 Affiliate Transactions. Without Lender's prior written consent, Borrower will not enter into any transaction (including, without limitation, the purchase or sale of any property or service) with, or make any payment or transfer to, any Affiliate.

6.3.9 Zoning. Borrower shall not use or permit the use of any portion of the Property in any manner that could result in such use becoming a non-conforming use under any zoning ordinance or any other applicable land use law, rule or regulation, without the prior written consent of Lender.

6.3.10 Limitations on Distributions. So long as there is a Default or an Event of Default, Borrower shall not make any distributions to its members.

6.3.11 Other Limitations. Prior to the payment in full of the Debt, Borrower shall not, without the prior written consent of Lender, give its consent or approval to any of the following actions or items: (a) any material change in the method or conduct of the business of Borrower; or (b) the settlement of any claim against Borrower, other than a fully insured third party

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claim, in an amount greater than Ten Thousand Dollars ($10,000), such consent not to be unreasonably withheld (unless an Event of Default has occurred).

6.3.12 Compliance. Borrower, the Project and the Property and the use thereof shall comply in all respects with all applicable Legal Requirements, including, without limitation, building and zoning ordinances and codes. No Borrower Party shall be in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority. No Borrower Party shall commit any act that may give any Governmental Authority the right to cause a Borrower Party to forfeit the Collateral or any part thereof or any monies paid in performance of Borrower's Obligations. Without the prior written consent of Lender, Borrower shall not seek, make or consent to any change in the lot or parcel boundaries, zoning, conditions of use, or any other applicable land use laws, ordinances, regulations, permits, approvals or licenses pertaining to the Property, except in connection with the Project, or which would constitute a violation of the warranties and representations contained in this Agreement, or would change the nature of the use or occupancy of the Property. Borrower shall within ten (10) days after receipt thereof by Borrower, or its agent or representative, deliver to Lender copies of any and all approvals, permits and licenses procured by Borrower with respect to the Property, construction and installation of improvements thereon, including in connection with the Project, or the occupancy, use and enjoyment thereof, pursuant to applicable laws, ordinances, or regulations.

6.3.13 Hazardous Materials. Borrower covenants and agrees that Borrower shall not cause or permit the presence, use, generation, manufacture, release, discharge, storage or disposal of any Hazardous Materials on, under, in or about the Property, or the transportation of any Hazardous Materials to or from the Property. Borrower shall immediately notify Lender in writing of: (a) any enforcement, cleanup, removal or other governmental or regulatory action instituted, completed or threatened with respect to the Property in connection with any Hazardous Materials; (b) any claim made or threatened by any third party against Borrower or the Property relating to damage, contribution, cost recovery, compensation, loss or injury to persons or property resulting from any Hazardous Materials; and (c) Borrower's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause all or any portion of the Property to be subject to any restrictions on the ownership, occupancy, transferability or use of the Property under Hazardous Materials Law. Without Lender's prior written consent, Borrower shall not take any remedial action in response to the presence of any Hazardous Materials on, in, under or about the Property, nor enter into any settlement agreement, consent decree or other compromise with respect to any Hazardous Materials (except that in the case of an emergency, Borrower shall take such action as may be reasonably required under the circumstances and shall immediately notify Lender in writing of any such action taken). So long as the Property remains subject to the Security Instrument, Lender shall have the right, on seventy-two (72) hours prior written notice to Borrower, at Borrower's expense, to enter the Property and to conduct such tests and investigations as Lender requires, in the event that Lender has a good faith belief that such tests or investigations are required or advisable, or at any time following an Event of Default, to determine whether any Hazardous Materials are present in, under, on or about the Property. Such tests and investigation shall include underground borings, groundwater analyses and borings from the floors, ceilings and walls of any improvements located on the Property.

6.4 **Post-Closing Condition.** Within ninety (90) days of the funding of the Loan (the "Deadline Date") , Borrower shall provide Lender with that certain recorded instrument, Release of Reverter to Amended and Restated Agreement for Development of King's Landing, executed by the City of Fort Pierce in form and content satisfactory to Lender. Failure to provide Lender with the aforesaid document to Lender's satisfaction on or before the Deadline Date shall,

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at Lender's option (i) cause a draw hold to be placed on the Loan and (ii) constitute an "Event of Default" under this Agreement.

7. FINANCIAL REPORTING. During the term of this Agreement, unless Lender shall otherwise consent:

7.1 Financial Reporting; Books and Records. Borrower shall maintain complete books of account and other records for the Property and Improvements and for disbursement and use of the proceeds of the Loan and Borrower's Funds, and the same shall be available for inspection and copying by Lender upon reasonable prior notice.

7.2 Interim Statements. Upon Lender's written request, for each calendar year, within (i) forty-five (45) days after the end of each of the first three calendar quarters and (ii) one hundred twenty (120) days after the end of the fourth calendar quarter, Borrower shall deliver to Lender financial statements of Borrower and Guarantor and its subsidiaries on a consolidated basis, including statements of income and changes in shareholders' equity (or its equivalent) for the period from the beginning of such fiscal year to the end of such quarter, and the related balance sheet as of the end of such quarter, all in reasonable detail and certified by a responsible and authorized officer of Borrower and Guarantor, as applicable, subject, however, to year-end audit adjustments.

7.3 Annual Statements. Within one hundred twenty (120) days following the end of Guarantor's fiscal year, Guarantor shall deliver to Lender audited financial statements of Guarantor and its subsidiaries (including Borrower and Equity Owner) on a consolidated basis, including statements of income and changes in shareholders' equity (or its equivalent) for such fiscal year and the related balance sheet as at the end of such fiscal year, all in reasonable detail and accompanied by an unqualified opinion of a certified public accounting firm reasonably satisfactory to Lender; provided that such financial statements shall be deemed delivered upon the publicly available filing of such financial statements.

7.4 Certificates. Borrower shall deliver, promptly after the furnishing thereof, copies of any compliance certificates or other similar compliance-related reports or letters furnished to any other party pursuant to the terms of any indenture, loan, credit or similar agreement and not otherwise required to be furnished to Lender pursuant to any other provision of this Section 7. The financial statements required to be delivered pursuant to this Section shall be certified by an officer of Guarantor, which certification shall also address whether Guarantor is in compliance with the Financial Covenants.

7.5 Other Information. Borrower shall deliver, promptly after the furnishing thereof, copies of any financial statements or periodic reports furnished to any other party pursuant to the terms of any indenture, loan, credit or similar agreement and not otherwise required to be furnished to the Lender pursuant to any other provision of this Section 7, together with any other information (whether financial or otherwise) Lender may request during the term of the Loan.

8. DEFAULT.

8.1 The occurrence of any one or more of the following shall constitute an event of default ("Event of Default") under this Agreement and the other Loan Documents:

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8.1.1 Borrower's failure to pay when due any sums payable under the Note or any of the other Loan Documents or Borrower's failure to deposit any funds with Lender as and when required under this Agreement;

8.1.2 if any representation or warranty made by Borrower herein or by any other Borrower Party in any other Loan Document shall have been false or misleading as of the date the representation or warranty was made or deemed remade;

8.1.3 if Borrower or any Guarantor incurs any Indebtedness in breach of this Agreement;

8.1.4 if there shall occur any Transfer (whether a Transfer of the Property or the direct or indirect ownership interest therein) in breach of this Agreement;

8.1.5 (A) if there is any material deviation in the construction of the Project from the Plans and Specifications or governmental requirements or the appearance or use of defective workmanship or materials in constructing the Project, and Borrower fails to remedy the same to Lender's satisfaction within thirty (30) days of Lender's written demand to do so; or (B) subject to Force Majeure Events, there is a cessation of construction of the Project prior to completion for a continuous period of more than thirty (30) days; or (C) the use, sale or leasing of any of the improvements on the Property in accordance with the Loan Documents is prohibited, enjoined or delayed for a continuous period of more than thirty (30) days; or (D) subject to Force Majeure Events, utilities or other public services necessary for the full occupancy and utilization of the Property and improvements are curtailed for a continuous period of more than thirty (30) days;

8.1.6 if there is (A) a condemnation, seizure or appropriation of, or occurrence of an uninsured casualty with respect to any material portion of the Property; (B) a sequestration or attachment of, or any levy or execution upon any of the Property, any other collateral provided by Borrower or any other party under any of the Loan Documents, any monies in any accounts or any substantial portion of the other assets of Borrower, which sequestration, attachment, levy or execution is not released, expunged or dismissed within twenty (20) days; or (C) a recording of any claim of lien against the Property or the service upon Lender of a withhold payment notice or bonded stop notice and the continuance of such claim of lien for twenty (20) days after such recording or service or five (5) days after Lender's demand, whichever occurs first, without discharge, satisfaction or provision for payment being made by Borrower in a manner satisfactory to Lender;

8.1.7 if any Borrower Party shall make an assignment for the benefit of creditors;

8.1.8 if a receiver, liquidator or trustee shall be appointed for any Borrower Party or if any Borrower Party shall be adjudicated bankrupt or insolvent, or if any petition for bankruptcy, reorganization or arrangement pursuant to federal bankruptcy law, or any similar federal or state law, shall be filed by or against, consented to, or acquiesced in by, any Borrower Party, or any other Bankruptcy Action (as hereinafter defined) occurs with respect to any Borrower Party or if any proceeding for the dissolution, division (e.g., pursuant to Section 18-217 of the Delaware Limited Liability Company Act, as amended from time to time) or liquidation of any Borrower Party shall be instituted;

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8.1.9 if any Borrower Party attempts to assign its rights under this Agreement or any of the other Loan Documents or any interest herein or therein in contravention of the Loan Documents;

8.1.10 if (A) this Agreement, the Note or any other Loan Document shall, in whole or in part, terminate, cease to be effective or cease to be a legally valid, binding and enforceable obligation of any Borrower Party; (B) any Borrower Party shall take any action in connection therewith or in furtherance thereof; (C) any party to any Loan Document (other than Lender) shall assert in writing that such document has ceased to be in full force and effect; or (D) the Liens created pursuant to any Loan Document shall cease to be a fully perfected enforceable first priority security interest or any portion of the Collateral is Transferred without Lender's prior written consent;

8.1.11 the occurrence of (A) any amendment to or termination or cancellation of any of the Project Documents without Lender's prior written approval, (B) any of the Project Documents not being in full force or effect for any reason, or (C) any default by Borrower under any of the Project Documents beyond any applicable notice or cure period available thereunder;

8.1.12 if there is a failure at any time of the Security Instrument to be a valid Lien upon the Property or any portion thereof (other than as a result of any release or reconveyance of the Security Instrument with respect to all or any portion of the Property pursuant to the terms and conditions of this Agreement), prior and superior to all other liens and encumbrances thereon except those approved by Lender in writing;

8.1.13 if a Balancing Event is not cured within five (5) Business Days after written notice thereof from Lender;

8.1.14 if Borrower or any other Borrower Party shall be in Default under any of the other terms, covenants or conditions of this Agreement or any other Loan Document not specified above; provided, however, that if such Default is curable and Borrower has not been given a notice of a similar Default within the preceding six (6) months, then it may be cured if Borrower, after Lender sends written notice to Borrower demanding cure of such Default, either (x) cures the Default within thirty (30) days or (y) if the cure requires more than thirty (30) days, immediately initiates steps satisfactory to Lender to cure the Default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical; and provided further that under no circumstances shall Borrower have more than sixty (60) days to cure any such Default;

8.1.15 any breach by Borrower under the terms of any other agreement between Borrower (or any Congruent Entity) and Lender (or any Affiliate of Lender), that is not remedied within any grace period provided therein, including any agreement concerning any indebtedness or other obligation of Borrower (or any Congruent Entity) to Lender (or any Affiliate thereof), whether currently existing or entered into after the date of this Agreement;

8.1.16 if Borrower or any Guarantor defaults in any obligation to Lender, whether direct or indirect, absolute or contingent; or

8.1.17 any occurrence of any default under any other loans which Borrower (or any Congruent Entity) may have from Lender (or any Affiliate of Lender) during the term of the Loan, whether existing as of the date hereof or subsequently made (collectively, the

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"Other Loans"). Additionally, an Event of Default under the Loan Documents shall constitute an event of default under the Other Loans.

9. REMEDIES.

9.1 Description.

9.1.1 Upon the occurrence and during the continuation of an Event of Default (other than an Event of Default described in clauses 8.1.7 or 8.1.8 in the definition of Event of Default above) Lender may, in addition to any other rights or remedies available to it pursuant to this Agreement and the other Loan Documents or at law or in equity, take such action, without notice or demand, that Lender deems advisable to protect and enforce its rights against Borrower and in and to the Collateral, including each and all of the following rights and remedies, to the fullest extent permitted by law, and Lender may enforce or avail itself of any or all rights and remedies of a secured party under the Uniform Commercial Code against Borrower, Equity Owner (if applicable) and the Collateral; and upon any Event of Default described in clauses 8.1.7 or 8.1.8 in the definition of Event of Default above, the Debt and all other Obligations shall immediately and automatically become due and payable, without notice or demand, and Borrower hereby expressly waives any such notice or demand, anything contained herein or in any other Loan Document to the contrary notwithstanding.

(a) **Immediate Payment of Obligations**. With or without notice, to declare all Obligations secured by any Loan Document immediately due and payable.

(b) **Cure Default; Protective Advances**. With or without notice, and without releasing Borrower from any Obligation hereunder, to cure any default of Borrower and, in connection therewith, (i) to enter upon the Property in person, or by an agent or employee, or by a receiver appointed by a court of competent jurisdiction, and (ii) to do such acts and things as Lender may deem necessary or desirable to protect the security of the Security Instruments, including advancing funds to maintain, secure or otherwise protect the Collateral, Lender's interest therein or the priority of the Liens granted by the Loan Documents (each a "**Protective Advance**") (all of which shall constitute part of the Debt and be secured by the Security Instruments and other Loan Documents).

(c) **Manage and Operate Property**. To enter upon, possess, manage and operate the Property, or any part thereof, either in person, or by an agent or employee, or by a receiver appointed by a court of competent jurisdiction; to make, terminate, enforce or modify leases of or occupancy agreements for the Property upon such terms and conditions as are satisfactory to Lender and to act in any manner which Lender may deem necessary or desirable in connection therewith; and to make repairs, alterations and improvements to the Property (including, but not limited to, in connection with the Project) that Lender determines to be necessary to protect or enhance the security of the Security Instrument. All sums realized by Lender under this clause (c), less all costs and expenses incurred by it hereunder, including attorneys' fees and costs actually incurred, shall be applied to the indebtedness secured by the Security Instrument in such order of priority as Lender shall determine in its sole and absolute discretion. Neither application of such sums to such indebtedness, nor any other action taken by

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Lender under this clause (c), shall cure or waive any Event of Default or notice of Event of Default or nullify the effect of any such notice.

(d) **Resort to Collateral**. To resort to and realize upon the Collateral and any other security now or hereafter held by Lender in such order and manner as Lender may determine in its sole and absolute discretion. Resort to any or all such Collateral may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawfully taken non-judicial proceedings, or both.

All or any one or more of the rights, powers, privileges and other remedies available to Lender against Borrower or any other Borrower Party under this Agreement or any of the other Loan Documents or at law or in equity, may be exercised by Lender at any time and from time to time, whether or not all or any of the Debt shall be declared due and payable, and whether or not Lender shall have commenced any foreclosure proceeding or other action for the enforcement of its rights and remedies under any of the Loan Documents with respect to the Collateral. Any such actions taken by Lender shall be cumulative and concurrent and may be pursued independently, singly, successively, together or otherwise, at such time and in such order as Lender may determine, to the fullest extent permitted by law, without impairing or otherwise affecting the other rights and remedies of Lender permitted by law, equity or contract or as set forth herein or in the other Loan Documents. Without limiting the generality of the foregoing, if an Event of Default is continuing all liens and other rights, remedies or privileges provided to Lender shall remain in full force and effect until Lender has exhausted all of its remedies against the Collateral and the Collateral has been foreclosed upon, sold or otherwise realized upon in satisfaction of the Debt or the Debt has been paid in full.

9.1.2 Without limitation, upon the occurrence and during the continuation of an Event of Default, Lender shall have the right from time to time to partially foreclose upon the Collateral under the Security Instruments and the Equity Owner Pledge (if any).

9.1.3 Any amounts recovered from the Collateral after an Event of Default may be applied by Lender toward the payment of any interest or principal of the Loan or any other amounts due under the Loan Documents in such order, priority and proportions as Lender shall determine in its sole and absolute discretion.

9.2 Remedies Cumulative. The rights, powers and remedies of Lender under this Agreement shall be cumulative and not exclusive of any other right, power or remedy which Lender may have against Borrower or any other Borrower Party pursuant to this Agreement or the other Loan Documents, or existing at law or in equity or otherwise. Lender's rights, powers and remedies may be pursued singly, concurrently or otherwise, at such time and in such order as Lender may determine. No delay or omission to exercise any remedy, right or power accruing upon an Event of Default shall impair any such remedy, right or power or shall be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Default or Event of Default shall not be construed to be a waiver of any subsequent Default or Event of Default or to impair any remedy, right or power consequent thereon.

9.3 Power of Attorney. For the purpose of carrying out the provisions and exercising the rights, powers and privileges granted in this Section 9, Borrower hereby irrevocably constitutes and appoints the Lender its true and lawful attorney in fact to execute, acknowledge and deliver any instruments and do and perform any acts such as are referred to in this subsection

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in the name and on behalf of Borrower. This power of attorney is a power coupled with an interest and cannot be revoked, but may only be exercised during the continuance of an Event of Default.

10. MISCELLANEOUS.

10.1 Notices. Except when otherwise required by law, any notice which a party is required or may desire to give the other shall be in writing and may be sent by personal delivery or by mail (either (i) by United States registered or certified mail, return receipt requested, postage prepaid, or (ii) by Federal Express or similar generally recognized overnight carrier regularly providing proof of delivery), addressed as provided below in this Section. Any notice so given by mail shall be deemed to have been given as of the date of delivery (whether accepted or refused) established by U.S. Post Office return receipt or the overnight carrier's proof of delivery, as the case may be. Any such notice not so given shall be deemed given upon receipt of the same by the party to whom the same is to be given.

If to Borrower: KINGS LANDING FT PIERCE LLC, a Florida limited liability company
3670 Maguire Boulevard, Orlando, Florida 32803
Attention: Mark Rosenwasser

If to Lender: Genesis Capital, LLC, a Delaware limited liability company
15303 Ventura Boulevard, Suite 700
Sherman Oaks, CA 91403
Attention: Lending Department

10.2 Amendments and Waivers. No failure by Lender to insist upon the strict performance of any covenant, agreement, term or condition of this Agreement, the Note, each Security Instrument, the Equity Owner Pledge (if applicable) or any other Loan Documents or to exercise any right, power or remedy consequent upon a breach thereof shall constitute a waiver, express or implied, of any such breach or of such covenant, agreement, term or condition. No amendment or waiver of any provision of the Loan Documents shall be effective unless in writing and signed by the party against whom enforcement is sought.

10.3 Invalid Provisions. If any provision of any Loan Document is held to be illegal, invalid or unenforceable, such provision shall be fully severable; the Loan Documents shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part thereof; the remaining provisions thereof shall remain in full effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance therefrom; and in lieu of such illegal, invalid or unenforceable provision there shall be added automatically as a part of such Loan Document a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible to be legal, valid and enforceable.

10.4 Expenses; Indemnity.

10.4.1 Borrower shall pay, whether or not the closing of the Loan occurs or any Advance is made to Borrower hereunder, all costs and expenses incurred by Lender or any of its Affiliates, from time to time, including documentation and diligence fees and expenses, all search, audit, appraisal, recording, professional and filing fees and expenses and all other out-of-pocket charges and expenses (including UCC and judgment and tax lien searches and UCC filings and fees for post-Closing UCC and judgment and tax lien searches, if required by Lender), all administrative fees and expenses and attorneys' fees and expenses actually incurred, including, (a) in any effort to enforce, protect or collect payment of any Obligations or to enforce

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any Loan Document or any related agreement, document or instrument, or effect collection hereunder or thereunder, (b) in connection with entering into, negotiating, preparing, reviewing and executing this Agreement and the other Loan Documents and all related agreements, documents and instruments, (c) in connection with instituting, maintaining, preserving, enforcing and foreclosing on Lender's security interests, whether through judicial proceedings or otherwise, (d) in defending or prosecuting any actions, claims or proceedings arising out of or relating to Lender's transactions with Borrower, (e) in seeking, obtaining or receiving any advice with respect to its rights and obligations under this Agreement, any of the other Loan Documents and all related agreements, documents and instruments, (f) in connection with any modification, restatement, supplement, amendment, waiver or extension of this Agreement or any other Loan Document or any related agreement, document or instrument, and all of the same may be charged to Borrower's account and shall be part of the Obligations, or (g) in connection with the administration of the Loan.

10.4.2 Borrower shall indemnify and hold harmless Lender and its Affiliates, officers, partners, directors, employees and agents, from and against any and all other liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever (including the fees and disbursements of counsel for Lender in connection with any investigative, administrative or judicial proceeding commenced or threatened, whether or not Lender shall be designated a party thereto), that may be imposed on, incurred by, or asserted against Lender in any manner relating to or arising out of the transactions contemplated hereby, including (i) any and all present and future stamp and other similar taxes arising out of the transactions contemplated hereby, (ii) any delay or omission (other than to the extent attributable to Lender) to pay such taxes, (iii) environmental liabilities and (iv) any breach by Borrower of its obligations under, or any material misrepresentation by Borrower contained in this Agreement or the other Loan Documents, except in each case, for any such liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements arising from the gross negligence or willful misconduct of Lender, as determined by a final, non-appealable judgment of a court of competent jurisdiction.

10.4.3 If the imposition of or any change in any law, rule, regulation or guideline, or the interpretation or application of any thereof by any court or administrative or governmental authority (including any request or policy not having the force of law) shall impose, modify or make applicable any taxes (except federal, state or local income or franchise taxes imposed on Lender), reserve requirements, capital adequacy requirements or other obligations which would (A) increase the cost to Lender for extending or maintaining the credit facilities to which this Agreement relates, (B) reduce the amounts payable to Lender under this Agreement or any of the other Loan Documents, or (C) reduce the rate of return on Lender's capital as a consequence of Lender's obligations with respect to the credit facilities to which this Agreement relates, then Borrower agrees to pay Lender such additional amounts as will compensate Lender therefor, within five (5) days after Lender's written demand for such payment, which demand shall be accompanied by an explanation of such imposition or charge and a calculation in reasonable detail of the additional amounts payable by Borrower, which explanation and calculations shall be conclusive in the absence of manifest error.

10.5 Approvals; Third Parties; Conditions. All approval rights retained or exercised by Lender with respect to leases, contracts, plans, studies and other matters are solely to facilitate Lender's credit underwriting, and shall not be deemed or construed as a determination that Lender has passed on the adequacy thereof for any other purpose and may not be relied upon by Borrower or any other person or entity. This Agreement is for the sole and exclusive use

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of Lender and Borrower and may not be enforced, nor relied upon, by any person or entity other than Lender and Borrower. All conditions of the obligations of Lender hereunder, including any obligation to make advances, are imposed solely and exclusively for the benefit of Lender, its successors and assigns, and no other Person or entity shall have standing to require satisfaction of such conditions or be entitled to assume that Lender will refuse to make advances in the absence of strict compliance with any or all of such conditions, and no other Person shall, under any circumstances, be deemed to be a beneficiary of such conditions, any and all of which may be freely waived in whole or in part by Lender at any time in writing in Lender's sole and absolute discretion. Without limitation on the foregoing or Section 10.13 below, wherever this Agreement or any other Loan Document requires Lender's approval or consent (or equivalent), such approval or consent (or equivalent) shall be in writing in Lender's sole and absolute discretion unless otherwise expressly stated.

10.6 Lender Not in Control; No Partnership. None of the covenants or other provisions contained in this Agreement shall, or shall be deemed to, give Lender the right or power to exercise control over the affairs or management of any Borrower Party, the power of Lender being limited to the rights to exercise the remedies referred to in the Loan Documents. The relationship between Borrower and Lender is, and at all times shall remain, solely that of debtor and creditor. No covenant or provision of the Loan Documents is intended, nor shall it be deemed or construed, to create a partnership, joint venture, agency or common interest in profits or income between Lender and Borrower or to create an equity in the Collateral or the Property in Lender. Lender neither undertakes nor assumes any responsibility or duty to Borrower or any other Borrower Party or to any other person with respect to the Collateral, the Property, the Project or the Loan, except as expressly provided in the Loan Documents; and notwithstanding any other provision of the Loan Documents: (1) Lender is not, and shall not be construed as, a partner, joint venturer, alter ego, manager, controlling person or other business associate or participant of any kind of any Borrower Party or its stockholders, members, or partners, and Lender does not intend to ever assume such status; (2) Lender shall in no event be liable for any debts, expenses or losses incurred or sustained by Borrower or any other Borrower Party; and (3) Lender shall not be deemed responsible for or a participant in any acts, omissions or decisions of Borrower or any Borrower Party or any of their stockholders, members, or partners. Lender and Borrower disclaim any intention to create any partnership, joint venture, agency or common interest in profits or income between Lender and Borrower, or to create an equity in the Collateral or the Property in Lender, or any sharing of liabilities, losses, costs or expenses.

10.7 Time of the Essence. Time is of the essence with respect to this Agreement.

10.8 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Lender and Borrower and their respective successors and assigns, provided that Borrower shall not, without the prior written consent of Lender, assign any rights, duties or obligations hereunder.

10.9 Renewal, Extension or Rearrangement. All provisions of the Loan Documents shall apply with equal effect to each and every promissory note and all amendments thereof hereinafter executed by Borrower which in whole or in part represent a renewal, extension, increase or rearrangement of the Loan.

10.10 Waivers; Representation by Legal Counsel. No course of dealing on the part of Lender, its officers, employees, consultants or agents, nor any failure or delay by Lender with respect to exercising any right, power or privilege of Lender under any of the Loan

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Documents, shall operate as a waiver thereof. Borrower acknowledges, warrants and represents, in connection with each waiver of any right or remedy of Borrower contained in this Agreement or any other Loan Document, that it has been fully informed with respect to, and represented by counsel of its choice in connection with, such rights and remedies, and all such waivers, and after such advice and consultation, has presently and actually intended, with full knowledge of its rights and remedies otherwise available at law or in equity, to waive or relinquish such rights and remedies to the full extent specified in each such waiver. Borrower acknowledges that it has been advised by Lender to seek the advice of legal counsel in connection with the negotiation and preparation of the Loan Documents. If Borrower has chosen not to obtain legal representation, whether due to cost considerations or for other reasons, the lack of such representation shall not furnish Borrower with any defense to the enforcement of Borrower's obligations and Lender's rights under the Loan Documents.

10.11 Cumulative Rights. Rights and remedies of Lender under the Loan Documents shall be cumulative, and the exercise or partial exercise of any such right or remedy shall not preclude the exercise of any other right or remedy.

10.12 Singular and Plural. Words used in this Agreement and the other Loan Documents in the singular, where the context so permits, shall be deemed to include the plural and vice versa. The definitions of words in the singular in this Agreement and the other Loan Documents shall apply to such words when used in the plural where the context so permits and vice versa.

10.13 Phrases; Rules of Construction. When used in this Agreement and the other Loan Documents, (a) the phrase "including" means "including, but not limited to," (b) the phrase "satisfactory to Lender" (or equivalent) means "in form and substance satisfactory to Lender in its sole and absolute discretion in all respects," (c) the phrase "with Lender's consent" or "with Lender's approval" (or equivalent) means such consent or approval (or equivalent) in writing in Lender's sole and absolute discretion, (d) the phrase "acceptable to Lender" (or equivalent) means "acceptable to Lender in Lender's sole and absolute discretion", (e) the word "or" is not exclusive, and (f) the word "prompt" or "immediately" in any form, or words of similar import, when used with reference to any notice required to be given or act to be undertaken by any Borrower Party shall mean notice given or act performed not later than five (5) Business Days after the occurrence of the specified event for which notice or action is required, in each case except as expressly provided otherwise herein or in any other Loan Documents. When the identity of the parties or other circumstances make appropriate in this Agreement and the other Loan Documents, the neuter gender shall include the feminine and masculine, and the singular number shall include the plural. If Borrower is composed of more than one Person, then the Obligations are joint and several; and each covenant, warranty, representation and agreement of Borrower hereunder and thereunder shall be deemed made by each such person or entity comprising Borrower, both individually and collectively.

10.14 Exhibits and Schedules. The exhibits and schedules attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein.

10.15 Titles of Articles, Sections and Subsections. All titles or headings to articles, sections, subsections or other divisions of this Agreement and the other Loan Documents or the exhibits hereto and thereto are only for the convenience of the parties and shall not be construed to have any effect or meaning with respect to the other content of such articles,

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sections, subsections or other divisions, such other content being controlling as to the agreement between the parties hereto.

10.16 Survival. All of the representations, warranties, covenants, and indemnities hereunder, shall survive the repayment in full of the Loan and the release of the liens evidencing or securing the Loan, and shall survive the transfer (by sale, foreclosure, conveyance in lieu of foreclosure or otherwise) of any or all right, title and interest in and to the Collateral to any party, whether or not an Affiliate of Borrower.

10.17 Waiver of Jury Trial. TO THE MAXIMUM EXTENT PERMITTED BY LAW, BORROWER AND LENDER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENT (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY OR ANY EXERCISE BY ANY PARTY OF THEIR RESPECTIVE RIGHTS UNDER THE LOAN DOCUMENTS OR IN ANY WAY RELATING TO THE LOAN OR THE PROPERTY OR THE PROJECT (INCLUDING ANY ACTION TO RESCIND OR CANCEL THIS AGREEMENT, AND ANY CLAIM OR DEFENSE ASSERTING THAT THIS AGREEMENT WAS FRAUDULENTLY INDUCED OR IS OTHERWISE VOID OR VOIDABLE). THIS WAIVER IS A MATERIAL INDUCEMENT FOR LENDER TO ENTER THIS AGREEMENT.

10.18 Governing Law; Venue. The Loan Documents are being executed and delivered, and are intended to be performed, in the State of California and the laws of the State of California and of the United States of America shall govern the rights and duties of the parties hereto and the validity, construction, enforcement and interpretation of the Loan Documents, except to the extent otherwise specified in the Security Instruments or any of the other Loan Documents. Any legal suit, action or proceeding against Borrower arising out of or relating to this Agreement, the Note or any other Loan Document (including the liens and security interests created under the Security Instruments) shall be instituted in any federal or state court located in Los Angeles, California or the state in which the Property is located. Borrower waives any objections which it may have based on venue or forum non conveniens of any such suit, action or proceeding, and irrevocably submits to the jurisdiction of any such court in any such suit, action or proceeding.

EACH OF BORROWER AND LENDER HEREBY IRREVOCABLY CONSENTS TO SERVICE OF PROCESS BY MAIL, PERSONAL SERVICE OR IN ANY OTHER MANNER PERMITTED BY APPLICABLE LAW, AT THE ADDRESS SPECIFIED IN SECTION 10.1 (AND AGREES THAT SUCH SERVICE AT SUCH ADDRESS IS SUFFICIENT TO CONFER PERSONAL JURISDICTION OVER ITSELF IN ANY SUCH SUIT, ACTION OR PROCEEDING IN ANY SUCH COURT, AND OTHERWISE CONSTITUTES EFFECTIVE AND BINDING SERVICE IN EVERY RESPECT).

10.19 Entire Agreement. This Agreement and the other Loan Documents embody the entire agreement and understanding between Lender and Borrower and supersede all prior agreements and understandings between such parties relating to the subject matter hereof and thereof. Accordingly, the Loan Documents may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

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10.20 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. The parties hereto agree that electronic signatures shall be deemed originals and admissible as best evidence for the execution and delivery of this Agreement by the parties hereto.

10.21 Sale, Assignment and Participation. Lender may, at any time, sell, transfer, assign or grant participations in the Loan and any of the Loan Documents or sell, transfer or assign the Loan or any interest therein, without notice to or consent of Borrower or any other Borrower Party. Lender may forward to each participant and prospective participant all documents and information which Lender now has or later may acquire relating to those obligations and to Borrower, and any partners or joint venturers of Borrower, whether furnished by Borrower or otherwise. If, at any time, Lender desires to sell, transfer or grant a participation interest in all or any portion of the Loan and Loan Documents to any third person, Borrower shall furnish in a timely manner any and all information concerning the Property and the Project, and concerning Borrower's, the other Borrower Parties' and the Property's or Project's financial condition, which information is requested by Lender or such person in connection with any such sale, transfer or participation. All such financial information shall be in such form, substance and detail as Lender, or such person, may require.

10.22 Limitation on Liability of Lender's Officers, Employees, Etc. Any obligation or liability whatsoever of Lender which may arise at any time under this Agreement or any other Loan Document shall be satisfied, if at all, out of the Lender's assets only. No such obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the property of any of Lender's shareholders, directors, officers, employees or agents, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise.

10.23 Commingling of Funds. No sums collected or retained by Lender shall be deemed to be held in trust; and Lender may commingle any and all such funds or proceeds with its general assets and shall not be liable for the payment of any interest or other return thereon, except to the minimum extent required by law.

10.24 PATRIOT Act Records. Lender hereby notifies Borrower that pursuant to the requirements of the PATRIOT Act, it is required to obtain, verify and record information that identifies each Borrower Party, which information includes the name and address of each Borrower Party and other information that will allow Lender to identify each Borrower Party in accordance with the PATRIOT Act.

10.25 Confidentiality. Borrower agrees, and agrees to cause each of its Affiliates, (a) to treat this Agreement and all other Loan Documents and all provisions of the Loan Documents confidentially and not to transmit any copy hereof or thereof or disclose the contents hereof or thereof, in whole or in part, to any Person (including any financial institution or intermediary) without Lender's prior written consent, other than to Borrower's members and such members' investors, advisors (including its accountants and attorneys) and officers on a need to know basis and to their respective agents, employees, officers, directors, attorneys, accounts and governmental regulatory authorities, (b) that Borrower shall inform all such Persons who receive information concerning this Agreement or any of the Loan Documents of the confidential nature hereof and thereof and shall direct them to treat the same confidentially and not to disclose it to any other Person, and (c) that each of them shall agree to be bound by these provisions. Lender reserves the right to review and approve all materials that Borrower or any Affiliate prepares that contain Lender's name or describe or refer to this Agreement or any Loan Document or any of the terms hereof or thereof or any of the transactions contemplated hereby or thereby.

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Notwithstanding any other provision of this Agreement or any Loan Document, Borrower shall not, and shall not permit any of its Affiliates to, use Lender's name (or the name of any of Lender's Affiliates) in connection with any of its business operations. Nothing contained in this Agreement or in any of the other Loan Documents is intended to permit or authorize Borrower or any of its Affiliates to make any contract on behalf of Lender. Borrower shall not be deemed in violation of this Section solely because Lender records the Uniform Commercial Code financing statements or other Loan Documents.

11. JUDICIAL REFERENCE.

11.1 Because disputes arising in connection with complex transactions are most quickly and economically resolved by an experienced and expert person and further because Borrower and Lender (collectively, the "Parties") wish applicable California State and Federal laws to apply, the Parties desire that their disputes be resolved by a judicial referee applying such applicable laws. The Parties expressly waive trial by jury in any action, suit, or proceeding brought to resolve any dispute, whether sounding in contract, tort or otherwise, arising out of, connected with, related to, or incidental to this Loan Agreement, the Loan, the Note any of the other Loan Documents or the relationship established among the Parties in connection with the Loan Agreement or any related document or the transactions contemplated hereby or thereby (a "Dispute") to the fullest extent permitted by Legal Requirements.

11.2 Accordingly, any Dispute arising out of or in connection with the Loan Agreement or the relationship established among the Parties in connection therewith or any other Loan Document or the transactions contemplated hereby or thereby, shall be resolved pursuant to the provisions for reference and trial by referee (without jury) set forth in California Code of Civil Procedure Section 638 et seq., or any successor statute or statute, court rule, or provision of law containing reasonably similar provisions in accordance with the provisions of this Section 11. The referee ("Referee") shall be a retired or former California or Federal judge residing in the Los Angeles, California area, who is either (i) agreed to by the Parties to a Dispute within fifteen (15) days of the notice by any Party to the other(s) of the intention to invoke this Section 11.2 to resolve the Dispute, or (ii) failing such agreement, is appointed pursuant to California Code of Civil Procedure Section 640, or any successor statute or statute, court rule, or provision of Legal Requirements containing reasonably similar provisions, in an action filed in the Superior Court of Los Angeles County, California.

11.3 The Parties agree that any Party may (and, if necessary, the other Parties shall join in such filing) file with the clerk of the Los Angeles County Superior Court, or with the appropriate judge of such court, any and all petitions, motions, applications or other documents necessary to obtain the appointment of such a Referee immediately upon the commencement of any action or proceeding to resolve any Dispute, and to conduct all necessary discovery and to proceed to a trial as expeditiously as possible. The action shall be conducted and the issues determined in compliance with all judicial rules and all statutory and decisional law of the State of California as if the matter were formally litigated in the Superior Court and not by way of judicial reference. It is the Parties' intention and the Parties and the Referee shall use their best efforts to be certain that (i) discovery be conducted for a period no longer than six (6) months from the date (the "Referee Date") the Referee is appointed (whether by stipulation or by the Superior Court), excluding motions regarding discovery, and (ii) trial be set on a date that is within nine (9) months of the Referee Date. All discovery motions shall be filed with the Referee and served upon the opposing Party no later than the last day of the six-month discovery period; provided, that the Parties agree to grant such reasonable extensions of time necessary to reflect the complexities of the issues presented for resolution. All proceedings, including trial, before the Referee shall

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be conducted at a neutral location (unless otherwise stipulated by the Parties) within twenty-five (25) miles of the downtown Los Angeles County Superior Court. The Parties agree that said Referee shall be a judge for all purposes (including, without limitation, (x) ruling on any and all discovery matters and motions and any and all pretrial or trial motions, (y) setting a schedule of pretrial proceedings, and (z) making any other orders or rulings a sitting judge of the Superior Court would be empowered to make in any action or proceeding in the Superior Court). Any matter before the Referee shall be governed by the substantive law of California, its Code of Civil Procedure, Rules of Court, Evidence Code, and such other statutes or rules which would be applicable if the matter were tried in the Superior Court, except as otherwise specifically agreed to by the Parties and approved by the Referee. The Parties intend this general reference agreement to be specifically enforceable in accordance with the California Code of Civil Procedure. Any decision of the Referee or judgment or other order entered thereon shall be appealable to the same extent and in the same manner that such decision, judgment, or order would be appealable if rendered by a judge of the Los Angeles County Superior Court. The Referee shall in his/her statement of decision set forth his/her findings of fact and conclusions of law.

11.4 During the pendency of any action or proceeding respecting a Dispute, and before the entry of any judgment therein, each of the parties to such action or proceeding shall bear equal shares of the fees, charges and costs incurred by the Referee in connection with performing the services provided in this Section. The compensation of the Referee shall not exceed the prevailing rate for like services. The prevailing party shall be entitled to reasonable court costs and legal fees, including customary attorney fees, expert witness fees, paralegal fees, the fees of the Referee and other reasonable costs and disbursements charged to the party by its counsel, in such amount as is determined by the Referee. If a court reporter is requested by either party, then such reporter shall be present at all proceedings, and the fees of such reporter shall be borne by the party requesting such reporter. Such fees shall be an item of recoverable costs.

11.5 Notwithstanding the foregoing and anything to the contrary herein, in the event of a default by Borrower under this Loan Agreement, Lender shall have the unilateral right to exercise its remedies in its sole and absolute direction, and under such circumstances, Lender can choose in its sole discretion to pursue resolution by Referee (as provided herein) or not and Borrower hereby waives any right to enforce the judicial reference provisions of this Loan Agreement if contrary to the choice of Lender.

Nothing in this Section 11 shall prejudice the right of any Party to obtain provisional relief or other equitable remedies as shall otherwise be available under the Code of Civil Procedure or applicable Court rules.

BORROWER AND LENDER EACH ACKNOWLEDGES THAT THE PROVISIONS OF THIS SECTION ARE A MATERIAL INDUCEMENT TO THE OTHER PARTY'S ENTERING INTO THE LOAN AGREEMENT AND MAKING THE LOAN.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the parties hereto as of the date first written above.

LENDER:

GENESIS CAPITAL, LLC,
a Delaware limited liability company

DocuSigned by:
Candice Shih
By: _____
56834763A4BC440...
Name: Candice Shih
Title: Authorized Signatory

BORROWER:

KINGS LANDING FT PIERCE LLC,
a Florida limited liability company
By: KINGS LANDING FT PIERCE GP LLC,
a Florida limited liability company, its Member and Manager

DocuSigned by:
Mark Rosenwasser
By: _____
EF5E02A3FD994F9...
Mark Rosenwasser, Manager

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Exhibit A

Definitions

"**Advance**" means (A) a borrowing under the Loan to (i) fund the Initial Advance on or around the Closing Date, or (ii) fund a Construction Advance in each case in accordance with the terms and limitations of this Agreement, or (B) any other advances of the Loan made by Lender for the purpose of making a Protective Advance, to the extent such Protective Advance is permitted under the terms of this Agreement or any of the other Loan Documents. Any other amounts paid by Lender on behalf of Borrower or any Affiliate permitted under any Loan Document shall also be an Advance for purposes of this Agreement.

"**Advance Request**" means a written request from Borrower for an Advance in form and substance acceptable to Lender, which request shall be executed and delivered by Borrower (together with any supporting documentation reasonably required by Lender) in connection with the funding of such Advance.

"**Affiliate**" of any Person means any other Person directly or indirectly controlling, controlled by, or under common control with such Person. A Person shall be deemed to control another Person if the controlling Person owns 10% or more of any class of voting securities (or other ownership interests) of the controlled Person or possesses, directly or indirectly, the power to direct or cause the direction of the management or policies of the controlled Person, whether through ownership of stock, by contract, or otherwise.

"**Agreement**" means this Agreement, as amended from time to time.

"**Appraiser**" means an appraiser designated by Lender or accepted by Lender from time to time.

"**Borrower Party**" means, individually and collectively, as the context may require, Borrower, Equity Owner and Guarantor.

"**Borrower Principals**" means, collectively, Mark Rosenwasser, an individual, and Samuel Weiss, an individual.

"**Business Day**" means any day except a Saturday or Sunday or any other day on which commercial banks in New York, New York are authorized or required by law to close.

"**Carveout Guaranty**" means a guaranty or indemnity agreement of any Indebtedness containing customary "**bad act**" carveouts, such as fraud, misappropriation, environmental matters, breach of representation or warranty, misapplication and certain actions pertaining to bankruptcy, insolvency, transfers of collateral and substantive consolidation but which does not guarantee payment of Indebtedness independent of such "**bad acts**"; provided, however, at any time that a claim has been made under such a guaranty or indemnity agreement (which has not been satisfied), such guaranty or indemnity agreement, as applicable, shall not be considered a Carveout Guaranty, to the extent that such claim is (a) a liability of the relevant guarantor or indemnitor for GAAP purposes.

"**Change Order**" means any amendment, supplement or other modification in any respect to any Project Document.

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"**Collateral**" means all collateral encumbered by any of the Loan Documents.

"**Committed Loan Funds**" means the amount of Loan funds Lender has committed to make available to the Project over the remaining term of the Loan, as of such date of determination. As of the date hereof, the Committed Loan Funds are as set forth in the Loan Budget.

"**Complete**" (and the lower-case version thereof) shall mean, with respect to any of the work constituting the Project for the Property, that (a) such work is substantially completed in accordance with the Lender-approved Plans and Specifications and all Legal Requirements, subject only to the completion of minor punch-list items that do not limit the use or occupancy of any portion of the Property for its intended purposes, (b) if required by Legal Requirements, a final certificate of occupancy (or similar document or certificate) has been obtained, evidencing that full use of the Property for its intended purposes has been authorized by all applicable Governmental Authorities, (c) subject to any contest rights contained herein, the Property is free of all mechanics', materialmen's, and other similar liens (or such liens have otherwise been bonded over to Lender's satisfaction), (d) the eradication of any and all outstanding municipality requirements affecting the Property, whether initiated by the Borrower, any Guarantor, any contractor, or any affiliate of (or predecessor-in-interest to) Borrower, Guarantor or any applicable contractor, and (e) Lender has received copies of all warranties from suppliers covering materials, equipment and appliances included within the applicable component of the work. The terms "Completed" "Completing" and "Completion" (and lower-case versions thereof) shall have the same meaning when used in the Loan Documents.

"**Completion Date**" - means 1/1/2027, the date by which construction of the work constituting the Project must be Complete.

"**Construction Advance**" means each Advance made by Lender, which Advance is made for the purpose of funding Project Expenditures for the completion of the Project.

"**Congruent Entity**" means any entity in which all of the Borrower Principals own an interest, and which, the Borrower Principals, in the aggregate, own (either directly or indirectly) all of the beneficial, voting, membership, partnership, stock or other ownership interests therein. For the purpose of this definition, any interest owned by the spouse of a Borrower Principal or any trust for the benefit of such Borrower Principal (or spouse), shall be deemed to be owned by such Borrower Principal.

"**Construction Documents**" means each Design Professional Agreement, the General Contractor Agreement, and each Trade Contract, in each case, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

"**Debt**" means the outstanding principal amount of the Loan together with all interest accrued and unpaid thereon and all other sums due to Lender in respect of the Loan under the Note or any other Loan Document.

"**Default**" means the occurrence of any event or condition hereunder or under any other Loan Document that, with the giving of notice, the passage of time, or both, would constitute an Event of Default.

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"**Deposit Account Control Agreement**" means a deposit account control agreement, in form and content acceptable to Lender, among Borrower, Lender and a deposit bank approved by Lender, in favor of Lender, and any and all amendments or supplements thereto or replacements thereof.

"**Design Professional**" means any architect, engineer, or other design professional engaged by (or on behalf of) Borrower with respect to the design or engineering of the Property.

"**Design Professional Agreement**" means any agreement between Borrower and any Design Professional, each as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

"**Design Professional Consent**" means a consent agreement in form and content reasonably acceptable to Lender executed by any applicable Design Professional with respect to the related Design Professional Agreement.

"**Embargoed Person**" means any Person subject to trade restrictions under any Federal Trade Embargo.

"**Equity Owner**" means, individually and collectively, as the context may require, (i) the Person or Persons owning, directly or indirectly, through any contract, agreement, arrangement, understanding, relationship or otherwise, any class of voting securities (or other ownership interests) of Borrower, and (ii) the Person or Persons possessing, directly or indirectly, the power to direct or cause the direction of the management or policies of the Borrower, whether through ownership of stock, by contract, or otherwise.

"**Equity Owner Pledge**" means a Membership Interest Pledge in form and content acceptable to Lender executed by Equity Owner in favor of Lender, which secures Borrower's Obligations, and any and all amendments or supplements thereto or replacements thereof.

"**Event of Default**" shall have the meaning ascribed to it in Section 8.1.

"**Federal Trade Embargo**" means any federal law imposing trade restrictions, including (i) the Trading with the Enemy Act, as amended, and each of the foreign assets control regulations of the United States Treasury Department (31 C.F.R., Subtitle B, Chapter V, as amended), (ii) the International Emergency Economic Powers Act (50 U.S.C. §§ 1701 et seq., as amended), (iii) any enabling legislation or executive order relating to the foregoing, (iv) Executive Order 13224, and (v) the PATRIOT Act.

"**Financial Covenants**" shall have the meaning set forth in Exhibit D.

"**Force Majeure Event**" shall mean the occurrence of any of the following events: (i) acts of declared or undeclared war by a foreign enemy; (ii) riots; (iii) casualty or condemnation; (iv) floods or hurricanes; (v) earthquakes; (vi) acts of God; (vii) governmental preemption in the case of a national emergency; (viii) unavailability of materials to the extent not within the reasonable control of Borrower; (ix) strikes, lockouts or other labor trouble; (x) pandemic; (xi) governmentally mandated closures or work stoppages; (xii) changes in Legal Requirements; and (xiii) any other event or circumstance not within the reasonable control of Borrower, but "Force Majeure Event" shall not include delays, stoppage or any other interference with the construction of any improvements caused by insolvency, bankruptcy or any lack of funds of Borrower, and provided

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further, that in no event will any one or more Force Majeure Events extend the Completion Date by more than a total of ninety (90) days.

"**GAAP**" means generally accepted accounting principles set forth in the opinions and pronouncements of the Accounting Principles Board and the American Institute of Certified Public Accountants and statements and pronouncements of the Financial Accounting Standards Board (or agencies with similar functions of comparable stature and authority within the accounting profession), or in such other statements by such entity as may be in general use by significant segments of the U.S. accounting profession.

"**General Contractor**" means a general contractor with a valid contractor's license in the state where the Property is located and that has been approved by Lender, which approval shall not be unreasonably withheld.

"**General Contractor Agreement**" means a guaranteed maximum price construction contract between Borrower and General Contractor for the completion of the Project in accordance with the Plans and Specifications, and consistent with the Loan Budget, in form and content reasonably acceptable to Lender, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

"**General Contractor Consent**" means a consent agreement in form and content reasonably acceptable to Lender executed by a General Contractor with respect to a General Contractor Agreement.

"**Governmental Authority**" means any and all governments, public or quasi-public authorities, courts or any and all agencies, authorities, bodies, bureaus, departments, or instrumentalities of any government.

"**Guarantor**" means individually and collectively, as the context may require, and jointly and severally, Samuel Weiss, Mark Rosenwasser, , and any additional Persons (other than Equity Owner) who may sign any guaranty or indemnity in favor of Lender in connection with the Loan.

"**Guaranty**" means, individually and collectively, as the context may require, that certain Repayment Guaranty of even date herewith by Guarantor in favor of Lender, that Completion Guaranty of even date herewith by Guarantor in favor of Lender, that certain Carveout Guaranty of even date herewith by Guarantor in favor of Lender, and any and all amendments or supplements thereto or replacements thereof.

"**Hard Costs**" means, collectively, all costs and expenses set forth in the Loan Budget, which are denominated therein as "**hard costs**".

"**Hazardous Materials**" means any chemical, substance, object, condition, material or waste that is or may be hazardous to human health or safety or to the environment, due to its radioactivity, ignitability, corrosivity, flammability, reproductive toxicity, infectiousness or other harmful properties or effects, including all chemicals, substances, materials and wastes that are now or hereafter may be regulated in any manner, classified as dangerous, hazardous or toxic, or as pollutants or contaminants, or to which exposure is prohibited or restricted by any federal, state or local government or public agency, board, body or authority or by any Hazardous Material Law. "Hazardous Materials" include flammable explosives, radioactive materials, polychlorinated biphenyls, asbestos, hazardous waste, radon, toxic substances or other related materials whether

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in the form of a chemical, element, compound, solution, mixture or otherwise, including those materials defined as "hazardous substances", "hazardous materials", "toxic substances", "air pollutants", "toxic pollutants", "hazardous wastes", "extremely hazardous waste" or "restricted hazardous waste" by any Hazardous Materials Law.

"**Hazardous Materials Law**" means any federal, state, or local law, ordinance or regulation or any rule adopted or guideline promulgated pursuant thereto, or any order, ruling or directive of any federal, state, local, executive, judicial, legislative, administrative or other governmental or public agency, board, body or authority relating to health, industrial hygiene, the environment, or the occupational or environmental conditions on, under or about the Property (including ambient air, soil, soil vapor, groundwater, surface water or land use), whether now or hereafter in force, including those relating to the release, emission or discharge of Hazardous Materials, those in connection with the construction, fuel supply, power generation and transmission, waste disposal or any other operations or processes relating to the Property. "Hazardous Materials Law" shall include the Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Solid Waste Disposal Act, the Clean Water Act, the Clean Air Act, the Carpenter Presley Tannel Hazardous Substance Account Act, and similar laws of any state in which the Property is located, as the same are now or hereafter amended.

"**Indebtedness**" of a Person means such Person's (i) obligations for borrowed money; (ii) obligations representing the deferred purchase price of property or services (other than accounts payable arising in the ordinary course of such Person's business payable on terms customary in the trade); (iii) obligations, whether or not assumed, secured by Liens or payable out of the proceeds or production from property now or hereafter owned or acquired by such Person; (iv) obligations which are evidenced by notes, acceptances, or other instruments; (v) obligations of such Person to purchase securities or other property arising out of or in connection with the sale of the same or substantially similar securities or property; (vi) capitalized lease obligations; (vii) the Loan; (viii) letters of credit; (ix) off-balance sheet liabilities; (x) sale and leaseback transactions; and (xi) any other obligation for borrowed money or other financial accommodation which in accordance with GAAP would be shown as a liability on the consolidated balance sheet of such Person.

"**Indemnity**" means that certain Hazardous Substances Indemnity Agreement of even date herewith by Borrower and Guarantor (if applicable) in favor of Lender, and any and all amendments thereto.

"**Initial Advance**" means the first Advance made by Lender on or around the Closing Date.

"**Legal Requirements**" means all federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities affecting any Borrower Party or the Property or any part thereof or the construction, use, alteration or operation thereof, or any part thereof, whether now or hereafter enacted and in force, including the Americans with Disabilities Act of 1990, and all permits, licenses and authorizations and regulations relating thereto, and all covenants, agreements, restrictions and encumbrances contained in any instruments, either of record or known to Borrower, at any time in force affecting any Borrower Party or the Property or any part thereof, including any which may (i) require repairs, modifications or alterations in or to the Property or any part thereof, or (ii) in any way limit the use and enjoyment thereof.

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"**Lien**" means any mortgage, deed of trust, lien, pledge, hypothecation, assignment, security interest, or any other encumbrance, charge or transfer of, on or affecting the Property, the Collateral or any portion thereof or interest therein, or any Borrower Party or any interest therein, including any conditional sale or other title retention agreement, any financing lease having substantially the same economic effect as any of the foregoing, the filing of any financing statement, and mechanic's, materialmen's and other similar liens and encumbrances.

"**Loan**" has the meaning provided in Recital A.

"**Loan Budget**" - means the budget attached hereto as Exhibit C, as the same may be amended, modified, supplemented or replaced from time to time, which budget sets forth the costs and expenses to be incurred in connection with the Completion by Borrower of the Project and is subject to the approval of Lender.

"**Loan Documents**" means each and all of: (a) this Agreement, (b) the Note, (c) the Indemnity, (d) each Guaranty, (e) the Equity Owner Pledge (if any), (f) the Deposit Account Control Agreement (if any), (g) Uniform Commercial Code financing statements relating to Borrower's interest in the Property and, to the extent Lender requires the execution of the Equity Owner's Pledge, the Equity Owner's interest in Borrower, (h) the Security Instrument, (i) all other documents evidencing, securing, governing or otherwise pertaining to the Loan, whether now or hereafter entered into, and (j) all amendments, modifications, renewals, substitutions and replacements of any of the foregoing.

"**Material Adverse Effect**" means a material adverse effect upon (i) the business, reputation, financial condition, results of operations or properties of Borrower or any other Borrower Party, (ii) the ability of any Borrower Party to perform its obligations under the Loan Documents, or (iii) the validity or enforceability of any of the Loan Documents or the rights and remedies of Lender under the Loan Documents.

"**Maturity Date**" means 1/1/2027

"**Note**" means that certain Promissory Note of even date herewith, in the maximum principal amount of up to $6,417,600.00, executed by Borrower and payable to the order of Lender in evidence of the Loan, and any amendments or supplements thereto or any renewals or replacements thereof.

"**Obligations**" means, collectively, Borrower's obligations for the payment of the Debt and the performance of all obligations of Borrower contained in the Loan Documents.

"**OFAC List**" means the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department, Office of Foreign Assets Control and any other similar list maintained by the U.S. Treasury Department, Office of Foreign Assets Control pursuant to any applicable governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities, including trade embargo, economic sanctions, or other prohibitions imposed by Executive Order of the President of the United States.

"**PATRIOT Act**" means the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (Title III of Pub. L. 107-56) (signed into law October 26, 2001), as amended from time to time.

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"**Permitted Encumbrances**" means any exceptions listed on the Title Policy and approved by Lender, but shall not include any monetary liens or encumbrances other than Taxes.

"**Person**" means any natural person, corporation, firm, joint venture, partnership, limited liability company, association, enterprise, trust, or other entity or organization, or any government or political subdivision or any agency, department, or instrumentality thereof.

"**Plans and Specifications**" means the plans and specifications for the Completion of the Project (including a description of the materials, equipment and fixtures necessary for the Completion of the Project), prepared or to be prepared by (or on behalf of) Borrower after the Closing Date, including any other architectural, structural, foundation and elevator plans and specifications prepared by a Design Professional and any other mechanical, electrical, plumbing and fire protection plans and specifications prepared by any Person retained or to be retained by Borrower, the applicable Design Professional or the General Contractor, approved in writing by Lender (to the extent such approval is required by the terms of this Agreement), in each case, as the same may be amended by Change Orders applicable thereto that are permitted under this Agreement.

"**Project**" means the Completion of all capital improvements, which capital improvements are described in the Loan Budget, all completed in accordance with the Plans and Specifications that have been submitted to and approved by Lender, the Loan Budget, and all applicable Legal Requirements.

"**Project Documents**" means collectively, all Construction Documents, the Plans and Specifications, the Loan Budget, the Project Permits and the Project Schedule for the Project, as any of the foregoing may be amended, replaced, supplemented or otherwise modified from time to time in accordance with the terms and conditions of this Agreement.

"**Project Expenditure**" means costs and expenses incurred in connection with the Completion by Borrower of the Project in accordance with the Loan Budget, including interest and carrying costs.

"**Project Permits**" means collectively, all authorizations, consents and approvals, licenses and permits given or issued by Governmental Authorities, which are required for the Completion of the Project in accordance with all Legal Requirements and the Plans and Specifications for the Project, and for the performance and observance of all obligations and agreements of Borrower contained herein or in the other Loan Documents relating to the Completion of the Project, as the same may be amended, replaced, supplemented, assigned or otherwise modified from time to time in accordance with the terms of this Agreement and applicable Legal Requirements.

"**Project Schedule**" means the schedule for the projected progress of the Completion of the Project, setting forth a construction progress schedule reflecting, among other things, the anticipated dates of completion, which shall include, without limitation, a trade-by-trade breakdown of the estimated periods of commencement and completion of the specific work to be completed in connection with the Completion of the Project substantially in accordance with the Plans and Specifications and Legal Requirements, as the same may be amended, restated, replaced, supplemented, updated or otherwise modified from time to time in accordance with the terms of this Agreement or otherwise with the approval of Lender, which approval shall not be unreasonably withheld.

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"**Property**" means that certain real property located at 215 Kings Lane, Fort Pierce, FL 34950, 115 Kings Lane, Fort Pierce, FL 34950; 135 Kings Lane, Fort Pierce, FL 34950; 145 Kings Lane, Fort Pierce, FL 34950; 155 Kings Lane, Fort Pierce, FL 34950; 165 Kings Lane, Fort Pierce, FL 34950; 175 Kings Lane, Fort Pierce, FL 34950; 185 Kings Lane, Fort Pierce, FL 34950; 195 Kings Lane, Fort Pierce, FL 34950; 205 Kings Lane, Fort Pierce, FL 34950; 125 Kings Lane, Fort Pierce, FL 34950; and 225 Kings Lane, Fort Pierce, FL 34950 as more particularly described in Exhibit B attached hereto, together with the improvements and all appurtenances now or hereafter located on such real property (including any Units described on Exhibit E attached hereto).

"**Recourse Guaranty**" means, for any Person, any guaranty or indemnity agreement of Indebtedness by such Person that is not a Carveout Guaranty.

"**Reserve Account**" means, any reserve or escrow account established under the Loan Documents from time to time, which reserve or escrow account may be established, at Lender's discretion, by reserving a portion of the outstanding principal balance of the Loan for such account.

"**Retainage**" means an amount equal to the greater of (a) ten percent (10%) of the total amount payable under the applicable General Contractor Agreement and any Trade Contract, as applicable, for the Project and (b) the actual retainage amount specified in such General Contractor Agreement and any Trade Contract, as applicable, for the Project.

"**Security Instrument**" means a Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, in either case executed by Borrower for the benefit of Lender encumbering a Property.

"**Site Assessment**" means an environmental site assessment (including all drafts thereof) of the Property of such scope as may be reasonably requested by Lender (including, without limitation, the taking of soil borings and air and groundwater samples and other above and below ground testing) and otherwise in form and substance acceptable to Lender, prepared by an environmental engineer approved in advance by Lender in writing, with errors and omissions insurance coverage reasonably acceptable to Lender.

"**Soft Costs**" means, collectively, all costs and expenses set forth in the Loan Budget for the applicable Project, which are denominated therein as "soft costs".

"**Stored Materials**" means materials purchased by Borrower on or prior to the date of an Advance Request for use in the completion of the Project that is the subject of such Advance Request, but either (i) stored at the Property that is the subject of the Project or a bonded warehouse, and not yet installed or incorporated into the Project or (ii) not yet delivered to such Property nor stored in a bonded warehouse. Stored Materials shall cease to be Stored Materials only when the same are installed or incorporated into the Project.

"**Stored Materials Conditions**" means that Lender shall have: (a) reasonably determined that the applicable Stored Materials are appropriate for purchase during the then current stage of completion of the Project for which such Stored Materials have been purchased; (b) received evidence that the applicable Stored Materials have been paid for and are owned by (or upon payment of the amounts to be disbursed in connection with the applicable Advance Request shall be paid for and owned by) Borrower free of all liens or claims of the vendor or any third party (provided, however, that Borrower shall be permitted to submit a request for an Advance, in the discretion of Lender, with respect to deposits and down payments for Stored Materials to the

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extent approved by Lender in its sole discretion); (c) reasonably determined that Lender has a perfected, first-priority security interest in such Stored Materials; (d) received a certification by any applicable Design Professional that it has inspected such Stored Materials and they are in the condition required under the applicable Trade Contract(s); (e) received evidence reasonably satisfactory to Lender that all such Stored Materials are insured against casualty, loss and theft in an amount at least equal to their replacement costs, and that Lender is named as an additional insured and loss payee with respect thereto; (f) received evidence that the applicable Stored Materials are or will be securely stored (i) on site at Property upon which such Stored Materials will be utilized (and Lender shall have reasonably determined that such Stored Materials kept on such Property are not in excess of such building equipment and materials as would be kept at a property under construction in accordance with good construction practice for current installation or incorporation), or (ii) in a bonded warehouse (or other location reasonably acceptable to Lender) off-site properly inventoried and clearly stenciled or otherwise marked to indicate that they are the property of Borrower, and that the warehouse or other location has been notified that Lender has a security interest in the subject Stored Materials, and Lender shall have received from Borrower the original warehouse receipt therefor, if applicable, or received a copy of the agreement with the supplier or fabricator of such Stored Materials; and (g) without limiting the foregoing, as to any materials not yet delivered to such Property, received proof of payment reasonably satisfactory to Lender from the supplier or fabricator of such materials, the cost of which is, in whole or in part, payment for all amounts covered by any prior Advance Request.

"**Subsequent Advance**" means any Advance after the Initial Advance.

"**Taxes**" means all taxes, assessments, levies and charges imposed by any Governmental Authority having jurisdiction over the Property, which are or may affect, or become a lien upon, such Property, or the rents, royalties, profits and income of the Property, or interest therein, or imposed by any Governmental Authority upon Borrower or Lender by reason of their respective interests in the Property or by reason of any payment, or portion thereof, made to Lender hereunder or pursuant to any Obligation secured by any of the Loan Documents (including all real estate and personal property taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against the Property or part thereof, together with all interest and penalties thereon), other than taxes which are measured by and imposed upon Lender's general net income.

"**Title Policy**" means an ALTA (or the relevant state equivalent in any state in which ALTA is not the commercial standard) extended Lender's title insurance policy in the amount of the Loan, with such endorsements as Lender may require, containing no exceptions to title (printed or otherwise) that are unacceptable to Lender, and insuring that Lender has a first priority Lien on the Property.

"**Trade Contract**" means any agreement, contract or purchase order between Borrower, an Affiliate of Borrower or General Contractor, on the one hand, and any Trade Contractor, on the other hand, pursuant to which such Trade Contractor agrees to provide labor, materials, equipment or services in connection with the Completion of the Project, in each case, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time in accordance with the terms of this Agreement.

"**Trade Contractor**" means any Person that is a contractor, subcontractor, sub-subcontractor, supplier or provider of labor, materials, equipment or services in connection with the Completion of the Project.

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"**Trade Contractor Consent**" means a consent agreement in form and content reasonably acceptable to Lender executed by each Trade Contractor for the Project with respect to its related Trade Contract.

"**Transfer**" means to voluntarily or involuntarily upon death, dissolution or by any other operation of law, sell, assign, convey, transfer, pledge, encumber or otherwise dispose of, or where used as a noun, a sale, assignment, conveyance, transfer, pledge, encumbrance or other disposition.

"**Uniform Commercial Code**" means (a) with respect to the Property, the Uniform Commercial Code as in effect in the state where such Collateral is located, and (b) with respect to the ownership interests in Borrower, the Uniform Commercial Code as in effect in the State of California (except for matters which the Uniform Commercial Code of the State of California provides shall be governed by the Uniform Commercial Code in effect in any other state, in which case "**Uniform Commercial Code**" shall mean the Uniform Commercial Code as in effect from time to time in such other state), in each case as amended from time to time.

"**Unit**" shall have the meaning ascribed to it in Exhibit E attached hereto.

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Exhibit B

Legal Description

The Land referred to herein below is situated in the County of St. Lucie, State of Florida and is described as follows:

All that certain land described in the Plat of Villas at Kings Landing, recorded in Plat Book 119, Pages 11 and 12, Public Records of St. Lucie County, Florida.

Parcel IDs: 2410-513-0010-000-3, 2410-513-0011-000-0, 2410-513-0009-000-3, 2410-513-0008-000-6, 2410-513-0007-000-9, 2410- 513-0006-000-2, 2410-513-0012-000-7, 2410-513-0001-000-7, 2410-513-0005-000-5, 2410-513-0004-000-8, 2410-513-0003-000-1, 2410-513-0002-000-4

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Exhibit C

Loan Budget

Category	Cost Code	Notes	Total Budget	Cost Spent	Go-Forward Loan 1
Grading	Grading		$45,000.00	$0.00	$45,000.00
4200 Plumbing	3600 Plumbing - Draw 1 - Rough	Mechanical One	$34,272.00	$0.00	$34,272.00
2150 Dumpster Service	1492 Dumpster	estimated 20yd for 8 mos (est 7 pulls, at est 5 ton	$20,970.00	$0.00	$20,970.00
2160 Temporary Toilets	1491 Port-o-let	est 8 mo with weekly clean (through WastePro)	$3,240.00	$0.00	$3,240.00
2250 Masonry	4100 Block Walls		$270,276.00	$0.00	$270,276.00
2200 Foundation- Concrete	2100 Slab		$139,237.00	$0.00	$139,237.00
TOTAL SLAB			$612,986.00	$0.00	$612,986.00
4150 HVAC	3800 Mechanical - Draw 1 - Rough	Mechanical One	$33,920.00	$0.00	$33,920.00
4300 Electrical	3700 Electrical - Draw 1 - Rough	Mechanical One	$44,964.00	$0.00	$44,964.00
2400 Termite Protection	2410 Termite Shield	Boracare STARK/Arrow per sqft per Tara	$1,194.15	$0.00	$1,194.15
			$0.00	$0.00	$0.00
0000 Sprinkler & Fire Alarm System		do not need	$0.00	$0.00	$0.00
3200 Truss System	3140 Trusses / Floor Joists	CCA Todd	$57,450.00	$0.00	$57,450.00
3300 Framing Labor	3100 Framing	United Contractors	$343,646.00	$0.00	$343,646.00
TOTAL INTERIOR FRAMING			$481,174.15	$0.00	$481,174.15
			$0.00	$0.00	$0.00
3350 Window & Door Supplier	4500 Windows & Entry Door	JBR	$218,964.00	$0.00	$218,964.00
3500 Roofing Turnkey	4010 Roofing	Sunshine Roofing	$205,708.00	$0.00	$205,708.00
3530 Soffit	3530 Soffit / Fascia	Gutter Guy of Treasure Coast 12/12 labor and install pt outriggers (2x4), 1X6 T&G & 1x3 pt fascia	$42,750.00	$0.00	$42,750.00
5260 Stucco	4210 Stucco Package	Shell Systems Stucco 8/9/24 - (building C still needed for EST-$ entered is rough)	$98,799.90	$0.00	$98,799.90
3600 Garage Door	4570 Garage Doors	rick d&d-luxury line,	$25,488.00	$0.00	$25,488.00
TOTAL WINDOWS/ DOORS/ ROOF			$681,708.90	$0.00	$681,708.90
5100 Flooring	Flooring, tile, decking, backsplash	Barry Neal	$241,043.20	$0.00	$241,043.20
4150 HVAC	5800 Mechanical - Draw 2 - Trim	Mechanical One	$33,920.00	$0.00	$33,920.00
4300 Electrical	5850 - Electrical Fixtures	Mechanical One	$28,751.70	$0.00	$28,751.70
4200 Plumbing	3650 Plumbing - Draw 2 - Tubset	Mechanical One	$25,704.00	$0.00	$25,704.00
4450 Insulation	4700 Insulation	Daniel Insulation	$75,537.00	$0.00	$75,537.00
4300 Electrical	5700 Electrical - Draw 2 - Trim	Mechanical One	$29,736.00	$0.00	$29,736.00
6100 Interior Trim & Doors Supplier	6102 Interior Trim Material	ABS	$129,994.19	$0.00	$129,994.19
6200 Interior Trim Labor	4860 Trim Labor	INCLUDED ABOVE	$0.00	$0.00	$0.00
	Inspections	WEINTRAUB	$6,450.00	$0.00	$6,450.00
6300 Painting	4900 Paint Interior / Exterior	L and Jim Painting - per sqft. If upgrade to satin or eggshell finish, add .40/sf	$57,915.74	$0.00	$57,915.74
TOTAL DRYWALL			$828,061.83	$0.00	$828,061.83
Decking	Trex Decking	BFS	$53,172.60	$0.00	$53,172.60
5300 Flat Concrete	6200 Driveway / Sidewalk	Alliance Pavers	$23,624.16	$0.00	$23,624.16
5450 Landscaping	6100 Sod / Plants / Grading	Down2Earth (not including sod-sq ft not on plans)	$83,744.61	$0.00	$83,744.61
5450 Landscaping	6110 Irrigation	Down2Earth	$13,505.25	$0.00	$13,505.25
			$0.00	$0.00	$0.00
4200 Plumbing	5600 Plumbing - Draw 3 - Final	Mechanical One	$79,044.00	$0.00	$79,044.00
4500 Drywall Turnkey	5010 Drywall	Vatos Drywall	$89,166.00	$0.00	$89,166.00
6360 Cabinets Turnkey	5400 Cabinets	Kitchen Art of South Florida	$123,712.00	$0.00	$123,712.00
6430 Countertop	5420 Countertops	Kissa with Kroner USA	$82,031.62	$0.00	$82,031.62
6300 Painting	5920 Paint Final	L&Jim	$17,288.00	$0.00	$17,288.00
6300 Painting	5921 Paint Touch Up	L&Jim	$17,288.00	$0.00	$17,288.00
6650 Specialties	5250 Shelves / Mirrors / Hardware	Everlasting Image	$73,658.99	$0.00	$73,658.99
6650 Specialties	5260 Blinds	Blinds By Jason	$0.00	$0.00	$0.00
			$0.00	$0.00	$0.00
6800 Appliances Supplier	5500 Appliances	Aggressive appliances	$123,382.37	$0.00	$123,382.37
	Gas	Mechanical 1	$19,369.98	$0.00	$19,369.98
6900 Cleaning	6010 Cleans	Road Brothers	$4,918.44	$0.00	$4,918.44
6900 Cleaning	6013 Power Washing	per request (one generally scheduled after trades)	$480.00	$0.00	$480.00
			$0.00	$0.00	$0.00
	Elevators	Southeast Elevators	$201,540.00	$0.00	$201,540.00
	PAVERS-pre con for street pavers	(Alliance Pavers quote for main street pavers)	$156,075.00	$0.00	$156,075.00
	Balcony and Railings	TNT EST	$193,520.00	$0.00	$193,520.00
	Perimeter Walls		$73,680.00	$0.00	$73,680.00

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TOTAL FINAL			**$1,429,201.02**	**$0.00**	**$1,429,201.02**
				$0.00	$0.00
Total Brick & Mortar			**$3,844,131.90**	**$0.00**	**$3,844,131.90**
Permit & Impact Fees		Approx $20,000/Unit	$120,000.00	$ 1,832.90	$118,167.10
HOA Deficit Funding		Approx $2,000/Unit	$12,000.00	0	$12,000.00
Total Vertical Cost			**$3,776,131.90**	**$ 1,832.90**	**$3,774,298.00**
Plans & Design			$3,975.00	$3,975.00	$0.00
Insurance Costs			$60,000.00	$0.00	$60,000.00
Soft Costs			$997.50	$997.50	$0.00
Site Work Permit Renewal			$5,574.32	$5,574.32	$0.00
Total Horizontal Site Work			$790,308.00	$421,297.92	$369,010.08
Site Work Bond			$17,982.09	$17,982.09	$0.00
Vertical Bond	Est. 2% of Total Brick & Mortar		$122,865.00	0	$122,865.00
Total Project Cost (Less contingency & GC Fee)			**$4,777,833.81**	**$451,668.73**	**$4,326,174.08**
GC Fee			**$734,486.63**	**$ 85,051.85**	**$ 688,443.98**
Contigency			**$319,860.79**	**$0.00**	**$319,860.79**
TOTAL TOTAL			**$5,831,980.23**	**$516,711.38**	**$5,315,268.85**

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Exhibit D

Financial Covenants

"**Financial Covenants**" means Borrower and Guarantor shall, at all times, comply with the following: Liquidity shall not be less than $1,500,000.00, which financial covenant shall be calculated on a quarterly basis within 30 days of each fiscal quarter end.

"**Liquidity**" means (a) unencumbered cash and cash equivalents of Borrower and/or Guarantor and/or any affiliate of Borrower and/or Guarantor, as determined by Lender in its sole discretion, and (b) marketable securities of Borrower and/or Guarantor and/or any affiliate of Borrower and/or Guarantor, as determined by Lender in its sole discretion, each valued in accordance with a cash basis accounting method, GAAP (or other principles acceptable to Lender), as determined by Lender in its sole discretion.

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Exhibit E
Multiple Unit Provisions

1. Units. The Property consists of ten (10) lots (each, a "**Unit**"). The total Loan amount shall be allocated across the Units.

2. Partial Release. At any time prior to the Maturity Date, Lender shall, at Borrower's request, issue a partial reconveyance (a "**Partial Release**") from the lien of the Security Instrument of one or more of the Units (a "**Released Property**") that Borrower has proposed to sell or refinance, with Lender's approval; provided, however, that prior to or simultaneously with each such Partial Release all of the following conditions shall be satisfied:

   a. No Default and no Event of Default exists;

   b. Borrower provides Lender at least thirty (30) days' prior to the anticipated closing date of a Released Property Sale or Released Property Financing, a written request for such release together with any documents related thereto (including the sales agreement, or evidence satisfactory to Lender of Borrower entering into a new financing agreement with an unaffiliated, bona fide third party, as applicable);

   c. Lender shall have received any and all sums then due and owing under the Loan Documents together with all escrow, closing and recording costs, the costs of preparing and delivering such Partial Release and the cost of any title insurance endorsements required by Lender;

   d. Lender shall have received evidence satisfactory to Lender that (i) the Released Property to be reconveyed and the portion of the Property which shall remain encumbered by the Security Instrument are each legal parcels lawfully created in compliance with all subdivision laws and ordinances and, at Borrower's sole cost, Lender shall have received any title insurance endorsements to that effect requested by Lender; and (ii) that the portion of the Property which shall remain encumbered by the Security Instrument have the benefit of all utilities, easements, public and/or private streets, covenants, conditions and restrictions as may be necessary, in Lender's sole opinion, for the anticipated development and improvement thereof;

   e. For (A) each Unit (excluding 125 Kings Lane, Fort Pierce, FL 34950 (Lot 9) and 115 Kings Lane, Fort Pierce, FL 34950 (Lot 10)) to be reconveyed, Lender shall have received funds in an amount for each Released Property equal to 115% of par value of the Released Property, as shown below, (B) Lot 9 to be reconveyed, Lender shall have received funds in an amount equal to $1,200,000.00 and (C) Lot 10 to be reconveyed, Borrower must sell Lot 10 to an unaffiliated, bona fide third party, for the avoidance of doubt, that certain Seller Purchase and Sale Agreement dated January 17th 2025 between Borrower and Deborah Phillips Downs is considered a sale to a bona fide third party and will fulfill the release condition for a sale of Lot 10. (the "**Release Price**"):

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Address	Sq Feet	ARV	Allocation %	Allocation $	115%
165 Kings Lane - Lot 5 / Building B - Unit 1	2,186	1,595,780	18.06%	1,158,744.63	1,332,556.32
155 Kings Lane - Lot 6 / Building B - Unit 2	2,082	1,519,860	17.20%	1,103,616.80	1,269,159.32
145 Kings Lane - Lot 7 / Building C - Unit 1	2,146	1,566,580	17.73%	1,137,541.62	1,308,172.86
135 Kings Lane - Lot 8 / Building C - Unit 2	2,082	1,519,860	17.20%	1,103,616.80	1,269,159.32
125 Kings Lane - Lot 9 / Building D - Unit 1	2,243	1,200,000	13.58%	871,356.67	1,200,000.00
215 Kings Lane - Lot 1 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
205 Kings Lane - Lot 2 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
195 Kings Lane - Lot 3 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
185 Kings Lane - Lot 4 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
115 Kings Lane - Lot 10 / Building D - Unit 2	2,087	-			-
Totals	12,882	8,838,080	100.00%	6,417,600	7,578,180
	Total Invested Equity				
	Total Loan Amount	6,417,600			

Note:
Lot 9 and 10 are excluded from release pricing. Lot 9 release price will be $1.2MM and Lot 10 will be released upon sale without a paydown amount.

(For avoidance of doubt, no Unit may be sold by Borrower unless it is released (and, without limitation, the required payment is made) pursuant to this Exhibit E prior to or concurrently with such sale.)

f. The Partial Release is made either solely in connection with the sale of the Released Property to an unaffiliated, bona fide third party (the "**Released Property Sale**"), or solely in connection with the financing of a new loan for the Released Property, either between Borrower and Lender, or between Borrower and an unaffiliated, bona fide third party ("**Released Property Refinancing**");

g. If requested by Lender, the Borrower shall have entered into a modification of the Security Instrument to attach the correct legal description for the remaining Units in form and substance satisfactory to Lender;

h. The title insurance company insuring the priority of the Security Instrument shall have issued, at Borrower's expense, an endorsement or endorsements to the Lender's title insurance policy obtained in connection with the Loan, insuring the continued priority of the Security Instrument after the Partial Release in addition to such other endorsements as Lender may reasonably request, in each case in form and substance satisfactory to Lender;

i. Borrower shall have provided to Lender any and all documents required for the Partial Release as Lender in its sole discretion shall request, and Lender shall have executed each of the same; and

j. Borrower shall have paid all of Lender's costs and expenses associated with the Partial Release, including attorneys' fees.

3. Application of Release Price. The Release Price received by Lender for each Released Property shall be applied to reduce amounts owing with respect to the Loan in a manner determined by Lender in its sole and absolute discretion until such time that the outstanding balance of the Loan, including without limitation all principal and interest, together with any and all other costs, fees, and expenses have been repaid in full.

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Neither the acceptance of any payment nor the issuance of any partial reconveyance by Lender shall affect Borrower's obligation to repay all amounts owing under the Loan Documents or under the lien of *the* Security Instrument on the remainder of the Property and Improvements which is not reconveyed. Any amounts of the Loan repaid may not be reborrowed.

COPY VIEW

City Commission Regular Meeting - 5:05 PM **13. B.**

Meeting Date: 10/06/2025

Re: Precincts

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 25-R70 adopting precinct polling places for the Special Election

SUMMARY:

Section 12-1 of the Code of Ordinances requires that the City Commission, through the City Clerk, give notice of the location of each precinct polling place, after having received such notice from the supervisor of elections in due time, by one publication in a newspaper of general circulation in the city not less than ten (10) days, nor more than thirty (30) days, prior to any regular or special election held by the city.

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Supervisor of Elections

Fiscal Impact

OTHER INFORMATION:

no fiscal impact

Attachments

25-R70

Form Review

Form Started By: Linda Cox Started On: 09/15/2025 02:57 PM

Final Approval Date: 09/15/2025

RESOLUTION NO. 25-R70

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING FOR PUBLICATION OF THE DESIGNATED **PRECINCT POLLING PLACES** IN THE CITY OF FORT PIERCE FOR THE **SPECIAL ELECTION TO BE HELD ON NOVEMBER 4, 2025**; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 12-1 of the Code of Ordinances requires that the City Commission, through the City Clerk, give notice of the location of each precinct polling place, after having received such notice from the supervisor of elections in due time, by one publication in a newspaper of general circulation in the city not less than ten (10) days, nor more than thirty (30) days, prior to any regular or special election held by the city.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AS FOLLOWS:

SECTION 1. The Polling Places for the Election Precincts in the City of Fort Pierce, a list of which is attached hereto and thereby made a part hereof, be and they are hereby designated as the Official Polling Places for the Special Election to be held on November 4, 2025.

SECTION 2. The City Clerk shall publish the designated Polling Places in a newspaper of general circulation in the City, one time, not less than ten days, nor more than thirty days, prior to the Special Election.

SECTION 3. This Resolution shall become effective upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 6th day of October, 2025.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Sara K. Hedges, Esq.
City Attorney

LIST OF VOTING PRECINCTS
CITY OF FORT PIERCE

PRECINCT 8.1	Midway Road Church of Christ 3040 W. Midway Road
PRECINCTS 10.0 & 13.1	Havert L. Fenn Center 2000 Virginia Avenue
PRECINCT 12.1	Fort Pierce Masonic Lodge 4590 Oleander Avenue
PRECINCT 16.1	Westside Church (formerly known as Chapel By The Sea) 1717 Gulfstream Avenue
PRECINCT 25.1	Days Inn 3224 S. U.S. #1
PRECINCTS 28.4 & 28.5	Renaissance Business Park Entrance 3 4132 Okeechobee Road
PRECINCT 40.1	All Generations Church (formerly known as Church of God) 3212 Oleander Avenue
PRECINCT 60.2	St. Lucie School 2501 N. Old Dixie Highway

City Commission Regular Meeting - 5:05 PM **15. A.**

Meeting Date: 10/06/2025

Re:

SUBJECT:

Reports

Attachments

City Manager's Report

Purchase Order Report

Form Review

Form Started By: Jennifer Robinson Started On: 09/10/2025 03:17 PM

Final Approval Date: 09/10/2025

CITY MANAGER'S REPORT



FORT PIERCE, FL
THE SUNRISE CITY

OCTOBER
2025

CONTENTS

3 CeeCee Lyles Memorial Service

4 Planning Determinations

6 FPPD Community Connections

7 Our City, Our Responsibility

8 Building Activities

12 SeeClickFix Monthly Summary

13 City Marina

14 Leisure Services Programs Update

16 City Projects Updates

18 River Walk Center

19 Indian Hills Golf Course

20 Welcome Aboard

21 Upcoming Events



CeeCee Lyles Memorial Service

On September 11, 2025, the City of Fort Pierce held the annual CeeCee Ross Lyles Memorial Service at Veterans Memorial Park's Liberty Garden, honoring the former Fort Pierce police detective and United Airlines flight attendant who was among the heroes of Flight 93. The program, led by Mayor Linda Hudson, included an invocation, and the presentation of colors by the Fort Pierce Police Department, St. Lucie County Sheriff's Office, St. Lucie County Fire District, and other first responders. The service also included a scholarship presentation to two local students, a three-volley salute by American Legion Post 171, and musical tributes.

Heartfelt remarks were delivered by Lyles's family members — her mother Shirley Adderly, brother Tony Ross, son Jevon Castrillo, cousin Judge Shaniek Mills Maynard, and uncle Rev. Dr. Kenneth Mills Sr., who also led the moment of silence and closing prayer. Sheriff Del Toro served as keynote speaker, emphasizing Lyles's courage and sacrifice. The presence of law enforcement, fire agencies, elected officials, veterans, and community members underscored Fort Pierce's enduring commitment to honoring CeeCee Lyles's legacy of service, heroism, and unity.

PLANNING DETERMINATIONS

KINGS LANDING

The City Commission approved an amendment to the Kings Landing Site Plan clearing the way for development activity to begin on this long-awaited project. The amendments include a rearrangement of the building footprints, a redesign of the roadway connections within the site with the creation of a main spine boulevard, an increase in on-site parking through a multi-story parking garage, a greater variety of uses and a redistribution of building heights.









FPPD Community Connections



FLORIDA'S OPEN CARRY LAW UPDATE

The Fort Pierce Police Department wants to keep our community informed about recent changes to Florida's firearm laws. An appellate court recently ruled that the state's previous ban on openly carrying firearms was unconstitutional, and as a result, the State of Florida now allows individuals who meet the legal requirements to openly carry firearms in public.

We recognize that this change raises questions and concerns, so we want to share a few important points:

1. Understand the Law – While open carry is now legal, there are still restrictions. Firearms remain prohibited in certain locations such as schools, government buildings, and private property where owners do not allow them.

2. Respect and Responsibility – With the right to openly carry comes the responsibility to do so safely and respectfully. Firearms should never be handled in a threatening, reckless, careless, angry or criminal way.

3. Police Response – Our officers will continue to respond to all calls involving firearms to ensure everyone's safety. If you ever feel unsure about a situation, please don't hesitate to reach out to us.

4. Community Safety First – Our top priority is keeping Fort Pierce a safe and welcoming place to live, work, and visit. We encourage everyone to stay informed, respect the rights of others, and help us maintain a safe community.

We understand that this ruling represents a significant shift in Florida law, and we are committed to applying it fairly, while continuing to protect the rights and safety of our citizens.

For more information on the law and what it means for you, please visit the State of Florida's official website.

Together, we can ensure that Fort Pierce remains a strong, safe, and respectful community for all.



Our City, Our Responsibility

We are thrilled to announce the successful launch of our new Anti-Littering Campaign, titled "Our City, Our Responsibility." This initiative aims to educate, equip, and empower our community to take meaningful action against litter.

Our inaugural event took place at Sailfish Brewing Company, with the support of the owner, David BuShea.

During the event, we discussed the significant impact of littering on our community.

We also presented various volunteer opportunities for those interested in getting involved.

Attendees enjoyed a fun quiz with prizes, fostering engagement and excitement.

The atmosphere allowed community members to connect with city staff and city officials about an issue that is important to us all.

As a result, we've established a new partnership with Embrace Chiropractic, which donated several cleanup supplies to support our September 20th Community Cleanup. Special thanks to Dr. Erin Long for dropping off supplies at the Public Works Department.

If you would like to volunteer or contribute to this campaign, please visit our Keep Fort Pierce Beautiful webpage on the City's website or send an email to KFPB@cityoffortpierce.com, or call 772-467-3794

4280 BANDY BLVD

Plumbing has been installed, HVAC ductwork is being installed and electrical service is ready to be energized at Red Hawk Rebar, a new rebar manufacturing plant just off of Selvitz Rd.







4001 OLEANDER AVE

Sidewalks are freshly poured and interior metal framing is being placed for the office area and storefront of NAPA Auto Parts. Underground utilities, and stormwater drainage has also been installed keeping this project moving along towards completion.

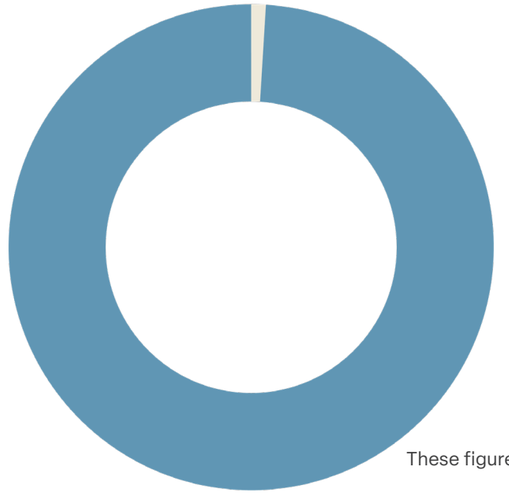


3239 S US HWY 1

Exterior work has been completed filling in the former storefront windows and installing new windows, new doors, new roof, and a new application of stucco. Power has recently been authorized to be turned on and interior work is taking place for the new Midway Medical Office Space.



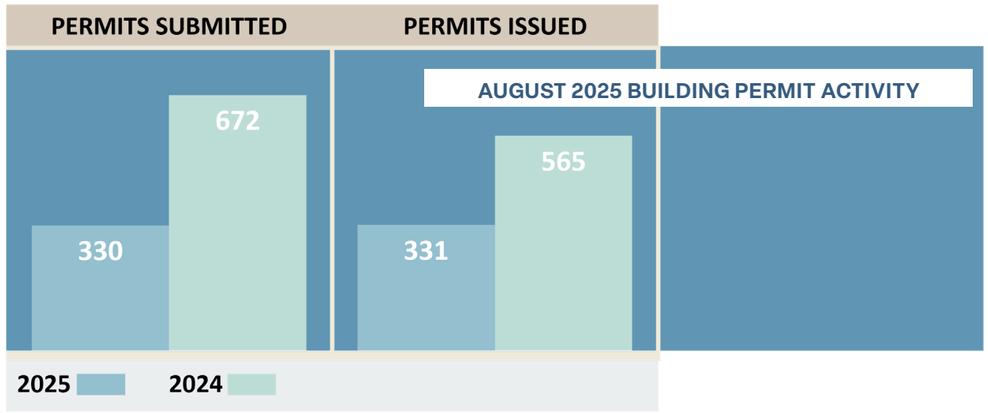


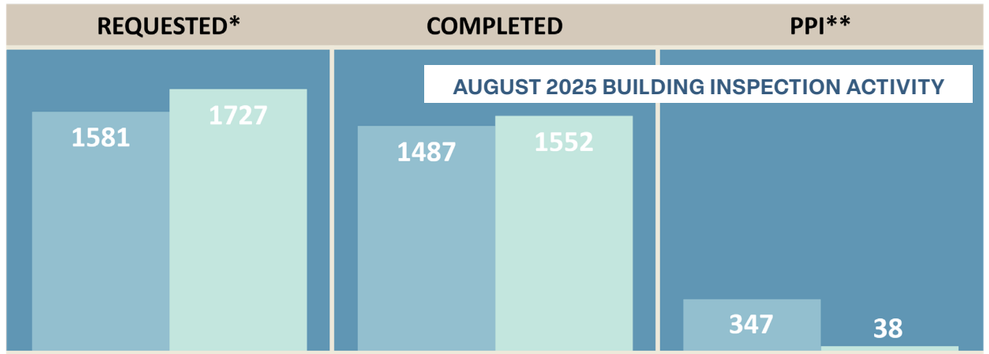


AUGUST 2025 NEW CONSTRUCTION VALUES

$10,000	NEW COMMERCIAL PERMITS
$1,020,727	NEW SINGLE FAMILY/DUPLEX PERMITS

These figures are based on permits issued in August 2025 for New Construction





**Private Provider Inspection (PPI)

*Requested Inspections include inspections cancelled at the request of the contractor/owner.

August 2025 SeeClickFix Summary

CATEGORY	DISTRICT 1				DISTRICT 2			
	CREATED	CLOSED	DTA	DTC	CREATED	CLOSED	DTA	DTC
Living In a Structure Without Utilities	1	0	4.0	0.0	-	-	-	-
Rental Housing Complaint	2	0	10.0	0.0	-	-	-	-
Unpermitted Construction Activity	-	-	-	-	1	0	4.4	0.0
Animal Control	-	-	-	-	1	0	1.2	0.0
General	-	-	-	-	6	1	4.7	0.0
Illegal Dumping	2	0	2.0	0.0	-	-	-	-
Outside Storage/Junk/Trash	-	-	-	-	2	1	0.0	0.0
Tall Grass/Overgrown Landscaping	-	-	-	-	3	2	1.8	5.5
Drainage Issues	-	-	-	-	2	0	1.3	0.0
Roadway Construction	1	0	0.0	0.0	-	-	-	-
Traffic Signal	2	0	0.0	0.0	1	0	0.0	0.0
Parks and Playgrounds	1	0	0.4	2.8	1	1	0.0	2.1
Pothole	2	1	0.0	3.6	3	0	0.3	0.0
Streetlight	1	0	0.0	0.0	-	-	-	-
Street Sign	1	0	0.0	0.0	-	-	-	-
Trash and Recycling	-	-	-	-	2	1	0.0	0.0
TOTALS	**13**	**1**	**3.8**	**3.6**	**22**	**6**	**1.7**	**2.2**

DTA - Days to Acknowledgement DTC - Days to Close

Please use this link to view a map of the Fort Pierce City Commission Election Districts:https://cityoffortpierce.com/DocumentCenter/View/22378/City-Election-Distircts-Map-2022

- BUILDING
- COMMUNITY RESPONSE
- ENGINEERING
- PUBLIC WORKS



	JUNE	JULY	AUGUST
Dockage Reservations	145	88	57
Monthly Dockage	$179,828.23	$182,684.45	$183,152.35
Transient Dockage	$54,177.85	$34,517.57	$26,472.15
Electricity	$4,084.50	$2,822.50	$1,823.50
Retail	$20,482.72	$19,562.43	$13,911.96
Gas Sales	$90,872.55	$98,460.17	$62,750.98
Diesel Sales	$88,718.66	$62,010.74	$47,024.58
TOTALS	**$438,164.51**	**$400,057.86**	**$335,135.52**



Leisure Services Programs Update

The Recreation Center is proud to continue offering engaging programs for youth in our community, including Youth Football, Youth Cheerleading, and Martial Arts.

Our Martial Arts program is expanding! Since August, at least 10 new members have joined, and enrollment continues year-round for ages 4–17.

Our Firehawks cheerleaders are thriving this season and doing a wonderful job cheering on our football teams. They recently hosted a Cheer Showcase for parents and the community as preparation for their upcoming Cheer Competition on October 5, 2025 in Palm City, Florida.

The Firehawks football program is off to a strong start. As of Week 5, our teams have a combined record of 18 wins and only 6 losses. We look forward to building on this momentum as the season continues.

Upcoming Firehawks Football Games

- October 4, 2025 – vs. Cocoa
- October 11, 2025 – vs. Melbourne Chargers
- October 18, 2025 – vs. Sebastian (Homecoming Game)

We invite the community to join us at our Homecoming Game on October 18, 2025 at Khalil Mack Field (8:00 am – 5:00 pm). To celebrate, we encourage everyone to wear red, black, and white in support of our Firehawks.

UPCOMING EVENTS

- **October 5, 2025** – Cheer Competition
  Hidden Oaks Middle School | 8:45 am – 3:45 pm

- **October 18, 2025** – Firehawks Football Homecoming Game
  Khalil Mack Field | 8:00 am – 5:00 pm

For more information, please call 772-774-3792.





















Avenue B Reconstruction (13th Street to 8th Street)

The City has identified remaining work items with the contractor; coordination with contractor to resume.

Avenue D (29th Street to US 1)

Staff is awaiting contract documents to move this project to construction.

13th Street Phase 2 (Georgia Avenue to Orange Avenue)

The 100% plans were received from the consultant, and the project is currently scheduled for construction in FY2027/2028. Staff is working with FDOT to coordinate $500,000 in state grant funds toward construction.

Indian River Drive Corridor Improvements Project (Seaway Drive to Avenue A)

Full roadway and bridge reconstruction of Indian River Drive between Seaway Drive and Avenue A. The corridor improvements include the addition of on-street parking, a curb and gutter roadway section complete with sidewalks, decorative streetlights, water, sewer, and electric upgrades, bridge reconstruction over Moore's Creek, an upgraded stormwater collection system, landscaping, and ADA-compliant upgrades, including brick paver crosswalks.

A pre-construction meeting was held on September 11, 2025, and construction is expected to commence the end of October 2025 with final construction slated for February 2027.

Comprehensive Safety Action Plan (CSAP)

The Final CSAP was adopted by the City Commission on September 15, 2025. Staff is working on getting the documentation posted to the website and developing a GIS interactive website for public use.

SUN Trail Highwayman Trail Gap (Indian Hills Drive to Georgia Avenue)

The City has received fully executed Agreements for this work. Final coordination is being completed before this project can be advertised for construction.

SUN Trail Historic Downtown Retrofit (Georgia Avenue to North A1A)

The City has received fully executed Agreement for this project. Staff is awaiting execution of consultant contracts to continue the design of this project.

SUN Trail Port Overpass

The City has been selected to serve as the Project Manager for the design and construction of this segment of the SUN Trail. Staff will begin putting together the RFP documentation in coordination with the County, TPO, and FDOT.

Surfside Neighborhood Roadway Improvements

The roadway improvement project will include drainage enhancements in the Surfside Park neighborhood. The streets identified for these improvements are Melaleuca, Plover, Pelican, Walnut, Eucalyptus, Cypress, Sunset Isles, Mimosa, and Jacaranda. Planned upgrades include the construction of valley gutters on both sides of the roadway, regrading to eliminate the remaining roadside swales, driveway replacements, and milling and resurfacing of the pavement.

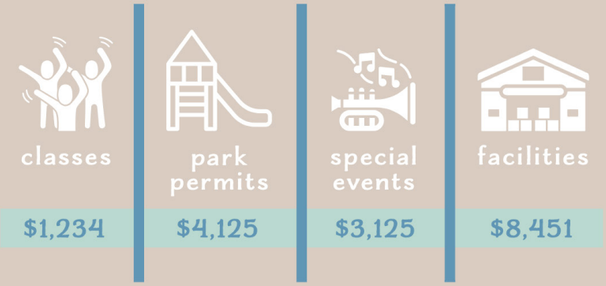
Additionally, FPUA will upgrade water mains and sanitary sewers on three of the roadways. The contract was authorized for the mayor to execute at the City Commission meeting on September 2, 2025. A pre-construction meeting was held on August 25, 2025, and construction is expected to commence November 2025.

2025 Street Resurfacing Program

A Notice to Proceed will be issued on September 29, 2025.

STREET	FROM	TO	LINEAR FEET
11th Street (curb)	Southern Avenue	Mississippi Avenue	1,960.00
12th Street (curb)	Avenue O	Avenue Q	620.00
15th Street (curb)	Kentucky Avenue	Jersey Avenue	351.00
30th Street	Stanton Avenue	Virginia Avenue	1,840.00
31st Street	south end	Okeechobee Road	2,200.00
Edgewood Terrace	16th Street	14th Street	660.00
Means Court	Avenue H	Nobles Terrace	280.00
Tennessee Avenue	west end	25th Street	490.00
Rhode Island Avenue	33rd Street	25th Street	2,645.00

River Walk Center Sales Report - August 2025



Indian Hills Golf Course

With summer winding down and fall kicking into gear, the final greens aeration procedure has been completed. The greens have recovered quickly and, after just two weeks, are nearly back to 100%. Special thanks go to the maintenance staff and the turf specialist for their outstanding efforts in restoring course conditions.

From a financial standpoint, momentum from last year has continued. The course is currently approximately 800 rounds and $80,000 ahead of last year's figures to date. While there is still significant work to be done to bring the entire golf course to top condition, substantial progress has been made. As course conditions have improved, so have rounds played and overall revenue.

Efforts will continue to focus on the fairways, which have historically been the weakest part of the course. Many of the issues have been insect-related, but with regular treatments now in place, steady improvement is being seen.

The course was closed on Tuesday, September 23rd to perform an insecticide application on several tee complexes, six fairways on the front nine, and select fairways on the back nine.

As the fall and winter months approach, several roped areas will be visible throughout the course. Chevron-shaped ropes will be placed in fairways to protect landing zones, and additional ropes will be positioned just in front of each green to safeguard approach areas. These measures are designed to direct cart traffic toward the edges of the fairways, reducing wear in central areas and improving turf quality for second shots.

With continued afternoon showers and, hopefully, mild temperatures through the remainder of October, the course is positioned to enter the winter months in its strongest condition yet. The 2025–2026 fiscal year is expected to bring the closest alignment between revenue and expenses in several years.

Word of mouth remains the most effective form of advertising. Those who have enjoyed the recent improvements are encouraged to share their experiences with others. Feedback on areas for improvement is also welcomed to support ongoing enhancements. Sincere thanks go out to all members and guests for their continued support. For regular updates on course conditions and maintenance projects, please "Like" and "Follow" the course on Facebook or Instagram.

SALES REPORT		JULY 2025	AUGUST 2025
	Golf Rounds	2,574	2690
	Golf Fees	$66,030.17	$71,506.57
	Range Tokens	$1,703.73	$2,249.10
	Membership Pass	$1,990.90	$1,399.84
	Food & Beverages	$6,857.79	$8,369.57
	Merchandise	$3,110.84	$4,252.32
	TOTAL	**$79,693.43**	**$87,777.40**

Welcome Aboard



Thank You for Growing with Us

- Just As You Are LLC
- Masud & Kaiser
- Cafe772 LLC
- Conquer Healthcare Training
- Sunquest Beauty Spa
- Limitless Barber Studio
- M.C. Walters, PA
- Leaforia Smoke Shop LLC
- Regus Management Group, LLC
- Manou Beauty INC
- Jose Torres
- ABC Vault Inc
- Avery's Knockout Lawn Service
- P. King Transport Co., LLC
- Sun Valley Dachshunds
- Ft. Pierce Gold Connection
- A Call Away Solutions, LLC
- Apex Recovery 2025
- Thermo King of the Southeast
- Roksolana Productions LLC
- Pramod Joseph MD LLC
- Pierce Public Market
- PinPimps, LLC
- HR Law P.A.
- 1st Priority Lock and Key
- Trusted Multi Couriers LLC
- Cintim Worldly Creations
- Forever Loving Hands, Inc
- White Lotus Design Studio LLC

UPCOMING EVENTS
October

EVERY SAT		**Downtown Farmers Market** Marina Square	8:00 AM-12:00 PM
EVERY SAT		**Jazz Market** Marina Square	8:00 AM-1:00 PM
[FRI]	3	**Friday Fest** Marina Square	5:30 PM-8:30 PM
[SUN]	5	**Run Hutchinson Island Marathon** Causeway Cove Marina	6:00 AM-10:00 AM
[FRI]	17	**Coffee with the Mayor** 700 N Indian River Drive	8:00 AM-9:00 AM
[SAT]	25	**Night of the Thirsty Dead** 200 N Indian River Drive	7:00 PM-12:00 AM
[SAT]	25	**Night of the Thirsty Dead** 2nd Street & Avenue A	7:00 PM-1:00 AM
[SAT]	25	**Science Festival** River Walk Center/Veterans Memorial Park	9:00 AM-10:00 AM
[FRI]	31	**Trick or Treat on 2nd Street** Downtown 2nd Street	5:00 PM-7:00 PM



www.cityoffortpierce.com | 772.467.3000

CITY OF FORT PIERCE MISSION STATEMENT:

"To provide community leadership, quality public service, and a safe environment for all citizens by an empowered team of employees motivated by pride in themselves and their work."

Purchase Orders Between $10,000 to $50,000 Approved by the City Manager from September 1, 2025 to September 30, 2025

Department	Vendor Name	Description	Total Amount	Budget Account Code	Fund Description
HUMAN RESOURCES	NP & S MANAGEMENT	Police Chief Search Consultant	$10,250.00	0016000-534900 CONTRACTUAL SVC/MSC CONT FEE	ADMINSTRATIVE
INFORMATION TECHNOLOGY	GRANICUS, LLC	Annual Renewal: SmartGov - Enterprise	$12,561.20	4202902-546750 REPAIR & MAINTEN/SOFTWARE	BUILDING DEPARTMENT EXP
CITY MANAGER	MAIN STREET OF FORT PIERCE,INC	2025 Sights and Sounds on Second	$15,000.00	0016000-583930 COMMUNITY SPONSOR/SIGHT&SOUN	ADMINSTRATIVE
PW - FACILITIES MAINTENANCE	SANI EFFECT ENVIRONMENTAL INC.	MOLD REMEDIATION FOR COMMISSION CHAMBERS	$15,600.00	0014004-546200 REPAIR & MAINTEN/BLDG	FACILITIES MAINTENANCE
INFORMATION TECHNOLOGY	DELL MARKETING, L.P.	System Refresh Cycle - Engineering Department	$20,387.39	0016000-564100 EQUIPMENT & MACHINERY/OFFICE	ADMINSTRATIVE
BUILDING	FORERUNNER INDUSTRIES, INC.	Floodplain Management Damage Assessment Software	$25,518.00	4202902-546750 REPAIR & MAINTEN/SOFTWARE	BUILDING DEPARTMENT EXP
INFORMATION TECHNOLOGY	SECURITAS TECHNOLOGY CORPORATION	Annual Maintenance Services - Marina	$33,766.20	4014100-546750 REPAIR & MAINTEN/SOFTWARE	SOLID WASTE EXP
POLICE - STAFF	CARAHSOFT TECHNOLOGY CORPORATION	Cellebrite Upgrade to Online Pro	$36,016.86	1013005-546750 REPAIR & MAINTEN/SOFTWARE	POLICE GRANT FUND EXP